

Kusuma R. Muniraju • Kusuma Kaushik

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

Bangalore,
Date: 31/01/2025.

M/s. INFRA GALAXY PRIVATE LIMITED,
No. 2-102/9(1),
Shop No. 12 & 13,
Second Floor,
Shaama Nandana,
Post Kulai,
Hosabettu,
MANGALORE – 575 019.

Sirs,

Sub: Title Opinion in respect of Agricultural Dry Land measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab, in Sy. No. 2/2 (Old Sy. No. 2) situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore.

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

SL. No	DATE	NATURE OF THE DOCUMENTS
1.		Index of land in respect of Sy. No. 2.
2.		Records of Rights bearing R.R. No. 2 in the name of Sri. V. Adeppa in respect of Sy. No. 2.
3.	28/05/1942	Certified copy of the Sale Deed executed by Sri. V. Adeppa in favour of Sri. K. H. Venkatanarayana registered as Document No. 506/1942-43, Book I, Volume No. 447 at Pages 50 to 51 in the Office of the Sub-Registrar, Devanahalli.
4.		Records of Rights bearing R.R. No. 26 in the name of Sri. K. M. Venkatanarayana.
5.	18/09/1957	Certified copy of the Sale Deed executed by Sri. K. H. Venkatanarayana in favour of Sri. Pillappa, son of Sri. Chikkamunishamappa, registered as Document No. 1506/1957-58, Book I, Volume No. 708, at Pages 121 to 122 in the Office of the Sub-Registrar, Devanahalli.
6.		Records of Rights bearing R.R. No. 49 in the name of Sri. Pillappa.

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7.	15/04/1964	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Kolianjinappa, registered as Document No. 182/1964-65 in Book I, Volume 898 at Pages 59 to 61 in Office of the Sub-Registrar, Devanahalli.
8.		Records of Rights bearing R.R. No. 112 in the name of Sri. Kolianjinappa.
9.		Mutation Register Extract bearing M.R. No. 2/79-80 in the name of Sri. Kolianjinappa.
10.	15/04/1964	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Pillappa, son of Late Sri. Bayanna, registered as Document No. 183/1964-65 in Book I, Volume 896 at Pages 219 to 221 in Office of the Sub-Registrar, Devanahalli.
11.		Records of Rights bearing R. R. No. 111 in the name of Sri. Pillappa, for a portion measuring 02 Acres in Sy. No. 2.
12.		Mutation Register Extract bearing M.R. No. 1/1979-80 in respect of Sy. No. 2.
13.	16/07/1968	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Thammanna, registered as Document No. 1379/1968-69 in Book I, Volume 1009 at Pages 198 to 199 in Office of the Sub-Registrar, Devanahalli.
14.	07/08/2010	Death Certificate of Sri. Pillappa, son of Sri. Byanna disclosing the date of death 04/04/2000 issued by the Chief Registrar of Births and Death, Devanahalli.
15.	24/03/2015	Notarized Affidavit sworn to by Smt. Shanthamma, daughter of Late Sri. Pillappa confirming the family details of her father Late Sri. Pillappa.
16.		Mutation Register Extract bearing M.R. No. 2/2002-03 in respect of Sy. No. 2 in the name of Sri. Byregowda, son of Late Sri. Pillappa.
17.	28/04/2005	Sale Deed executed by Sri. Byregowda, son of Late Sri. Pillappa alongwith his wife Smt. Shashikala and two minor children, in favour of Sri. Basavaraj, registered as Document No. DNH-1-00662/2005-06 in Book I and stored in CD No. DNHD48, in Office of the Sub-Registrar, Devanahalli.
18.		Mutation Register Extract bearing M.R. No. 10/2004-05 in respect of Sy. No. 2.
19.	24/11/2012	Decree and Judgement passed in O.S. No. 425/2010 by the Senior Civil Judge and J.M.F.C., at Devanahalli.

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20.	30/08/2014	Final Decree passed in F.D.P. No. 2/2013 by the Senior Civil Judge and J.M.F.C, at Devanahalli.
21.		Mutation Register Extract bearing M.R. No. H2/2014-15 in respect of portion of Sy. No. 2.
22.		Mutation Register Extract bearing M.R. No. T7/2014-15 in respect of phodi of Sy. No. 2.
23.	16/04/2015	Sale Deed executed by Smt. Anandamma alongwith her children in favour of Mr. K.S.M. Shabbir, registered as Document No. DNH-1-00416/2015-16 in Book I and stored in CD No. DNHD539, in Office of the Sub-Registrar, Devanahalli.
24.	29/10/2015	RRT (Dis)31/2015-16 before the Tahsildar, Devanahalli Taluk.
25.		Mutation Register Extract bearing M.R. No. H5/2015-16 in the name of Mr. K. S. M. Shabbir in respect of Sy. No. 2/2.
26.	28/04/2015	Miscellaneous Petition No. 18/2015 filed on the file of The Senior Civil Judge and JMFC, Devanahalli, Bangalore Rural.
27.		Patta Receipt Book in the name of Mr. K.S.M. Shabbir in respect of Sy. No. 2/2.
28.		Land Revenue Paid receipt for the year 2024-25 in respect of Sy. No. 2/2.
29.	16/10/2024	Sale Deed executed by Sri. K.S.M. Shabbir in favour of M/s. Infra Galaxy Private Limited, registered as Document No. DNH-1-12521/2024-25 in Book I stored in Centralized Data Cell in Electronic Form in the office of the Senior Sub-Registrar, Devanahalli, in respect of Sy. No. 2/2.
30.		Mutation Register Extract bearing M.R. No. H6/2024-25.
31.		Pahanies for the period between 1968-69 and 2024-25 in respect of Sy. No. 2, later Sy. No. 2/2.
32.		Tippani issued in respect of Sy. No. 2.
33.	06/02/2015	Hissa Survey Tippani in respect of Sy. No. 2 phodied and bifurcated as Sy. Nos. 2/1 to 2/6.
34.	04/01/2016	Hissa Survey Tippani in respect of Sy. No. 2/6;
35.		Akarbandh in respect of Sy. No. 2/2.
36.		Village Map of Gundlahalli Village;

[Handwritten Signature]

37.	06/09/2018	Endorsement issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura disclosing that there are no proceedings initiated under The Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Sy. No. 2/2.
38.		Encumbrance Certificate for the period between 01/04/1920 and 31/03/2004 with respect to Much Larger Property Sy. No. 2.
39.		Encumbrance Certificate for the period between 01/04/2004 and 31/03/2010 with respect to portion of Much Larger Property in Sy. No. 2.
40.		Nil Encumbrance Certificate for the period between 01/04/2010 and 18/02/2015 in respect of Sy. No. 2/2.
41.		Encumbrance Certificate for the period between 18/02/2015 and 28/04/2019 with respect to portion of Much Larger Property in Sy. No. 2.
42.		Nil Encumbrance Certificate for the period between 01/04/2019 and 10/09/2024 with respect to Sy. No. 2/2.

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of Agricultural Dry Land measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab, in Sy. No. 2/2, (Old Sy. No. 2) situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore and bounded by:

East : Land bearing Sy No. 5;
 West : Land bearing Sy No. 2/3;
 North : Land bearing Sy No. 2/1; and
 South : Land bearing Sy. No. 2/6.

K. R. Prudhvi

SOURCE OF TITLE:

The above land shall hereinafter be referred to as Schedule Property for convenience.

The Schedule Property earlier formed portion of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab which in turn forms part of Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab totally measuring 04 Acres 33 Guntas, situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

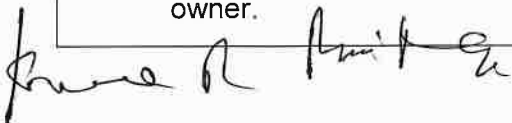
As seen from the Index of Land and Records of Rights bearing R.R. No. 2, it is seen that Sri. V. Adeppa was the owner of Much Larger Property in Sy. No. 2, the same being his ancestral property.

The said Sri. V. Adeppa sold the Much Larger Property in favour of one Sri. K. H. Venkatanarayana in terms of a Sale Deed dated 28/05/1942 registered as Document No. 506/1942-43, Book I, Volume No. 447 at Pages 50 to 51 in the office of Sub-Registrar, Devanahalli. Index of Land and Records of Rights bearing R.R. No. 26 discloses Sri. K. H. Venkatanarayana as the owner in respect of Much Larger Property.

Later, the said Sri. K. H. Venkatanarayana sold Much Larger Property in favour of Sri. Pillappa, son of Sri. Chikkamunishamappa, in terms of a Sale Deed dated 18/09/1957 registered as Document No. 1506/1957-58 in Book I, Volume No. 708 at Pages 121 to 122 in the office of Sub-Registrar, Devanahalli and his name was entered in the Revenue Records as per Records of Rights bearing R. R. No. 49.

The said Sri. Pillappa later sold portions of Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab in the following manner:

- (i) Sri. Pillappa sold the Northern portion of Much Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta Kharab land in favour of one Sri. Kolianjinappa in terms of a Sale Deed dated 15/04/1964 registered as Document No. 182/1964-65, in Book I, Volume 898 at pages 59 to 61, in the office of the Sub-Registrar, Devanahalli. The revenue records were transferred in his name vide the Records of Rights bearing R. R No. 112 and Mutation Register Extract bearing M. R. No. 2/79-80 discloses Sri. Kolianjinappa as the owner.



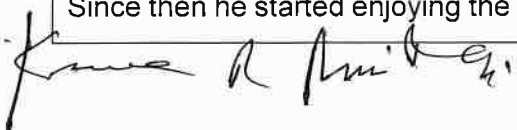
- (ii) Sri. Pillappa sold the Middle portion of Much Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab i.e., the Larger Property herein, in favour of one Sri. Pillappa, son of Late Sri. Bayanna, in terms of a Sale Deed dated 15/04/1964 registered as Document No. 183/1964-65, in Book I, Volume 896 at pages 219 to 221 in the office of the Sub-Registrar, Devanahalli. The revenue records were transferred in his name vide the Records of Rights bearing R.R. No. 111 and Mutation Register Extract bearing M. R. No. 1/1979-80.
- (iii) Sri. Pillappa sold a portion of Much Larger Property in Sy. No. 2 measuring 31 Guntas of land in favour of one Sri. Thammanna, son of Sri. Marappa, in terms of a Sale Deed dated 16/07/1968 registered as Document No. 1379/1968-69, in Book I, Volume 1009 at pages 198 to 199 in the office of the Sub-Registrar, Devanahalli.

Since then Sri. Pillappa, son of Sri. Bayanna started enjoying as the owner for a portion of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab.

Subsequently the said Sri. Pillappa died on 04/04/2000 as evident from the Death Certificate dated 07/08/2010 issued by the Chief Registrar of Births and Death. As seen from the Notarized Affidavit dated 24/03/2015, sworn to by Smt. Shanthamma daughter of Late Sri. Pillappa, and the same confirms the family members of her father Late Sri. Pillappa i.e., Sri. Pillappa married Smt. Muniyamma and begot five children namely 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamalamma, 4) Smt. Shanthamma and 5) Sri. Byregowda. From the said Family Tree, it is seen that Sri. Pillappa and his wife Smt. Muniyamma are no more.

The revenue records were transferred in the name of Sri. Byregowda, son of Late Sri. Pillappa, in terms of Mutation Register Extract bearing M.R. No. 2/2002-03, in respect of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas.

Thereafter, the said Sri. Byregowda alongwith his wife Smt. Shashikala and their minor children Master. Ranjit, Kum. Priyanka and Master. Madan, being minors represented by their father Sri. Byregowda, sold Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas in favour of one Sri. Basavaraj, son of Sri. Vajainatha Bhairappa, in terms of a Sale Deed dated 28/04/2005 Registered as Document No. DNH-1-00662/2005-06 in Book I and stored in CD No. DNHD48 in the office of Sub-Registrar, Devanahalli. Since then he started enjoying the same as the owner thereof and the revenue records



were transferred in the name of Sri. Basavaraj vide the Mutation Register Extract bearing M.R. No. 10/2004-05 in respect of portion of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas. In the said Sale Deed four daughters of Late Sri. Pillappa named below had not joined the sale of the said Larger Property.

Later daughters of Late Sri. Pillappa viz., 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamalamma and 4) Smt. Shanthamma (**Plaintiffs**) filed suit against 1) Sri. P. Byregowda, 2) Smt. Shashikala and 3) Sri. Basavaraj (**Defendants**), in O.S. No. 425/2010 on the file of Senior Civil Judge and J.M.F.C., at Devanahalli, Bangalore Rural, seeking for (i) partition and separate possession of their 1/5th share each in respect of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and (ii) Sale Deed dated 28/04/2005 executed by Sri. P. Byregowda and his family members in favour of Sri. Basavaraj is not binding on them. The said suit was decreed on 24/11/2012 wherein (i) the Defendant Nos. 1 and 2 were placed *ex parte*, though Defendant 3 appeared through his counsel, but failed to contest the suit by filing his written statement, hence Defendant No. 3 was placed *ex parte* and (ii) the Honorable Court declared that Plaintiffs are entitled to 1/5th share each and (iii) the Sale Deed dated 28/04/2005 executed by Defendant Nos. 1 and 2 on behalf of his minor children in favour of Defendant No. 3 is not binding on the shares of the Plaintiffs and the said Sale Deed dated 28/04/2005 shall remain intact to the share of the Defendant 1 is concerned namely to the extent of 00 Acres 16 Guntas in the Larger Property. In terms of Preliminary Decree in O.S. No. 425/2010, the Final Decree Proceedings were filed in F.D.P. No. 2/2013 on the file of The Senior Civil Judge and JMFC, Devanahalli by 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamalamma and 4) Smt. Shanthamma against 1) Sri. P. Byregowda, 2) Smt. Shashikala and 3) Sri. Basavaraju, to effect the partition of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and deliver possession of 1/5th share of each demarcated by The Tahsildar, Devanahalli. The said suit was disposed of in terms of Final Decree dated 30/08/2014 passed on 18/09/2014 wherein the Petitioners/Plaintiffs were allotted 1/5th share i.e., 16 Guntas each in Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas as demarcated by The Tahsildar, Devanahalli Taluk vide Sketch dated 23/07/2014 issued by The Surveyor, Devanahalli Taluk. The shares allotted in the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas are detailed below:

James R. Anandappa

- i. Schedule A – a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Anandamma i.e., the Schedule Property herein.
- ii. Schedule B- a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Bhagyamma.
- iii. Schedule C- a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Kamalamma.
- iv. Schedule D- a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Shanthamma.
- v. Schedule E - Sri. Basavaraj who had purchased the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas from Sri. Byregowda in terms of a Sale Deed 28/04/2005 was allotted 1/5th share in the Larger Property i.e., measuring 16 Guntas in Sy. No. 2.

and accordingly revenue records were mutated in their respective names in the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab vide Mutation Register Extract bearing M.R. No. H2/2014-15.

The Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab totally measuring 04 Acres 33 Guntas was phodi/bifurcated into six sub-divisions i.e., Sy. Nos. 2/1 to 2/6 and further Sy. No. 2/6 measuring 01 Acre 07 Guntas was further sub-divided into two sub-divisions wherein a portion measuring 31 Guntas was retained with old Sy. No. 2/6 and the remaining portion 16 Guntas was allotted as Sy. No. 2/7. The details of the same are detailed below:

<u>Sy. No.</u>	<u>Extent</u>		
	<u>Acres</u>	<u>Guntas</u>	<u>Kharab</u>
2/1	02	00	01
2/2	00	16	0.25
2/3	00	16	0.25
2/4	00	16	0.25
2/5	00	16	0.25
2/6	00	31	
2/7	00	16	
	04	31	02

The Mutation Register Extract bearing M.R. No. T7/2014-15 discloses the sub-division of Much Larger Property in Sy. No. 2 as Sy. Nos. 2/1 to 2/6 and further disclosing (i) Sri. Hanumanthappa and his three brothers as the owners in respect of Sy. No. 2/1, (ii) Smt. Anandamma as the owner in respect of Sy. No. 2/2 i.e., Schedule Property

Kumar R. Prasad

herein, (iii) Smt. Bhagyamma as the owner in respect of Sy. No. 2/3, (iv) Smt. Kamamma as the owner in respect of Sy. No. 2/4, (v) Smt. Shanthamma as the owner in respect of Sy. No. 2/5, (vi) Sri. Veerabhadrappa as the owner in respect of Sy. No. 2/6 and (vii) Sri. Basavaraj as the owner in respect of Sy. No. 2/7 in respect of their respective phoded portions as mentioned in the table above.

Since then Smt. Anandamma started enjoying as the owner in respect of Sy. No. 2/2 measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab i.e., Schedule Property.

Later Smt. Anandamma alongwith her three children namely (1) Smt. Bhagyamma, (2) Sri. Shivaraj and (3) Sri. Raghu sold Schedule Property in favour of Mr. K. S. M. Shabbir, in terms of a Sale Deed dated 16/04/2015 registered as Document No. DNH-1-00416-2015-16 of Book I, stored in CD No. DNHD539, in the office of Sub-Registrar, Devanahalli.

Mr. K. S. M. Shabbir made application for transfer of mutation in his name in respect of Schedule Property, however Sri. Basavaraj filed his objection not to transfer mutation in the name of Mr. K. S. M. Shabbir and further stating that he had purchased Larger Property from family members of Late Sri. Pillappa under Sale Deed dated 28/04/2005 and has filed Miscellaneous Petition bearing No. Mis.18/2015 in O.S. No. 425/2010 before The Court of Senior Civil Judge and JMFC, Devanahalli, Bangalore Rural, which is still pending before the Honorable Court. Hence Mr. K.S.M. Shabbir filed RRT (Dis) 31/2015-16 on the file of Tahsildar, Devanahalli Taluk, under Section 129(3) of the Karnataka Land Revenue Act 1964, against Sri. Basavaraj, claiming that he is the owner of the said Property having acquired the same in terms of the Sale Deed dated 17/04/2015 registered as Document No. 416/2015-16 from Smt. Anandamma who had acquired by virtue of Court Order and Decree in O.S.No. 425/2010 and F.D.P.2/2013 from the Court of Senior Civil Judge and J.M.F.C, Devanahalli, Bangalore Rural dated 20/08/2014. The Tahsildar passed Order dated 29/10/2015 giving permission for transfer of mutation in the name of Sri. K. S. M. Shabbir subject to the Judgement passed in the Mis. Petition. No. 18/2015 which pending before the Court of Senior Civil Judge and JMFC, Devanahalli.

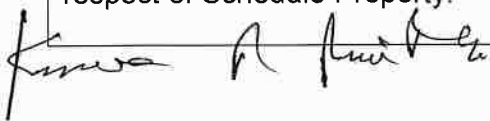
Based on the Order dated 29/10/2015 passed in RRT(Dis)31/2015-16, the revenue records were transferred in the name of Mr. K. S. M. Shabbir vide Mutation Register Extract bearing M.R. No. H5/2015-16 in respect of Schedule Property.

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The aforesaid Sri. Basavaraju, long after passing of the Decree referred to above, filed Miscellaneous Petition No. 18/2015 against Smt. Anandamma, Smt. Bhagyamma, Smt. Kamalamma, Smt. Shanthamma, Sri. P. Byregowda and Smt. Shashikala on the file of The Court of Senior Civil Judge and JMFC, Devanahalli, to set aside the exparte decree and to restore the suit on file on the ground of his ill health and for other reliefs as per Petition is pending disposal. By this time the Final Decree has already been passed and the Larger Property is partitioned by metes and bounds, as per law and allotting there 1/5th share i.e., 16 Guntas each in favour of the aforesaid four daughters. The Decree clearly indicates that Sri. Basavaraj having not purchased the entire extent from all the children of Late Sri. Pillappa and he is only entitled to the share of Sri. Byre Gowda to the extent of 16 Guntas. Under above circumstances, prima facie Sri. Byre Gowda could not have sold other than his 1/5th share in the Larger Property. The said Sri. Basavaraj has approached Court to set aside the Decree after a lapse of 2 years 5 months. The facts of the case disclose that there is no dispute that the four daughters are the sisters of the said Sri. Byre Gowda. Even if the said Petition is allowed the end result in the suit may not be different from what has been decreed. Notwithstanding, the same the title of the present owner is subject to the Mis. Petition No. 18/2015.

The Patta Receipt Book issued by the Village Accountant, Bidaluru Revenue Circle, Avati Hobli, Devanahalli Taluk discloses Mr. K. S. M. Shabbir as the owner in respect of the Schedule Property. The said Mr. K. S. M. Shabbir had paid the land revenue for the year 2024-25 as evident from the Land Revenue Paid Receipt dated 14/08/2025 in respect of the Schedule Property.

Thereafter the said Sri. K.S.M. Shabbir also known as Karkala Syed Mohammed Shabbir sold Schedule Property in favour of M/s. Infra Galaxy Private Limited in terms of a Sale Deed dated 16/10/2024 registered as Document No. DNH-1-12521-2024-25 of Book I, stored in Centralized Data Cell in Electronic Form in the office of Senior Sub-Registrar, Devanahalli. Since then M/s. Infra Galaxy Private Limited started enjoying as the owner and the revenue records were transferred in the name of M/s. Infra Galaxy Private Limited vide Mutation Register Extract bearing M.R. No. H6/2024-25 in respect of Schedule Property.



REVENUE RECORDS:

Pahanies for the period between 1968-69 and 2024-25 issued by the revenue authorities, in respect of Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab, later phoded as Sy. No. 2/2 measuring 00 Acres 16 Guntas and 0.25 Guntas of Kharab, discloses the names of Sri. Pillappa, Sri. Kolianjinappa, Sri. Pillappa son of Sri. Bayanna, Sri. P. Byre Gowda (son of Sri. Late Sri. Pillappa), children of Late Sri. Kolianjinappa namely (i) Sri. Hanumanthappa, (ii) Sri. Patalappa, (iii) Sri. Sanjeevappa and (iv) Sri. Krishnappa, Sri. Veerabhadrappe Mudda, Sri. Kedarnath Mudda, Smt. Anandamma, Sri. K. S. M. Shabbir and M/s. Infra Galaxy Private Limited as the owners for the relevant time period. Tippani issued by the revenue authorities in respect of Sy. No. 2 shows the shape of Larger Property. Hissa Survey Tippani dated 06/02/2015 and RR Pakka Book Extract discloses phodi / bifurcation of Larger Property in Sy. No. 2 into six sub-divisions i.e., (i) Sy. No. 2/1 measuring 02 Acres 00 Guntas and 01 Gunta of A Kharab, (ii) Sy. No. 2/2 measuring 16 Guntas and 0.25 Guntas of A Kharab i.e., the Schedule Property, (iii) Sy. No. 2/3 measuring 16 Guntas and 0.25 Guntas of A Kharab, (iv) Sy. No. 2/4 measuring 16 Guntas and 0.25 Guntas of A Kharab, (v) Sy. No. 2/5 measuring 16 Guntas and 0.25 Guntas of A Kharab and (vi) Sy. No. 2/6 measuring 01 Acre 07 Guntas. Thereafter Sy. No. 2/6 further phodied on 04/01/2016 into two bifurcations i.e., a portion measuring 31 Guntas was retained with Sy. No. 2/6 and a portion measuring 16 Guntas was assigned with New Sy. No. 2/7. Akarbandh confirms the extent as per pahani in respect of Sy. No. 2/2 i.e., the Schedule Property. Village Map of Gundlahalli Village shows the location of land bearing Sy. No. 2 of Gundlahalli village. The Endorsement dated 06/09/2018 issued by The Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, discloses that there are no proceedings initiated under The Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Sy. No. 2/2 alongwith other survey numbers.

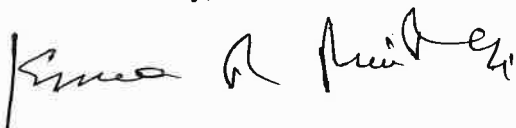
Encumbrance Certificates for the period between 01/04/1920 and 10/09/2024 issued by the Jurisdictional Sub-Registrar are produced and the same discloses the transactions referred to above in respect of Much Larger Property in Sy. No. 2 and later phoded as Sy. No. 2/2 i.e., the Schedule Property and the Schedule Property is not encumbered to anyone in any manner during the said period.

K. S. M. Shabbir

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

All the documents sent to me are returned herewith.

Yours faithfully,



(KUSUMA R. MUNIRAJU),
Advocate.

Kusuma R. Muniraju • Kusuma Kaushik

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

Bangalore,
Date: 31/01/2025.

M/s. INFRA GALAXY PRIVATE LIMITED,
No. 2-102/9(1),
Shop No. 12 & 13,
Second Floor,
Shaama Nandana,
Post Kulai,
Hosabettu,
MANGALORE – 575 019.

Sirs,

Sub: Title Opinion in respect of Agricultural Dry Land measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab, in Sy. No. 2/3 (Old Sy. No. 2) situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore.

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

SL. No	DATE	NATURE OF THE DOCUMENTS
1.		Index of land in respect of Sy. No. 2.
2.		Records of Rights bearing R.R. No. 2 in the name of Sri. V. Adeppa in respect of Sy. No. 2.
3.	28/05/1942	Certified copy of the Sale Deed executed by Sri. V. Adeppa in favour of Sri. K. M. Venkatanarayana registered as Document No. 506/1942-43, Book I, Volume No. 447 at Pages 50 to 51 in the Office of the Sub-Registrar, Devanahalli, in respect of Sy. No. 2.
4.		Records of Rights bearing R.R. No. 26 in the name of Sri. K. M. Venkatanarayana.
5.	18/09/1957	Certified copy of the Sale Deed executed by Sri. K. H. Venkatanarayana in favour of Sri. Pillappa, son of Sri. Chikkamunishamappa, registered as Document No. 1506/1957-58, Book I, Volume No. 708, at Pages 121 to 122 in the Office of the Sub-Registrar, Devanahalli, in respect of Sy. No. 2.
6.		Records of Rights bearing R.R. No. 49 in the name of Sri. Pillappa.

Kusuma R. Muniraju

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7.	15/04/1964	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Kolianjinappa, registered as Document No. 182/1964-65 in Book I, Volume 898 at Pages 59 to 61 in Office of the Sub-Registrar, Devanahalli, in respect of portion of Sy. No. 2.
8.		Records of Rights bearing R.R. No. 112 in the name of Sri. Kolianjinappa.
9.		Mutation Register Extract bearing M.R. No. 2/79-80 in the name of Sri. Kolianjinappa.
10.	15/04/1964	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Pillappa, son of Late Sri. Bayanna, registered as Document No. 183/1964-65 in Book I, Volume 896 at Pages 219 to 221 in Office of the Sub-Registrar, Devanahalli, in respect of portion Sy. No. 2.
11.		Records of Rights bearing R. R. No. 111 in the name of Sri. Pillappa, for a portion measuring 02 Acres in Sy.No. 2.
12.		Mutation Register Extract bearing M.R. No. 1/1979-80 in respect of portion Sy. No. 2.
13.	16/07/1968	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Thammanna, registered as Document No. 1379/1968-69 in Book I, Volume 1009 at Pages 198 to 199 in Office of the Sub-Registrar, Devanahalli, in respect of portion of Sy. No. 2.
14.	07/08/2010	Death Certificate of Sri. Pillappa, son of Sri. Byanna disclosing that he died on 04/04/2000 issued by the Chief Registrar of Births and Death, Devanahalli.
15.	24/03/2015	Notarized Affidavit sworn to by Smt. Shanthamma, daughter of Late Sri. Pillappa confirming the family details of her father Sri. Pillappa.
16.		Mutation Register Extract bearing M.R. No. 2/2002-03 in respect of portion Sy. No. 2 in the name of Sri. Byregowda, son of Late Sri. Pillappa.
17.	28/04/2005	Sale Deed executed by Sri. Byregowda, son of Late Sri. Pillappa alongwith his wife Smt. Shashikala and two minor children, in favour of Sri. Basavaraj, registered as Document No. DNH-1-00662/2005-06 in Book I and stored in CD No. DNHD48, in Office of the Sub-Registrar, Devanahalli, in respect of portion of Sy. No. 2.
18.		Mutation Register Extract bearing M.R. No. 10/2004-05 in respect of Sy. No. 2.
19.	24/11/2012	Decree and Judgement passed in O.S. No. 425/2010 by the Senior Civil Judge & J.M.F.C., at Devanahalli.
20.	30/08/2014	Final Decree passed in F.D.P. No. 2/2013 by the Senior Civil Judge & J.M.F.C, at Devanahalli.

Kumar & Prasad

21.		Mutation Register Extract bearing M.R. No. H2/2014-15 in respect of portion of Sy. No. 2.
22.		Mutation Register Extract bearing M.R. No. T7/2014-15 in respect of phodi of Sy. No. 2.
23.	16/04/2015	Sale Deed executed by Smt. Bhagyamma alongwith her children in favour of Mr. K.S.M. Shabbir, registered as Document No. DNH-1-00419/2015-16 in Book I and stored in CD No. DNHD539, in Office of the Sub-Registrar, Devanahalli, in respect of Sy. No. 2/3.
24.	29/10/2015	RRT (Dis) 31/2015-16 before the Tahsildar, Devanahalli Taluk.
25.		Mutation Register Extract bearing M.R. No. H4/2015-16 in the name of Mr. K. S. M. Shabbir in respect of Sy. No. 2/3.
26.		Patta Receipt Book in the name of Mr. K.S.M. Shabbir in respect of Sy. No. 2/3.
27.		Land Revenue Paid receipt for the year 2024-25 in respect of Sy. No. 2/3.
28.	16/10/2024	Sale Deed executed by Sri. K.S.M. Shabbir in favour of M/s. Infra Galaxy Private Limited, registered as Document No. DNH-1-12523/2024-25 in Book I stored in Centralized Data Cell in Electronic Form in the office of the Senior Sub-Registrar, Devanahalli, in respect of Sy. No. 2/3.
29.		Pahanies for the period between 1968-69 and 2024-25 in respect of Sy. No. 2, later Sy. No. 2/3.
30.		Tippani issued in respect of Sy. No. 2.
31.	06/02/2015	Hissa Survey Tippani in respect of Sy. No. 2 phodied and bifurcated as Sy. Nos. 2/1 to 2/6.
32.	04/01/2016	Hissa Survey Tippani in respect of Sy. No. 2/6;
33.		Akarbandh in respect of Sy. No. 2/3.
34.		Village Map of Gundlahalli Village;
35.	06/09/2018	Endorsement issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura disclosing that there are no proceedings initiated under The Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Sy. No. 2/3.
36.		Encumbrance Certificate for the period between 01/04/1920 to 31/03/2004 with respect to Much Larger Property Sy. No. 2.
37.		Encumbrance Certificate for the period between 01/04/2004 to 31/03/2010 with respect to portion of Much Larger Property in Sy. No. 2.

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38.		Nil Encumbrance Certificate for the period between 01/04/2010 and 18/02/2015 in respect of Sy. No. 2/3.
39.		Encumbrance Certificate for the period between 18/02/2015 and 28/04/2019 with respect to portion of Much Larger Property in Sy. No. 2.
40.		Encumbrance Certificate for the period between 01/04/2019 and 10/09/2024 with respect to Sy. No. 2/3.

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Agricultural Dry Land measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab, in Sy. No. 2/3, (Old Sy. No. 2) situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore and bounded by:

East : Land bearing Sy. No. 2/2;
West : Land bearing Sy. No. 2/4;
North : Land bearing Sy. No. 2/1; and
South : Land bearing Sy. No. 2/6.

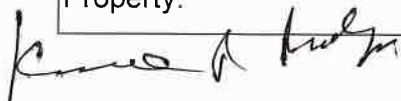
SOURCE OF TITLE:

The above land shall hereafter be referred to as Schedule Property for convenience.

The Schedule Property earlier formed portion of Larger Property in Sy. No. 2 measuring 02 Acres and 01 Gunta of Kharab which in turn forms part of a Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab totally measuring 04 Acres 33 Guntas, situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

As seen from the Index of Land and Records of Rights bearing R.R. No. 2, it is seen that Sri. V. Adeppa was the owner of the Much Larger Property in Sy. No. 2, the same being his ancestral property.

The said Sri. V. Adeppa sold the Much Larger Property in favour of one Sri. K. M. Venkatanarayana in terms of a Sale Deed dated 28/05/1942 registered as Document No. 506/1942-43, Book I, Volume No. 447 at Pages 50 to 51 in the Office of the Sub-Registrar, Devanahalli. Index of Land and Records of Rights bearing R.R. No. 26 discloses Sri. K. M. Venkatanarayana as the owner in respect of the Much Larger Property.



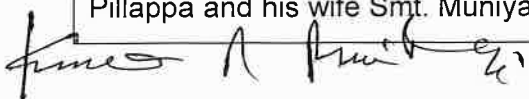
Later, the said Sri. K. H. Venkatanarayana sold the Much Larger Property in favour of Sri. Pillappa, son of Sri. Chikkamunishamappa, in terms of a Sale Deed dated 18/09/1957 registered as Document No. 1506/1957-58 in Book I, Volume No. 708 at Pages 121 to 122 in the Office of the Sub-Registrar, Devanahalli and his name was entered in the Revenue Records as per Records of Rights bearing R. R. No. 49.

The said Sri. Pillappa later sold portions of the Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab in the following manner:

- (i) Sri. Pillappa sold the Northern portion of the Much Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta Kharab land in favour of one Sri. Kolianjinappa in terms of a Sale Deed dated 15/04/1964 registered as Document No. 182/1964-65, in Book I, Volume 898 at pages 59 to 61, in the office of the Sub-Registrar, Devanahalli. The revenue records were transferred in his name vide the Records of Rights bearing R. R. No. 112 and Mutation Register Extract bearing M. R. No. 2/1979-80 discloses Sri. Kolianjinappa as the owner.
- (ii) Sri. Pillappa sold the Middle portion of the Much Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta Kharab i.e., the Larger Property herein, in favour of one Sri. Pillappa, son of Late Sri. Bayanna, in terms of a Sale Deed dated 15/04/1964 registered as Document No. 183/1964-65, in Book I, Volume 896 at pages 219 to 221 in the office of the Sub-Registrar, Devanahalli. Since then Sri. Pillappa started enjoying as the owner thereof and the revenue records were transferred in his name vide the Records of Rights bearing R.R. No. 111 and the Mutation Register Extract bearing M. R. No. 1/1979-80.
- (iii) Sri. Pillappa sold a portion of the Much Larger Property in Sy. No. 2 measuring 31 Guntas of land in favour of one Sri. Thammanna, son of Sri. Marappa, in terms of a Sale Deed dated 16/07/1968 registered as Document No. 1379/1968-69, in Book I, Volume 1009 at pages 198 to 199 in the office of the Sub-Registrar, Devanahalli.

Since then Sri. Pillappa, son of Sri. Bayanna started enjoying as the owner for a portion of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab.

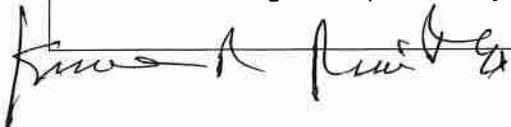
Subsequently the said Sri. Pillappa died on 04/04/2000 as evident from the Death Certificate dated 07/08/2010 issued by the Chief Registrar of Births and Death. As seen from the Notarized Affidavit dated 24/03/2015, sworn to by Smt. Shanthamma daughter of Late Sri. Pillappa, and the same confirms the family members of her father Late Sri. Pillappa i.e., Sri. Pillappa married Smt. Muniyamma and begot five children namely 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamalamma, 4) Smt. Shanthamma and 5) Sri. Byregowda. From the said Family Tree, it is seen that Sri. Pillappa and his wife Smt. Muniyamma are no more.



The revenue records were transferred in the name of Sri. Byregowda, son of Late Sri. Pillappa, in terms of the Mutation Register Extract bearing M.R. No. 2/2002-03, in respect of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas.

Thereafter, Sri. Byregowda alongwith his wife Smt. Shashikala and their minor children Master. Ranjit, Kum. Priyanka and Master. Madan, represented by their father Sri. Byregowda, sold the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas in favour of one Sri. Basavaraj, son of Sri. Vajinath Bhairappa, in terms of a Sale Deed dated 28/04/2005 Registered as Document No. DNH-1-00662/2005-06 in Book I and stored in CD No. DNHD48 in the Office of the Sub-Registrar, Devanahalli. Since then he started enjoying the same as the owner thereof and the revenue records were transferred in the name of Sri. Basavaraj vide the Mutation Register Extract bearing M.R. No. 10/2004-05 in respect of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas. In the said Sale Deed four daughters of Late Sri. Pillappa named below had not joined the sale of the said Larger Property.

Later daughters of Late Sri. Pillappa viz., 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamalamma and 4) Smt. Shanthamma (**Plaintiffs**) filed suit against 1) Sri. P. Byregowda, 2) Smt. Shashikala and 3) Sri. Basavaraj (**Defendants**), bearing O.S. No. 425/2010 on the file of Senior Civil Judge & J.M.F.C., at Devanahalli, Bangalore Rural seeking for (i) partition and separate possession of their 1/5th share each in respect of the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and (ii) Sale Deed dated 28/04/2005 executed by Sri. P. Byregowda and his family members in favour of Sri. Basavaraj is not binding on them. The said suit was decreed on 24/11/2012 wherein (i) Defendant Nos. 1 and 2 were placed exparte, though Defendant No. 3 appeared through his counsel, but failed to contest the suit by filing his written statement, hence Defendant No. 3 was placed ex-parte and (ii) the Honorable Court declared that Plaintiffs are entitled to 1/5th share each and (iii) the Sale Deed dated 28/04/2005 executed by Defendant Nos. 1 and 2 on behalf of his minor children in favour of Defendant No. 3, is not binding on the shares of the Plaintiffs and the said Sale Deed dated 28/05/2005 shall remain intact to the share Defendant No. 1 is concerned namely to the extent of 00 Acre 16 Guntas in the Larger Property. In terms of Preliminary Decree in O.S. No. 425/2010, the Final Decree Proceedings were filed in F.D.P. No. 2/2013 on the file of The Senior Civil Judge and JMCF, Devanahalli by 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamalamma and 4) Smt. Shanthamma against 1) Sri. P. Byregowda, 2) Smt. Shashikala and 3) Sri. Basavaraju,



to effect the partition of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and deliver possession of 1/5th share of each demarcated by The Tahsildar, Devanahalli. The said suit was disposed of in terms of Final Decree dated 30/08/2014 passed on 18/09/2014 wherein the Petitioners/Plaintiffs were allotted 1/5th share i.e., 16 Guntas each in the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas as demarcated by The Tahsildar, Devanahalli Taluk, vide Sketch dated 23/07/2014 issued by The Surveyor, Devanahalli Taluk. The shares allotted in the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas are detailed below:

- i. Schedule A – a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Anandamma.
- ii. Schedule B- a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Bhagyamma i.e., the Schedule Property.
- iii. Schedule C- a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Kamalamma.
- iv. Schedule D- a portion measuring 16 Guntas in Sy. No. 2 was allotted the share of Smt. Shanthamma.
- v. Schedule E - Sri. Basavaraj who had purchased the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas from Sri. Byregowda and his family members in terms of a Sale Deed 28/04/2005 was allotted 1/5th share in the Larger Property i.e., measuring 16 Guntas in Sy. No. 2.

and accordingly revenue records were transferred in their respective names in Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab vide the Mutation Register Extract bearing M.R. No. H2/2014-15.

The Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab totally measuring 04 Acres 33 Guntas was phoded/bifurcated into six sub-divisions i.e., Sy. Nos. 2/1 to 2/6 and thereafter Sy. No. 2/6 measuring 01 Acre 07 Guntas was further sub-divided into two sub-divisions wherein a portion measuring 31 Guntas was retained with the old Sy. No. 2/6 and the remaining portion measuring 16 Guntas was allotted as Sy. No. 2/7. The details of the same are detailed below:

<u>Sy. No.</u>	<u>Extent</u>		
	<u>Acres</u>	<u>Guntas</u>	<u>Kharab</u>
2/1	02	00	01
2/2	00	16	0.25
2/3	00	16	0.25
2/4	00	16	0.25
2/5	00	16	0.25
2/6	00	31	
2/7	00	16	
	04	31	02

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The Mutation Register Extract bearing M.R. No. T7/2014-15 discloses the sub-division of Much Larger Property in Sy. No. 2 as Sy. Nos. 2/1 to 2/6 and further disclosing (i) Sri. Hanumanthappa and his three brothers as the owners in respect of Sy. No. 2/1, (ii) Smt. Anandamma as the owner in respect of Sy. No. 2/2, (iii) Smt. Bhagyamma as the owner in respect of Sy. No. 2/3 i.e., Schedule Property herein, (iv) Smt. Kamalamma as the owner in respect of Sy. No. 2/4, (v) Smt. Shanthamma as the owner in respect of Sy. No. 2/5, (vi) Sri. Veerabhadrappe as the owner in respect of Sy. No. 2/6 and (vii) Sri. Basavaraj as the owner in respect of Sy. No. 2/7 as the owners of their respective phodied portions as mentioned in the table above.

Since then Smt. Bhagyamma started enjoying as the owner in respect of Sy. No. 2/3 measuring 00 Acres 16 Guntas and 0.25 Guntas of Kharab i.e., Schedule Property.

Later Smt. Bhagyamma alongwith her two children namely (1) Sri. Balaraju and (2) Smt. Bhavya, sold the Schedule Property in favour of Mr. K. S. M. Shabbir, in terms of a Sale Deed dated 16/04/2015 registered as Document No. DNH-1-00419-2015-16 of Book I, stored in CD No. DNHD539, in the office of the Sub-Registrar, Devanahalli.

Mr. K. S. M. Shabbir made application for transfer of mutation in his name in respect of Schedule Property, however Sri. Basavaraju filed his objection not to transfer mutation in the name of Sri. K. S. M. Shabbir and further stating that he had purchased Larger Property from family members of Late Sri. Pillappa under Sale Deed dated 28/04/2005 and has filed a Miscellaneous Petition bearing No. Mis.18/2015 in O.S. No. 425/2010 before The Court of Senior Civil Judge and JMFC, Devanahalli, Bangalore Rural, which is still pending before the Honorable Court. Hence Mr. K.S.M. Shabbir filed RRT (Dis) 31/2015-16 on the file of the Tahsildar, Devanahalli Taluk, against Sri. Basavaraju, claiming that he is the owner of the said Property having acquired the same in terms of the Sale Deed 17/04/2015 registered as Document No. 406/2015-16 from Smt. Bhagyamma who had acquired by virtue of Court Order and Decree in O. S. No. 425/2010 and F.D.P. No. 2/2013 from the Court of Senior Civil Judge and J.M.F.C, Devanahalli, Bangalore Rural dated 20/08/2014. The Tahsildar passed the Order on 29/10/2015 giving permission for transfer of mutation in the name of Mr. K. S. M. Shabbir subject to the Judgement passed in the Mis. Petition. No. 18/2015 which is pending before The Court of Senior Civil Judge and JMFC, Devanahalli.

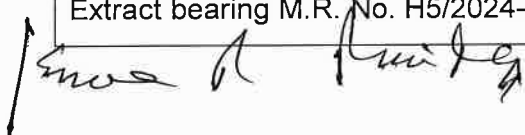
Amritha K. Subbaraj

Based on the Order dated 29/10/2018 passed in RRT(Dis)31/2015-16, the revenue records were transferred in the name of Mr. K.S.M. Shabbir vide Mutation Register Extract bearing M.R. No. H4/2015-16 in respect of Schedule Property.

The aforesaid Sri. Basavaraju long after passing of the Decree referred to above, filed Mis. Petition No. 18/2015 against Smt. Anandamma, Smt. Bhagayamma, Smt. Kamalamma, Smt. Shanthamma, Sri. P. Byre Gowda and Smt. Shashikala on the file of The Court of Senior Civil Judge and JMFC, Devanahalli, to set aside the exparte decree and to restore the suit on file on the ground of his ill health and for other reliefs as per Petition is pending for disposal. By this time the Final Decree had already been passed and the Larger Property is partitioned by metes and bounds, as per law and allotting there 1/5th share i.e., 16 Guntas each in favour of the aforesaid four daughters. The Decree clearly indicates that Sri. Basavaraj having not purchased the entire extent from all the children of Late Sri. Pillappa and he is only entitled to the share of Sri. Byre Gowda to the extent of 16 Guntas. Under above circumstances, prima facie Sri. Byre Gowda could not have sold other than his 1/5th share in the Larger Property. The said Sri. Basavaraj has approached Court to set aside the Decree after a lapse of 2 years 5 months. The facts of the case disclose that there is no dispute that the four daughters are the sisters of the said Sri. Byre Gowda. Even if the said Petition is allowed the end result in the suit may not be different from what has been decreed. Notwithstanding the same the title of the present owner is subject to the Mis. Petition No. 18/2015.

The Patta Receipt Book issued by the Village Accountant, Bidaluru Revenue Circle, Avati Hobli, Devanahalli Taluk discloses Mr. K. S. M. Shabbir as the owner in respect of the Schedule Property. The said Mr. K.S.M.Shabbir being the owner had paid the land revenue for the year 2024-25 as evident from the Land Revenue Paid Receipt dated 14/08/2025 in respect of the Schedule Property.

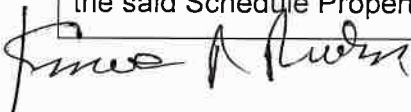
Thereafter the said Sri. K.S.M. Shabbir also known as Karkala Syed Mohammed Shabbir sold the Schedule Property in favour of M/s. Infra Galaxy Private Limited in terms of Sale Deed dated 16/10/2024 registered as Document No. DNH-1-12523-2024-25 of Book I, stored in Centralized Data Cell in Electronic Form in the office of the Senior Sub-Registrar, Devanahalli. Since then M/s. Infra Galaxy Private Limited started enjoying as the owner of the Schedule Property and the revenue records were transferred in the name of M/s. Infra Galaxy Private Limited vide the Mutation Register Extract bearing M.R. No. H5/2024-25 in respect of Schedule Property.



REVENUE RECORDS:

Pahanies for the period between 1968-69 and 2024-25 issued by the revenue authorities, in respect of Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab, later as Sy. No. 2/3 measuring 00 Acres 16 Guntas and 0.25 Guntas of Kharab reflects the name of Sri. Pillappa, son of Sri. Byanna, Sri. P. Byre Gowda, son of Late Sri. Pillappa, children of Late Sri. Kolianjinappa namely (i) Sri. Hanumanthappa, (ii) Sri. Pillappa, (iii) Sri. Sanjeevappa and (iv) Sri. Krishnappa, and also Sri. Veerabhadrappa Mudda, Sri. Kedarnath Mudda, Smt. Bhagyamma, Mr. K. S. M. Shabbir and M/s. Infra Galaxy Private Limited as the owners for the relevant time period. Tippani issued by the revenue authorities in respect of Sy. No. 2 shows the shape of the Larger Property. Hissa Survey Tippani dated 06/02/2015 and RR Pakka Book Extract discloses phodi / bifurcation of Larger Property in Sy. No. 2 into six sub-divisions i.e., (i) Sy. No. 2/1 measuring 02 Acres 00 Guntas and 01 Gunta of 'A' Kharab, (ii) Sy. No. 2/2 measuring 16 Guntas and 0.25 Guntas of A Kharab, (iii) Sy. No. 2/3 measuring 16 Guntas and 0.25 Guntas of A Kharab i.e., the Schedule Property, (iv) Sy. No. 2/4 measuring 16 Guntas and 0.25 Guntas of A Kharab, (v) Sy. No. 2/5 measuring 16 Guntas and 0.25 Guntas of A Kharab and (vi) Sy. No. 2/6 measuring 01 Acre 07 Guntas. Thereafter Sy. No. 2/6 further phodied on 04/01/2016 into two bifurcations i.e., a portion measuring 31 Guntas was retained with Sy. No. 2/6 and a portion measuring 16 Guntas was assigned with New Sy. No. 2/7. Akarbandh confirms the extent as per pahani in respect of Sy. No. 2/3 i.e., the Schedule Property. Village Map of Gundlahalli Village shows the location of the land bearing Sy. No. 2 of Gundlahalli village. The Endorsement dated 06/09/2018 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, discloses that there are no proceedings initiated under The Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Sy. No. 2/3 along with other survey numbers.

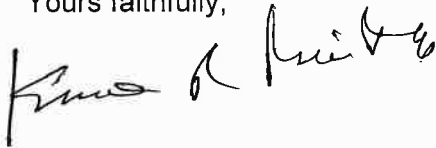
Encumbrance Certificates for the period between 01/04/1940 and 10/09/2024 issued by the Jurisdictional Sub-Registrar is produced and the same discloses the transactions referred to above during the aforesaid period in respect of Much Larger Property in Sy. No. 2 and later phoded as Sy. No. 2/3 i.e., the Schedule Property and the said Schedule Property is free from encumbrance.



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

All the documents sent to me are returned herewith.

Yours faithfully,



(KUSUMA R. MUNIRAJU),
Advocate.

Kusuma R. Muniraju • Kusuma Kaushik

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

Bangalore,
Date: 31/01/2025.

M/s. INFRA GALAXY PRIVATE LIMITED,
No. 2-102/9(1),
Shop No. 12 & 13,
Second Floor,
Shaama Nandana,
Post Kulai,
Hosabettu,
MANGALORE – 575 019.

Sirs,

Sub: Title Opinion in respect of Agricultural Dry Land measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab, in Sy. No. 2/4 (Old Sy. No. 2) situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore.

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

SL. No	DATE	NATURE OF THE DOCUMENTS
1.		Index of land in respect of Sy. No. 2.
2.		Records of Rights bearing R.R. No. 2 in the name of Sri. V. Adeppa in respect of Sy. No. 2.
3.	28/05/1942	Certified copy of the Sale Deed executed by Sri. V. Adeppa in favour of Sri. K. M. Venkatanarayana registered as Document No. 506/1942-43, Book I, Volume No. 447 at Pages 50 to 51 in the Office of the Sub-Registrar, Devanahalli.
4.		Records of Rights bearing R.R. No. 26 in the name of Sri. K. M. Venkatanarayana.
5.	18/09/1957	Certified copy of the Sale Deed executed by Sri. K. H. Venkatanarayana in favour of Sri. Pillappa, son of Sri. Chikkamunishamappa, registered as Document No. 1506/1957-58, Book I, Volume No. 708, at Pages 121 to 122 in the Office of the Sub-Registrar, Devanahalli.

Kusuma R. Muniraju

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6.		Records of Rights bearing R.R. No. 49 in the name of Sri. Pillappa.
7.	15/04/1964	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Kolianjinappa, registered as Document No. 182/1964-65 in Book I, Volume 898 at Pages 59 to 61 in Office of the Sub-Registrar, Devanahalli.
8.		Records of Rights bearing R.R. No. 112 in the name of Sri. Kolianjinappa.
9.		Mutation Register Extract bearing M.R. No. 2/79-80 in the name of Sri. Kolianjinappa.
10.	15/04/1964	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Pillappa, son of Late Sri. Bayanna, registered as Document No. 183/1964-65 in Book I, Volume 896 at Pages 219 to 221 in Office of the Sub-Registrar, Devanahalli, in respect of portion Sy.No.2.
11.		Records of Rights bearing R. R. No. 111 in the name of Sri. Pillappa, for a portion measuring 02 Acres in Sy.No.2.
12.		Mutation Register Extract bearing M.R. No. 1/1979-80 in respect of portion Sy. No. 2.
13.	16/07/1968	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Thammanna, registered as Document No. 1379/1968-69 in Book I, Volume 1009 at Pages 198 to 199 in Office of the Sub-Registrar, Devanahalli.
14.	07/08/2010	Death Certificate of Sri. Pillappa, son of Sri. Byanna disclosing that he died on 04/04/2000 issued by the Chief Registrar of Births and Death, Devanahalli.
15.	24/03/2015	Notarized Affidavit sworn to by Smt. Shanthamma, daughter of Late Sri. Pillappa confirming the family details of her father Sri. Pillappa.
16.		Mutation Register Extract bearing M.R. No. 2/2002-03 in respect of portion Sy. No. 2 in the name of Sri. Byregowda, son of Late Sri. Pillappa.
17.	28/04/2005	Sale Deed executed by Sri. Byregowda, son of Late Sri. Pillappa alongwith his wife Smt. Shashikala and two minor children, in favour of Sri. Basavaraj, registered as Document No. DNH-1-00662/2005-06 in Book I and stored in CD No. DNHD48, in Office of the Sub-Registrar, Devanahalli, in respect of portion of Sy. No. 2.
18.		Mutation Register Extract bearing M.R. No. 10/2004-05 in respect of Sy. No. 2.

[Handwritten Signature]

19.	24/11/2012	Decree and Judgement passed in O.S. No. 425/2010 by the Senior Civil Judge & J.M.F.C., at Devanahalli.
20.	30/08/2014	Final Decree passed in F.D.P. No. 2/2013 by the Senior Civil Judge & J.M.F.C, at Devanahalli.
21.		Mutation Register Extract bearing M.R. No. H2/2014-15 in respect of portion of Sy. No. 2.
22.		Mutation Register Extract bearing M.R. No. T7/2014-15 in respect of phodi of Sy. No. 2.
23.	16/04/2015	Sale Deed executed by Smt. Kamamma alongwith her children in favour of Mr. K.S.M. Shabbir, registered on 17/04/2015 as Document No. DNH-1-00405/2015-16 in Book I and stored in CD No. DNHD538, in Office of the Sub-Registrar, Devanahalli.
24.	29/10/2015	RRT(Dis)31/2015-16 before the Tahsildar, Devanahalli Taluk.
25.		Mutation Register Extract bearing M.R. No. H7/2015-16 in the name of Mr. K. S. M. Shabbir in respect of Sy. No. 2/4.
26.	28/04/2015	Mis. Pet. No. 18/2015 filed on the file of The Senior Civil Judge and JMFC, Devanahalli, Bangalore Rural.
27.		Patta Receipt Book in the name of Mr. K.S.M. Shabbir in respect of Sy. No. 2/4.
28.		Land Revenue Paid receipt for the year 2024-25 in respect of Sy. No. 2/4.
29.	16/10/2024	Sale Deed executed by Mr. K.S.M. Shabbir in favour of M/s. Infra Galaxy Private Limited, registered as Document No. DNH-1-12522/2024-25 in Book I stored in Centralized Data Cell in Electronic Form in the office of the Senior Sub-Registrar, Devanahalli, in respect of Sy. No. 2/4.
30.		Pahanies for the period between 1968-69 and 2024-25 in respect of Sy. No. 2, later Sy. No. 2/4.
31.		Tippani issued in respect of Sy. No. 2.
32.	06/02/2015	Hissa Survey Tippani in respect of Sy. No. 2 phodied and bifurcated as Sy. Nos. 2/1 to 2/6.
33.	04/01/2016	Hissa Survey Tippani in respect of Sy. No. 2/6;
34.		Akarbandh in respect of Sy. No. 2/4.

[Handwritten Signature]

35.		Village Map of Gundlahalli Village;
36.	06/09/2018	Endorsement issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura disclosing that there are no proceedings initiated under The Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Sy. No. 2/4.
37.		Encumbrance Certificate for the period between 01/04/1920 and 31/03/2004 with respect to Much Larger Property Sy. No. 2.
38.		Encumbrance Certificate for the period between 01/04/2004 and 31/03/2010 with respect to portion of Much Larger Property in Sy. No. 2.
39.		Nil Encumbrance Certificate for the period between 01/04/2010 and 18/02/2015 in respect of Sy. No. 2/4.
40.		Encumbrance Certificate for the period between 18/02/2015 and 28/04/2019 with respect to portion of Much Larger Property in Sy. No. 2.
41.		Encumbrance Certificate for the period between 01/04/2019 and 10/09/2024 with respect to Sy. No. 2/4.

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Agricultural Dry Land measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab, in Sy. No. 2/4, (Old Sy. No. 2) situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore and bounded by:

East : Land bearing Sy. No. 2/3;
 West : Land bearing Sy. No. 2/5;
 North : Land bearing Sy. No. 2/1 and 20; and
 South : Land bearing Sy. No. 2/6.

[Handwritten signature]

SOURCE OF TITLE:

The above land shall hereinafter be referred to as Schedule Property for convenience.

The Schedule Property earlier formed portion of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab which in turn forms part of Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab totally measuring 04 Acres 33 Guntas, situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

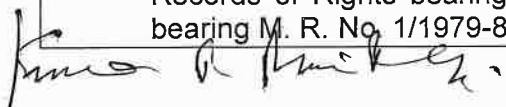
As seen from the Index of Land and Records of Rights bearing R.R. No. 2, it is seen that Sri. V. Adeppa was the owner of Much Larger Property in Sy. No. 2, the same being his ancestral property.

The said Sri. V. Adeppa sold the Much Larger Property in favour of one Sri. K. M. Venkatanarayana in terms of a Sale Deed dated 28/05/1942 registered as Document No. 506/1942-43, Book I, Volume No. 447 at Pages 50 to 51 in the Office of the Sub-Registrar, Devanahalli. Index of Land and Records of Rights bearing R.R. No. 26 discloses Sri. K. M. Venkatanarayana as the owner in respect of Much Larger Property.

Later, the said Sri. K. H. Venkatanarayana sold Much Larger Property in favour of Sri. Pillappa, son of Sri. Chikkamunishamappa, in terms of a Sale Deed dated 18/09/1957 registered as Document No. 1506/1957-58 in Book I, Volume No. 708 at Pages 121 to 122 in the Office of the Sub-Registrar, Devanahalli and his name was entered in the Revenue Records as per Records of Rights bearing R. R. No. 49.

The said Sri. Pillappa later sold portions of Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab in the following manner:

- (i) Sri. Pillappa sold the Northern portion of the Much Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta Kharab land in favour of one Sri. Kolianjinappa in terms of a Sale Deed dated 15/04/1964 registered as Document No. 182/1964-65, in Book I, Volume 898 at pages 59 to 61, in the office of the Sub-Registrar, Devanahalli. The revenue records were transferred in his name vide the Records of Rights bearing R. R. No. 112 and Mutation Register Extract bearing M. R. No. 2/1979-80 discloses Sri. Kolianjinappa as the owner.
- (ii) Sri. Pillappa sold the Middle portion of Much Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta Kharab i.e., the Larger Property herein, in favour of one Sri. Pillappa, son of Late Sri. Bayanna, in terms of a Sale Deed dated 15/04/1964 registered as Document No. 183/1964-65, in Book I, Volume 896 at pages 219 to 221 in the office of the Sub-Registrar, Devanahalli. The revenue records were transferred in his name vide the Records of Rights bearing R.R. No. 111 and the Mutation Register Extract bearing M. R. No. 1/1979-80.



(iii) Sri. Pillappa sold a portion of Much Larger Property in Sy. No. 2 measuring 31 Guntas of land in favour of one Sri. Thammanna, son of Sri. Marappa, in terms of a Sale Deed dated 16/07/1968 registered as Document No. 1379/1968-69, in Book I, Volume 1009 at pages 198 to 199 in the office of the Sub-Registrar, Devanahalli.

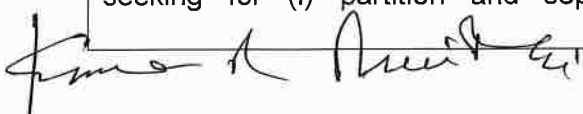
Since then Sri. Pillappa, son of Sri. Bayanna started enjoying as the owner for a portion of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab.

Subsequently the said Sri. Pillappa died on 04/04/2000 as evident from the Death Certificate dated 07/08/2010 issued by the Chief Registrar of Births and Death. As seen from the Notarized Affidavit dated 24/03/2015, sworn to by Smt. Shanthamma daughter of Late Sri. Pillappa and the same confirms the family members of her father Late Sri. Pillappa i.e., Sri. Pillappa married Smt. Muniyamma and begot five children namely 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamamma, 4) Smt. Shanthamma and 5) Sri. Byregowda. From the said Family Tree, it is seen that Sri. Pillappa and his wife Smt. Muniyamma are no more.

The revenue records were transferred in the name of Sri. Byregowda, son of Late Sri. Pillappa, in terms of the Mutation Register Extract bearing M.R. No. 2/2002-03, in respect of portion of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas.

Thereafter, the said Sri. Byregowda alongwith his wife Smt. Shashikala and their minor children Master. Ranjit, Kum. Priyanka and Master. Madan, represented by their father Sri. Byregowda, sold Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas in favour of one Sri. Basavaraju, son of Sri. Vaijainath Bhairappa, in terms of a Sale Deed dated 28/04/2005 Registered as Document No. DNH-1-00662/2005-06 in Book I and stored in CD No. DNHD48 in the Office of the Sub-Registrar, Devanahalli. Since then he started enjoying the same as the owner thereof and the revenue records were transferred in the name of Sri. Basavaraj vide the Mutation Register Extract bearing M.R. No. 10/2004-05 in respect of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas. In the said Sale Deed four daughters of Late Sri. Pillappa named below had not joined the sale of the said Larger Property.

Later daughters of Late Sri. Pillappa viz., 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamamma and 4) Smt. Shanthamma (**Plaintiffs**) filed suit against 1) Sri. P. Byregowda, 2) Smt. Shashikala and 3) Sri. Basavaraj (**Defendants**), in O.S. No. 425/2010 on the file of Senior Civil Judge & J.M.F.C., at Devanahalli, Bangalore Rural, seeking for (i) partition and separate possession of their 1/5th share each in



respect of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and (ii) Sale Deed dated 28/04/2005 executed by Sri. P. Byregowda and his family members in favour of Sri. Basavaraj is not binding on them. The said suit was decreed on 24/11/2012 wherein (i) the Defendant Nos. 1 and 2 were placed exparte, though Defendant No. 3 appeared through his counsel, but failed to contest the suit by filing his written statement, hence Defendant No. 3 was placed exparte and (ii) the Honorable Court declared that Plaintiffs are entitled to 1/5th share each and (iii) the Sale Deed dated 28/04/2005 executed by Defendant Nos. 1 and 2 on behalf of his minor children in favour of Defendant No. 3 is not binding on the share of the Plaintiffs and the said Sale Deed dated 28/04/2005 shall remain intact to the share of the Defendant 1 is concerned namely to the extent of 00 Acre 16 Guntas in the Larger Property. In terms of Preliminary Decree in O.S. No. 425/2010, the Final Decree Proceedings were filed in F.D.P. No. 2/2013 on the file of The Senior Civil Judge and JMFC, Devanahalli by 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamamma and 4) Smt. Shanthamma against 1) Sri. P. Byregowda, 2) Smt. Shashikala and 3) Sri. Basavaraju, to effect the partition of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and deliver possession of 1/5th share of each demarcated by the Tahsildar, Devanahalli. The said suit was disposed of in terms of Final Decree dated 30/08/2014 passed on 18/09/2014 wherein the Petitioners/Plaintiffs were allotted 1/5th share i.e., 16 Guntas each in Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas as demarcated by The Tahsildar, Devanahalli Taluk, vide Sketch dated 23/07/2014 issued by The Surveyor, Devanahalli Taluk. The shares allotted in the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas are detailed below:

- i. Schedule A – a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Anandamma.
- ii. Schedule B- a portion measuring 16 Guntas in Sy. No. 2 of Gundlahalli Village was allotted to the share of Smt. Bhagyamma.
- iii. Schedule C- a portion measuring 16 Guntas in Sy. No. 2 of Gundlahalli Village was allotted to the share of Smt. Kamamma i.e., the Schedule Property.
- iv. Schedule D- a portion measuring 16 Guntas in Sy. No. 2 of Gundlahalli Village was allotted the share of Smt. Shanthamma.
- v. Schedule E - Sri. Basavaraj who had purchased the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas from Sri. Byregowda and his family members in terms of a Sale Deed 28/04/2005 was allotted 1/5th share in the Larger Property i.e., measuring 16 Guntas in Sy. No. 2.

Ames A. Smith

and accordingly revenue records were mutated in their respective names in the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab vide Mutation Register Extract bearing M.R. No. H2/2014-15.

The Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab totally measuring 04 Acres 33 Guntas was phodied/bifurcated into six sub-divisions i.e., Sy. Nos. 2/1 to 2/6 and thereafter Sy. No. 2/6 measuring 01 Acre 07 Guntas was further sub-divided into two sub-divisions wherein a portion measuring 31 Guntas was retained with old Sy. No. 2/6 and the remaining portion of 16 Guntas was allotted as Sy. No. 2/7. The details of the same are detailed below:

<u>Sy. No.</u>	<u>Extent</u>		
	<u>Acres</u>	<u>Guntas</u>	<u>Kharab</u>
2/1	02	00	01
2/2	00	16	0.25
2/3	00	16	0.25
2/4	00	16	0.25
2/5	00	16	0.25
2/6	00	31	
2/7	00	16	
	04	31	02

The Mutation Register Extract bearing M.R. No. T7/2014-15 discloses the sub-division of Much Larger Property in Sy. No. 2 as Sy. Nos. 2/1 to 2/6 and further disclosing (i) Sri. Hanumanthappa and his three brothers as the owners in respect of Sy.No. 2/1, (ii) Smt. Anandamma as the owner in respect of Sy.No.2/2, (iii) Smt. Bhagyamma as the owner in respect of Sy. No. 2/3, (iv) Smt. Kamamma as the owner in respect of Sy. No. 2/4 i.e., Schedule Property herein, (v) Smt. Shanthamma as the owner in respect of Sy. No. 2/5, (vi) Sri. Veerabhadrappe as the owner in respect of Sy. No. 2/6 and (vii) Sri. Basavaraj as the owner in respect of Sy. No. 2/7 as the owners of their respective phoded portions as mentioned in the table above.

Since then Smt. Kamamma started enjoying as the owner in respect of Sy. No. 2/4 measuring 00 Acres 16 Guntas and 0.25 Guntas of Kharab i.e., the Schedule Property.

Later Smt. Kamamma alongwith her two children namely (1) Smt. Shilpa and (2) Smt. Chandani, sold Schedule Property in favour of Mr. K. S. M. Shabbir, in terms of the Sale Deed dated 16/04/2015 registered on 17/04/2015 as Document No. DNH-1-00405-2015-16 of Book I, stored in CD No. DNHD538, in the office of the Sub-Registrar, Devanahalli.

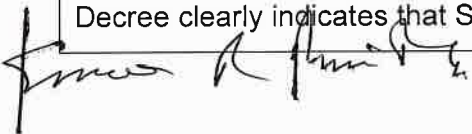
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Mutation Register Extract bearing M.R. No. H7/2015-16 in respect of Schedule Property on the basis of the Order dated 29/10/2015 issued by the Tahsildar in revenue proceedings bearing No. RRT(Dis)31/2015-16.

Mr. K.S.M.Shabbir made application for transfer of mutation in his name in respect of Schedule Property, however Sri. Basavaraj filed his objection not to transfer mutation in the name of Mr. K.S.M. Shabbir and further stating that he had purchased Larger Property from the family members of Late Sri. Pillappa under Sale Deed dated 28/04/2005 and has filed Miscellaneous Petition bearing No. Mis.18/2015 in O.S. No. 425/2010 before The Court of Senior Civil Judge and JMFC, Devanahalli, Bangalore Rural, which is still pending before the Honorable Court. Hence Mr. K. S. M. Shabbir filed RRT (Dis) 31/2015-16 on the file of the Tahsildar, Devanahalli Taluk, against Sri. Basavaraj, claiming that he is the owner of the said Property having acquired the same in terms of the Sale Deed dated 17/04/2015 registered as Document No. 405/2015-16 from Smt. Kamamma who had acquired by virtue of Court Order and Decree in O.S. No. 425/2010 and F.D.P.2/2013 from the Court of Senior Civil Judge and J.M.F.C Devanahalli, Bangalore Rural dated 20/08/2014. The Tahsildar passed Order on 29/10/2015 giving permission for transfer of mutation in the name of Mr. K. S. M. Shabbir subject to the Judgement passed in the Mis. Petition No. 18/2015 which is pending before The Court of Senior Civil Judge and JMFC, Devanahalli.

Based on the Order dated 29/10/2015 passed in RRT (Dis) 31/2015-16, the revenue records were transferred in the name of Mr. K. S. M. Shabbir vide Mutation Register Extract bearing M.R. No. H5/2015-16 in respect of Schedule Property.

The aforesaid Sri. Basavaraju long after passing of the Decree referred to above, filed Miscellaneous Petition No. 18/2015 against Smt. Anandamma, Smt. Bhagyamma, Smt. Kamamma, Smt. Shanthamma, Sri. P. Byregowda and Smt. Shashikala on the file of Senior Civil Judge and JMFC, Devanahalli, to set aside the exparte decree and to restore the suit on file on the ground of his ill health and for other reliefs as per Petition is pending for disposal. By this time the Final Decree has already been passed and the Larger Property is partitioned by metes and bounds, as per law and allotting there 1/5th share i.e., 16 Guntas each in favour of the aforesaid four daughters. The Decree clearly indicates that Sri. Basavaraj having not purchased the entire extent



from all the children of Late Sri. Pillappa and he is only entitled to the share of Sri. Byre Gowda to the extent of 16 Guntas. Under above circumstances, prima facie Sri. Byre Gowda could not have sold other than his 1/5th share in the Larger Property. The said Sri. Basavaraj has approached Court to set aside the Decree after a lapse of 2 years 5 months. The facts of the case disclose that there is no dispute that the four daughters are the sisters of the said Sri. Byre Gowda. Even if the said Petition is allowed the end result in the suit may not be different from what has been decreed. Notwithstanding the same the title of the present owner is subject to the Mis. Petition No. 18/2015.

The Patta Receipt Book issued by the Village Accountant, Bidaluru Revenue Circle, Avati Hobli, Devanahalli Taluk discloses Mr. K. S. M. Shabbir as the owner in respect of the Schedule Property. The said Mr. K.S.M.Shabbir being the owner had paid the land revenue for the year 2024-25 as evident from the Land Revenue Paid Receipt dated 14/08/2025 in respect of the Schedule Property.

Thereafter the said Sri. K.S.M. Shabbir also known as Karkala Syed Mohammed Shabbir sold the Schedule Property in favour of M/s. Infra Galaxy Private Limited in terms of Sale Deed dated 16/10/2024 registered as Document No. DNH-1-12522-2024-25 of Book I, stored in Centralized Data Cell in Electronic Form in the office of the Senior Sub-Registrar, Devanahalli. The revenue records were transferred in the name of M/s. Infra Galaxy Private Limited vide the Mutation Register Extract bearing M.R. No. H4/2024-25 in respect of Schedule Property.

REVENUE RECORDS:

Pahanies for the period between 1968-69 and 2024-25 issued by the revenue authorities, in respect of Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab, later phoded as Sy. No. 2/4 measuring 00 Acres 16 Guntas and 0.25 Guntas of Kharab, discloses the name of Sri. Pillappa, Sri. Kolianjinappa, Sri. Pillappa son of Sri. Bayanna, Sri. P. Byre Gowda, son of Late Sri. Pillappa, children of Late Sri. Kolianjinappa namely (i) Sri. Hanumanthappa, (ii) Sri. Pillappa, (iii) Sri. Sanjeevappa and (iv) Sri. Krishnappa and also Sri. Veerabhadrappe Mudda, Sri. Kedarnath Mudda, Smt. Shanthamma, Mr. K. S. M. Shabbir and M/s. Infra Galaxy Private Limited as the owners for the relevant time period. Tippani issued by the revenue authorities in respect of Sy. No. 2 shows the shape of the Larger Property. Hissa Survey Tippani dated 06/02/2015 and RR Pakka Book Extract discloses phodi /

K. S. M. Shabbir

bifurcation of Larger Property in Sy. No. 2 into six sub-divisions i.e., (i) Sy. No. 2/1 measuring 02 Acres 00 Guntas and 01 Gunta of A Kharab, (ii) Sy. No. 2/2 measuring 16 Guntas and 0.25 Guntas of A Kharab, (iii) Sy. No. 2/3 measuring 16 Guntas and 0.25 Guntas of A Kharab, (iv) Sy. No. 2/4 measuring 16 Guntas and 0.25 Guntas of A Kharab i.e., the Schedule Property, (v) Sy. No. 2/5 measuring 16 Guntas and 0.25 Guntas of A Kharab and (vi) Sy. No. 2/6 measuring 01 Acre 07 Guntas. Thereafter Sy. No. 2/6 further phodied on 04/01/2016 into two bifurcations i.e., a portion measuring 31 Guntas was retained with Sy. No. 2/6 and a portion measuring 16 Guntas was assigned with New Sy. No. 2/7. Akarbandh confirms the extent as per pahani in respect of Sy. No. 2/4 i.e., the Schedule Property. Village Map of Gundlahalli Village shows the location of the land bearing Sy. No. 2 of Gundlahalli village. The Endorsement dated 06/09/2018 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, discloses that there are no proceedings initiated under The Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Sy. No. 2/4 along with other survey numbers.

Encumbrance Certificates for the period between 01/04/1940 and 10/09/2024 issued by the Jurisdictional Sub-Registrar are produced and the same discloses the transactions referred to above in respect of Much Larger Property in Sy. No. 2 and later phoded as Sy. No. 2/4 i.e., the Schedule Property and the said Property is free from encumbrance.

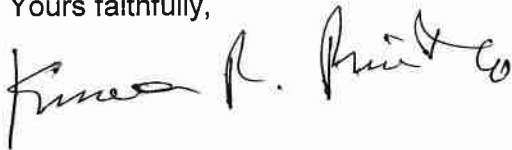
Thus on the basis of the documents referred to above, representations made as above, I am of the opinion that **M/s. Infra Galaxy Private Limited** is the owner of the Schedule Property and their title to the same is free from encumbrances during the periods referred to in the Encumbrance Certificates. While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and in conformity of photo-copies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorized and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral



representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with the records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or Forums or Government Offices in relation to the Schedule Property in respect of any litigations. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and no responsibility will be accepted by me to you or to any third party with regard to this opinion and further this opinion shall not be used as evidence in any courts or other forums or Government/authorities.

All the documents sent to me are returned herewith.

Yours faithfully,



(KUSUMA R. MUNIRAJU),
Advocate.

Kusuma R. Muniraju • Kusuma Kaushik

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

Bangalore,
Date: 31/01/2025.

M/s. INFRA GALAXY PRIVATE LIMITED,
No. 2-102/9(1),
Shop No. 12 & 13,
Second Floor,
Shaama Nandana,
Post Kulai,
Hosabettu,
MANGALORE – 575 019.

Sirs,

Sub: Title Opinion in respect of Agricultural Dry Land measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab, in Sy. No. 2/5 (Old Sy. No. 2) situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore.

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

SL. No	DATE	NATURE OF THE DOCUMENTS
1.		Index of land in respect of Sy. No. 2.
2.		Records of Rights bearing R.R. No. 2 in the name of Sri. V. Adeppa in respect of Sy. No. 2.
3.	28/05/1942	Certified copy of the Sale Deed executed by Sri. V. Adeppa in favour of Sri. K. M. Venkatanarayana registered as Document No. 506/1942-43, Book I, Volume No. 447 at Pages 50 to 51 in the Office of the Sub-Registrar, Devanahalli.
4.		Records of Rights bearing R.R. No. 26 in the name of Sri. K. M. Venkatanarayana.
5.	18/09/1957	Certified copy of the Sale Deed executed by Sri. K. H. Venkatanarayana in favour of Sri. Pillappa, son of Sri. Chikkamunishamappa, registered as Document No. 1506/1957-58, Book I, Volume No. 708, at Pages 121 to 122 in the Office of the Sub-Registrar, Devanahalli.
6.		Records of Rights bearing R.R. No. 49 in the name of Sri. Pillappa.



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7.	15/04/1964	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Kolianjinappa, registered as Document No. 182/1964-65 in Book I, Volume 898 at Pages 59 to 61 in Office of the Sub-Registrar, Devanahalli.
8.		Records of Rights bearing R.R. No. 112 in the name of Sri. Kolianjinappa.
9.		Mutation Register Extract bearing M.R. No. 2/79-80 in the name of Sri. Kolianjinappa.
10.	15/04/1964	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Pillappa, son of Late Sri. Bayanna, registered as Document No. 183/1964-65 in Book I, Volume 896 at Pages 219 to 221 in Office of the Sub-Registrar, Devanahalli.
11.		Records of Rights bearing R. R. No. 111 in the name of Sri. Pillappa, for a portion measuring 02 Acres in Sy.No.2.
12.		Mutation Register Extract bearing M.R. No. 1/1979-80 in respect of Sy. No. 2.
13.	16/07/1968	Certified copy of Sale Deed executed by Sri. Pillappa in favour of Sri. Thammanna, registered as Document No. 1379/1968-69 in Book I, Volume 1009 at Pages 198 to 199 in Office of the Sub-Registrar, Devanahalli.
14.	07/08/2010	Death Certificate of Sri. Pillappa, son of Sri. Byanna disclosing that he died on 04/04/2000 issued by the Chief Registrar of Births and Death, Devanahalli.
15.	24/03/2015	Notarized Affidavit sworn to by Smt. Shanthamma, daughter of Late Sri. Pillappa confirming the family details of her father Sri. Pillappa.
16.		Mutation Register Extract bearing M.R. No. 2/2002-03 in respect of Sy. No. 2 in the name of Sri. Byregowda, son of Late Sri. Pillappa.
17.	28/04/2005	Sale Deed executed by Sri. Byregowda, son of Late Sri. Pillappa along with his wife Smt. Shashikala and two minor children, in favour of Sri. Basavaraj, registered as Document No. DNH-1-00662/2005-06 in Book I and stored in CD No. DNHD48, in Office of the Sub-Registrar, Devanahalli.
18.		Mutation Register Extract bearing M.R. No. 10/2004-05 in respect of Sy. No. 2.
19.	24/11/2012	Decree and Judgement passed in O.S. No. 425/2010 by the Senior Civil Judge & J.M.F.C., at Devanahalli.
20.	30/08/2014	Final Decree passed in F.D.P. No. 2/2013 by the Senior Civil Judge & J.M.F.C, at Devanahalli.

James R. Prud'homme

21.		Mutation Register Extract bearing M.R. No. H2/2014-15 in respect of portion of Sy. No. 2.
22.		Mutation Register Extract bearing M.R. No. T7/2014-15 in respect of phodi of Sy. No. 2.
23.	16/04/2015	Sale Deed executed by Smt. Shanthamma and her two children in favour of Mr. K.S.M. Shabbir, registered as Document No. DNH-1-406/2015-16 in Book I and stored in CD No. DNHD539, in Office of the Sub-Registrar, Devanahalli.
24.	29/10/2015	RRT (Dis)31/2015-16 before the Tahsildar, Devanahalli Taluk.
25.		Mutation Register Extract bearing M.R. No. H6/2015-16 in the name of Mr. K. S. M. Shabbir in respect of Sy. No. 2/5.
26.		Mis. Petition No. 18/2015 filed on the file of The Senior Civil Judge and JMFC, Devanahalli, Bangalore Rural.
27.		Patta Receipt Book in the name of Mr. K.S.M. Shabbir in respect of Sy. No. 2/5.
28.		Land Revenue Paid receipt for the year 2024-25 in respect of Sy. No. 2/5.
29.	16/10/2024	Sale Deed executed by Sri. K.S.M. Shabbir in favour of M/s. Infra Galaxy Private Limited, registered as Document No. DNH-1-12524/2024-25 in Book I of Centralized Data Cell in Electronic Form in the office of the Senior Sub-Registrar, Devanahalli.
30.		Pahanies for the period between 1968-69 and 2024-25 in respect of Sy. No. 2, later Sy. No. 2/5.
31.		Tippani issued in respect of Sy. No. 2.
32.	06/02/2015	Hissa Survey Tippani in respect of Sy. No. 2 phodied and bifurcated as Sy. Nos. 2/1 to 2/6.
33.	04/01/2016	Hissa Survey Tippani in respect of Sy. No. 2/6;
34.		Akarbandh in respect of Sy. No. 2/5.
35.		Village Map of Gundlahalli Village;
36.	06/09/2018	Endorsement issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura disclosing that there are no proceedings initiated under The Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Sy. No. 2/5.
37.		Encumbrance Certificate for the period between 01/04/1940 to 31/03/1970 with respect to Much Larger Property Sy. No. 2.

Amma R. Amma

38.		Nil Encumbrance Certificate for the period between 31/03/1970 and 31/03/2004 with respect to Much Larger Property in Sy. No. 2.
39.		Encumbrance Certificate for the period between 01/04/2004 and 31/03/2010 with respect to portion of Larger Sy. No. 2.
40.		Nil Encumbrance Certificate for the period between 01/04/2010 and 18/02/2015 in respect of Sy. No. 2/5.
41.		Encumbrance Certificate for the period between 18/02/2015 and 29/04/2019 with respect to portion of Larger Sy. No. 2.
42.		Encumbrance Certificate for the period between 01/04/2019 to 10/09/2024 with respect to Sy. No. 2/5.

DESCRIPTION OF THE PROPERTY:

All that piece and parcel of the Agricultural Dry Land measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab, in Sy. No. 2/5, (Old Sy. No. 2) situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore and bounded by:

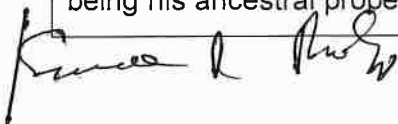
East : Land bearing Sy No. 2/4;
West : Land bearing Sy No. 2/7 and Sy. No. 20;
North : Land bearing Sy No. 20; and
South : Land bearing Sy. No. 2/6.

SOURCE OF TITLE:

The above land shall hereafter be referred to as Schedule Property for convenience.

The Schedule Property earlier formed portion of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab which in turn forms part of a Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab totally measuring 04 Acres 33 Guntas, situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

As seen from the Index of Land and Records of Rights bearing R.R. No. 2, it is seen that Sri. V. Adeppa was the owner of Much Larger Property in Sy. No. 2, the same being his ancestral property.



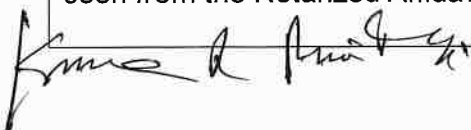
The said Sri. V. Adeppa sold the Much Larger Property in favour of one Sri. K. M. Venkatanarayana in terms of a Sale Deed dated 28/05/1942 registered as Document No. 506/1942-43, Book I, Volume No. 447 at Pages 50 to 51 in the Office of the Sub-Registrar, Devanahalli. Index of Land and Records of Rights bearing R.R. No. 26 discloses Sri. K. M. Venkatanarayana as the owner in respect of the Much Larger Property.

Later, the said Sri. K. H. Venkatanarayana sold the Larger Property in favour of Sri. Pillappa, son of Sri. Chikkamunishamappa, in terms of a Sale Deed dated 18/09/1957 registered as Document No. 1506/1957-58 in Book I, Volume No. 708 at Pages 121 to 122 in the Office of the Sub-Registrar, Devanahalli and his name was entered in the Revenue Records as per Records of Rights bearing R. R. No. 49.

The said Sri. Pillappa later sold portions of the Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab in the following manner:

- (i) Sri. Pillappa sold the Northern portion of the Much Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta Kharab land in favour of one Sri. Kolianjinappa in terms of a Sale Deed dated 15/04/1964 registered as Document No. 182/1964-65, in Book I, Volume 898 at pages 59 to 61, in the office of the Sub-Registrar, Devanahalli. The revenue records were transferred in his name vide the Records of Rights bearing R. R. No. 112 and Mutation Register Extract bearing M. R. No. 2/1979-80 discloses Sri. Kolianjinappa as the owner.
- (ii) Sri. Pillappa sold the Middle portion of the Much Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta Kharab i.e., the Larger Property herein, in favour of one Sri. Pillappa, son of Late Sri. Bayanna, in terms of a Sale Deed dated 15/04/1964 registered as Document No. 183/1964-65, in Book I, Volume 896 at pages 219 to 221 in the office of the Sub-Registrar, Devanahalli. Since then Sri. Pillappa started enjoying as the owner thereof and the revenue records were transferred in his name vide the Records of Rights bearing R.R. No. 111 and the Mutation Register Extract bearing M. R. No. 1/1979-80.
- (iii) Sri. Pillappa sold a portion of the Much Larger Property in Sy. No. 2 measuring 31 Guntas of land in favour of one Sri. Thammanna, son of Sri. Marappa, in terms of a Sale Deed dated 16/07/1968 registered as Document No. 1379/1968-69, in Book I, Volume 1009 at pages 198 to 199 in the office of the Sub-Registrar, Devanahalli.

Since then Sri. Pillappa, son of Sri. Bayanna started enjoying as the owner for a portion of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab. Subsequently the said Sri. Pillappa died on 04/04/2000 as evident from the Death Certificate dated 07/08/2010 issued by the Chief Registrar of Births and Death. As seen from the Notarized Affidavit dated 24/03/2015, sworn to by Smt. Shanthamma

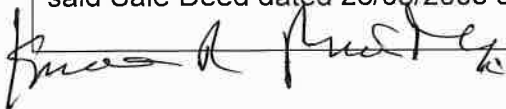


daughter of Late Sri. Pillappa, and the same confirms the family members of her father Late Sri. Pillappa i.e., Sri. Pillappa married Smt. Muniyamma and begot five children namely 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamalamma, 4) Smt. Shanthamma and 5) Sri. Byregowda. From the said Family Tree, it is seen that Sri. Pillappa and his wife Smt. Muniyamma are no more.

The revenue records were transferred in the name of Sri. Byregowda, son of Late Sri. Pillappa, in terms of the Mutation Register Extract bearing M.R. No. 2/2002-03 in respect Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas.

Thereafter, Sri. Byregowda alongwith his wife Smt. Shashikala and their minor children Master. Ranjit, Kum. Priyanka and Master. Madan, represented by their father Sri. Byregowda, sold the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas in favour of one Sri. Basavaraj, son of Sri. Vajinath Bhairappa, in terms of a Sale Deed dated 28/04/2005 Registered as Document No. DNH-1-00662/2005-06 in Book I and stored in CD No. DNHD48 in the Office of the Sub-Registrar, Devanahalli. Since then he started enjoying the same as the owner thereof and the revenue records were transferred in the name of Sri. Basavaraj vide the Mutation Register Extract bearing M.R. No. 10/2004-05 in respect of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas. In the said Sale Deed four daughters of Late Sri. Pillappa named below had not joined the sale of the said Larger Property.

Later daughters of Late Sri. Pillappa, viz., 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamalamma and 4) Smt. Shanthamma (**Plaintiffs**) filed suit against 1) Sri. P. Byregowda, 2) Smt. Shashikala and 3) Sri. Basavaraj (**Defendants**), bearing O.S. No. 425/2010 on the file of Senior Civil Judge and J.M.F.C., at Devanahalli, Bangalore Rural seeking for (i) partition and separate possession of their 1/5th share each in respect of the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and (ii) Sale Deed dated 28/04/2005 executed by Sri. P. Byregowda and his family members in favour of Sri. Basavaraj is not binding on them. The said suit was decreed on 24/11/2012 wherein (i) Defendant Nos. 1 and 2 were placed exparte, though Defendant 3 appeared through his counsel, but failed to contest the suit by filing his written statement, hence Defendant No. 3 was placed ex-parte and (ii) the Honorable Court declared that Plaintiffs are entitled to 1/5th share each and (iii) the Sale Deed dated 28/04/2005 executed by Defendant Nos. 1 and 2 on behalf of his minor children in favour of Defendant No. 3, is not binding on the shares of the Plaintiffs and the said Sale Deed dated 28/05/2005 shall remain intact to the share Defendant No. 1 is



concerned namely to the extent of 00 Acre 16 Guntas in the Larger Property. In terms of Preliminary Decree in O.S. No. 425/2010, the Final Decree Proceedings were filed in F.D.P. No. 2/2013 on the file of The Senior Civil Judge and JMCF, Devanahalli by 1) Smt. Anandamma, 2) Smt. Bhagyamma, 3) Smt. Kamamma and 4) Smt. Shanthamma against 1) Sri. P. Byregowda, 2) Smt. Shashikala and 3) Sri. Basavaraju, to effect the partition of Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and deliver possession of 1/5th share of each demarcated by The Tahsildar, Devanahalli. The said suit was disposed of in terms of Final Decree dated 30/08/2014 passed on 18/09/2014 wherein the Petitioners/Plaintiffs were allotted 1/5th share i.e., 16 Guntas each in the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas as demarcated by The Tahsildar, Devanahalli Taluk, vide Sketch dated 23/07/2014 issued by The Surveyor, Devanahalli Taluk. The shares allotted in the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas are detailed below:

- i. Schedule A – a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Anandamma.
- ii. Schedule B- a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Bhagyamma.
- iii. Schedule C- a portion measuring 16 Guntas in Sy. No. 2 was allotted to the share of Smt. Kamamma, and
- iv. Schedule D- a portion measuring 16 Guntas in Sy. No. 2 was allotted the share of Smt. Shanthamma i.e., the Schedule Property herein.
- v. Schedule E - Sri. Basavaraj who had purchased the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas from Sri. Byregowda in terms of a Sale Deed 28/04/2005 was allotted 1/5th share in the Larger Property i.e., measuring 16 Guntas in Sy. No. 2.

and accordingly revenue records were mutated in their respective names in the Larger Property in Sy. No. 2 measuring 02 Acres 00 Guntas and 01 Gunta of Kharab vide Mutation Register Extract bearing M.R. No. H2/2014-15.

The Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab totally measuring 04 Acres 33 Guntas was phoded/bifurcated into six Sub-divisions i.e., Sy. Nos. 2/1 to 2/6 and thereafter Sy. No. 2/6 measuring 01 Acre 07 Guntas was further sub-divided into two sub-divisions wherein a portion measuring 31 Guntas was retained with old Sy. No. 2/6 and the remaining portion measuring 16 Guntas was allotted as Sy. No. 2/7. The details of the same are detailed below:

for the Plaintiff

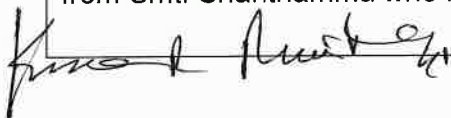
Sy. No.	Extent		
	Acres	Guntas	Kharab
2/1	02	00	01
2/2	00	16	0.25
2/3	00	16	0.25
2/4	00	16	0.25
2/5	00	16	0.25
2/6	00	31	
2/7	00	16	
	04	31	02

The Mutation Register Extract bearing M.R. No. T7/2014-15 discloses the sub-division of Much Larger Property in Sy. No. 2 as Sy. Nos. 2/1 to 2/6 and further disclosing (i) Sri. Hanumanthappa and his three brothers as the owners in respect of Sy. No. 2/1, (ii) Smt. Anandamma as the owner in respect of Sy. No. 2/2, (iii) Smt. Bhagyamma as the owner in respect of Sy. No. 2/3, (iv) Smt. Kamamma as the owner in respect of Sy. No. 2/4, (v) Smt. Shanthamma as the owner in respect of Sy. No. 2/5 i.e., Schedule Property herein, (vi) Sri. Veerabhadrapa as the owner in respect of Sy. No. 2/6 and (vii) Sri. Basavaraj as the owner in respect of Sy. No. 2/7 as the owners in respect of their respective phoded portions as mentioned in the table above.

Since then Smt. Shanthamma started enjoying as the owner in respect of Sy. No. 2/5 measuring 00 Acre 16 Guntas and 0.25 Guntas of Kharab i.e., Schedule Property.

Later Smt. Shanthamma alongwith her two children Sri. Manjunath and Sri. Nagaraj sold the Schedule Property in favour of Mr. K. S. M. Shabbir, in terms of the Sale Deed dated 16/04/2015 registered as Document No. DNH-1-00406-2015-16 of Book I, stored in CD No. DNHD539, in the office of the Sub-Registrar, Devanahalli.

Mr. K. S. M. Shabbir made application for transfer of mutation in his name in respect of Schedule Property, however Sri. Basavaraju filed his objection not to transfer mutation in the name of Sri. K. S. M. Shabbir and further stating that he had purchased Larger Property from family members of Late Sri. Pillappa under Sale Deed dated 28/04/2005 and has filed a Miscellaneous Petition bearing No. Mis.18/2015 in O.S. No. 425/2010 before The Court of Senior Civil Judge and JMFC, Devanahalli, Bangalore Rural, which is still pending before the Honorable Court. Hence Mr. K.S.M. Shabbir filed RRT (Dis) 31/2015-16 on the file of the Tahsildar, Devanahalli Taluk, against Sri. Basavaraju, claiming that he is the owner of the said Property having acquired the same in terms of the Sale Deed 17/04/2015 registered as Document No. 406/2015-16 from Smt. Shanthamma who had acquired by virtue of Court Order and Decree in



O. S. No. 425/2010 and F.D.P. No. 2/2013 from the Court of Senior Civil Judge and J.M.F.C, Devanahalli, Bangalore Rural dated 20/08/2014. The Tahsildar passed the Order on 29/10/2015 giving permission for transfer of mutation in the name of Mr. K. S. M. Shabbir subject to the Judgement passed in the Mis. Petition. No. 18/2015 which is pending before The Court of Senior Civil Judge and JMFC, Devanahalli.

Based on the Order dated 29/10/2018 passed in RRT(Dis)31/2015-16, the revenue records were transferred in the name of Mr. K.S.M. Shabbir vide Mutation Register Extract bearing M.R. No. H6/2015-16 in respect of Schedule Property.

The aforesaid Sri. Basavaraju long after passing of the Decree referred to above, filed Mis. Petition No. 18/2015 against Smt. Anandamma, Smt. Bhagayamma, Smt. Kamalamma, Smt. Shanthamma, Sri. P. Byre Gowda and Smt. Shashikala on the file of The Court of Senior Civil Judge and JMFC, Devanahalli, to set aside the exparte decree and to restore the suit on file on the ground of his ill health and for other reliefs as per Petition is pending for disposal. By this time the Final Decree has already been passed and the Larger Property is partitioned by metes and bounds, as per law and allotting there 1/5th share i.e., 16 Guntas each in favour of the aforesaid four daughters. The Decree clearly indicates that Sri. Basavaraj having not purchased the entire extent from all the children of Late Sri. Pillappa and he is only entitled to the share of Sri. Byre Gowda to the extent of 16 Guntas. Under above circumstances, prima facie Sri. Byre Gowda could not have sold other than his 1/5th share in the Larger Property. The said Sri. Basavaraj has approached Court to set aside the Decree after a lapse of 2 years 5 months. The facts of the case disclose that there is no dispute that the four daughters are the sisters of the said Sri. Byre Gowda. Even if the said Petition is allowed the end result in the suit may not be different from what has been decreed. Notwithstanding the same the title of the present owner is subject to the Mis. Petition No. 18/2015.

The Patta Receipt Book issued by the Village Accountant, Bidaluru Revenue Circle, Avati Hobli, Devanahalli Taluk discloses Mr. K. S. M. Shabbir as the owner in respect of the Schedule Property. The said Mr. K.S.M.Shabbir being the owner had paid the land revenue for the year 2024-25 as evident from the Land Revenue Paid Receipt dated 14/08/2025 in respect of the Schedule Property.

Thereafter the said Sri. K.S.M. Shabbir also known as Karkala Syed Mohammed Shabbir sold the Schedule Property in favour of M/s. Infra Galaxy Private Limited in terms of Sale Deed dated 16/10/2024 registered as Document No. DNH-1-12524-2024-25 of Book I, of Centralized Data Cell in Electronic Form in the office of the Senior


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Sub-Registrar, Devanahalli. Since then M/s. Infra Galaxy Private Limited started enjoying as the owner of the Schedule Property and the revenue records were transferred in the name of M/s. Infra Galaxy Private Limited vide the Mutation Register Extract bearing M.R. No. H3/2024-25 in respect of Schedule Property.

REVENUE RECORDS:

Pahanies for the period between 1968-69 and 2024-25 issued by the revenue authorities, in respect of Much Larger Property in Sy. No. 2 measuring 04 Acres 31 Guntas and 02 Guntas of Kharab, later phoded as Sy. No. 2/5 measuring 00 Acres 16 Guntas and 0.25 Guntas of Kharab, discloses the names of Sri. Pillappa, Sri. Kolianjinappa, Sri. Pillappa son of Sri. Bayanna, Sri. P. Byre Gowda, (son of Late Sri. Pillappa), children of Late Sri. Kolianjinappa namely (i) Hanumanthappa, (ii) Sri. Pillappa, (iii) Sri. Sanjeevappa and (iv) Sri. Krishnappa, and also Sri. Veerabhadrappa Mudda, Sri. Kedarnath Mudda, Smt. Shanthamma, Mr. K. S. M. Shabbir and M/s. Infra Galaxy Private Limited as the owners for the relevant time period. Tippani issued by the revenue authorities in respect of Sy. No. 2 shows the shape of the Larger Property. Hissa Survey Tippani dated 06/02/2015 and RR Pakka Book Extract discloses phodi / bifurcation of Larger Property in Sy. No. 2 into six sub-divisions i.e., (i) Sy. No. 2/1 measuring 02 Acres 00 Guntas and 01 Gunta of A Kharab, (ii) Sy. No. 2/2 measuring 16 Guntas and 0.25 Guntas of A Kharab, (iii) Sy. No. 2/3 measuring 16 Guntas and 0.25 Guntas of A Kharab, (iv) Sy. No. 2/4 measuring 16 Guntas and 0.25 Guntas of A Kharab, (v) Sy. No. 2/5 measuring 16 Guntas and 0.25 Guntas of A Kharab and (vi) Sy. No. 2/6 measuring 01 Acre 07 Guntas. Thereafter Sy. No. 2/6 further phodied on 04/01/2016 into two bifurcations i.e., a portion measuring 31 Guntas was retained with Sy. No. 2/6 and a portion measuring 16 Guntas was assigned with New Sy. No. 2/7. Akarbandh confirms the extent as per pahani in respect of Sy. No. 2/5 i.e., the Schedule Property. Village Map of Gundlahalli Village shows the location of the land bearing Sy. No. 2 of Gundlahalli village. The Endorsement dated 06/09/2018 issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, discloses that there are no proceedings initiated under The Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Schedule Property.

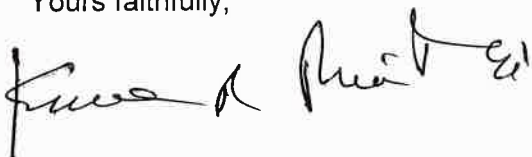
Encumbrance Certificates for the period between 01/04/1940 and 10/09/2024 issued by the jurisdiction Sub-Registrar, are produced and the same discloses the transactions referred to above in respect of Much Larger Property in Sy. No. 2 and later phoded as Sy. No. 2/5 i.e., the Schedule Property and the same is free from encumbrance.



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

All the documents sent to me are returned herewith.

Yours faithfully,



(KUSUMA R. MUNIRAJU),
Advocate.

Kusuma R. Muniraju • Kusuma Kaushik

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

Bangalore,
Dt: 23/07/2025.

M/s. INFRA GALAXY PRIVATE LIMITED,

No. 2-102/9(1), Shop Nos. 12 & 13,
Second Floor,
Shaama Nandana,
Postal Kulai, Hosabettu,
Mangalore – 575 019.

Sirs,

Sub: Title Opinion in respect of Property bearing Sy. No.24 measuring 04 Acres 08 Guntas and 02 Guntas Kharab land situated in Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk.

*_*_*_*_*_*

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

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	25/05/1944	Sale Deed executed by Sri. Munisonnappa in favour Sri. T.S. Ramaiah registered as Document No. 1698/1943-44 in Book-I, Volume-472 at Pages 129 to 136 in Office of Sub-Registrar Devanahalli, Bangalore.
2.	31/05/1957	Sale Deed executed by Sri. T.S. Ramaiyah in favour of Sri. Munishamappa Registered as Document No. 513/1957-58 in Book-I, Volume-698 at Pages 233 to 235 in Office of Sub-Registrar Devanahalli, Bangalore.
3.	27/01/1959	Sale Deed executed by Sri. Munishamappa in favour of Sri. Anjinappa Registered as Document No. 2940/1958-59 in Book-I, Volume-745 at Pages 242 to 245 in Office of Sub-Registrar Devanahalli, Bangalore.
4.	30/10/1974	Sale Deed executed by of Sri. Dodda Subbanna and Sri. Chikka Subbana (sons of Late. Anjinappa) in favour of Sri. Kempanna Registered as Document No. 3455/1974-75 in Book-I, Volume-1156 at Pages 103 to 105 in Office of Sub-Registrar Devanahalli, Bangalore.
5.	28/07/1978	Mortgage Deed Registered on 31/07/1978 as Document No. 1378/1978-79 in Book-I, SF Volume at Pages 28 to 42 by Kempanna.

Kusuma R. Muniraju

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6.	19/04/2006	Deed of Discharge Registered as Document No.893/2006-07, Book-I and stored in C.D. No. DNHD87 registered in the Office of the Sub-Registrar, Devanahalli, Bangalore.
7.	10/01/1990	Panchayath Parikhath dated 10/01/1990 executed between the children of 2 nd wife of Sri. Kempanna i.e., Smt. Sheshamma namely Sri. Ramanna, Sri. Muniyappa, Sri. Muniyappa and Sri. Keshava Murthy.
8.		Mutation Register with M.R.No 4/1998-99 in name of Sr. Rammana , Sri Muniyappa , Sri Muniyappa and Smt. Rajamma in Sy.No.24.
9.	06/03/2006	Partition Deed in terms of Deeds of Panchayath Parikhath amongst the children of the said Sri. Kempanna, through his first wife namely Sri. Munikrishnappa and children of second wife i.e., Smt. Sheshamma namely Sri. Ramanna, Sri. Muniyappa, Sri. Muniyappa and Sri. Keshava Murthy since dead his wife Smt. Rajamma.
10.	15/04/2006	Sale Deed executed by Smt. Rajamma and others in favour of Sri. K.V. Manjula registered as Document No.363/2006-07, Book-I and stored in C.D. No. DNHD85 in the Office of the Sub-Registrar, Devanahalli
11.		Mutation Register with M.R. No. 7/2005-06 in name of K.V. Manjula measuring 02 Acres in Sy. No. 24.
12.	15/04/2006	Sale Deed executed by Sri. Ramanna and others in favour of Smt. K.V. Sudha Registered as Document No. 365/2006-07 in Book-I, stored in C.D. No. DNHD85 in Office of Sub-Registrar Devanahalli, Bangalore for 02 Acres 08 Guntas.
13.		Mutation Register Extract bearing M.R. No. 8/2005-06 in name of Smt. K.V Sudha measuring 02 Acres 08 Guntas in Sy. No. 24.
14.	07/09/2007	Sale Deed executed by Smt. K.V. Sudha and Smt K.V. Manjula and in favour of Mr. Salman Sayed Registered as Document No. 3257/2007-08 in Book-I, stored in C.D. No. DNHD136 in Office of Sub-Registrar Devanahalli, Bangalore.
15.		Mutation Register Extract bearing M.R. No. 6/2007-08 in name of Mr. Salman Sayed measuring 04 Acres 08 Guntas in Sy. No.24
16.	26/03/2014	Sale Deed executed by Mr. Salman Sayed in favour of Mr. K.S.M. Shabbir Registered as Document No. 10512/2013-14 in Book-I, stored in C.D. No. DNHD375 in Office of Sub-Registrar Devanahalli, Bangalore.
17.		Mutation Register Extract bearing M.R. No. H4/2013-14 in the name of Sri. K.S.M.Shabbir measuring 04 Acres 08 Guntas in Sy. No. 24.

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18. ✓	16/10/2024	Sale Deed executed by Mr.K.S.M. Shabbir in favour of M/s. Infra Galaxy Private Limited Registered as Document No. 12519/2024-25 in Book-I, in Office of Sub-Registrar Devanahalli, Bangalore.
19. ✓		Mutation Register Extract bearing M.R. No. H8/2024-25.
20. ✓		Mutation Register Extract bearing M.R. No. T6/2024-25 in respect of Sy. No. 24.
21. ✓		Index of Lands issued by Tahsildar, Devanahalli, Bangalore shows the name of Sri. Kempanna as owner of portion of Property measuring 04 Acres 08 Guntas Land in Sy. No.24.
22. ✓		Pahanies from 1964-65, 1968-69 to 2024-25 issued by jurisdictional Revenue Authority in respect of property bearing Sy. No. 24
23. ✓		Akarbandh issued by Revenue Authorities, Devanahalli, Bengaluru for Sy.No.24
24. ✓		Village map of Gundalahalli
25. ✓		Family Tree of Mr. K Munikrishnappa issued by Village Accountant.
26. ✓		Family Tree of Mr. Kempanna issued by Village Accountant.
27. ✓	17/02/2006	Endorsement bearing no. L.R.F(79 A,B)C.R 1339/2005-06 issued by Tahsildar, Devanahalli Taluk.
28. ✓	31/10/2008	Order Bearing bearing No. L.R.F.(De)240/2007-08 issued by Assistant Commissioner, Dodaballapura, Sub-Division, Bangalore.
29. ✓	06/09/2018	Endorsement bearing No. PTCL(DE)CR(HIM)-232/2018 issued by the Assistant Commissioner, Doddaballapur, Bangalore.
30. ✓	16/02/2006	Endorsement bearing No. L.R.F:7 A.C.R:770/2005-06 issued by Tahsildar, Devanahalli Taluk.
31. ✓	17/02/2006	Endorsement bearing No. L.R.F:C.R:1340/2005-06 issued by Tahsildar, Devanahalli, Bengaluru.
32. ✓		Patta Book issued by the Village Accountant, Bidaluru reveals the name of Mr. K.S.M Shabbir as owner of Property bearing Sy.No.24
33. ✓	17/05/2000	Land revenue paid receipt for year 1999-2000 issued by Village Accountant, Bidaluru.

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34.	01/02/2023	Land Revenue paid receipt for year 2022 issued for Sy. No. 24 by Village Accountant shows name of Mr. K.S.M. Shabbir.
35.	14/08/2024	Land revenue paid receipt for year 2023-2024 issued by Village Accountant, Bidaluru.
36.		Encumbrance Certificates for the period from 01/04/1920 to 31/03/2004, 01/04/1959 to 30/04/2004, 01/04/2004 to 01/03/2019, 26/03/2014 to 26/03/2014, 01/04/2004 to 31/08/2024, 01/09/2024 to 31/01/2025 in respect of Sy.No.24.

DESCRIPTION OF THE PROPERTY: -

All that Property measuring 04 Acres 08 Guntas and 02 Guntas Kharab in Sy.No.24 (Old Sy.No.5) situated in Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk and bounded by:

East : Property bearing Sy.No.5 of Gundlahalli Village,
 West : Property bearing Sy.No.1,
 North : Property bearing Sy.No.23 and;
 South : Property bearing Sy.No.25.

(Boundaries as per the Sale Deed dated 16/10/2024)

SOURCE OF TITLE:

The property referred to above will be hereinafter referred to as 'Schedule Property' for convenience.

The Schedule Property earlier formed portion of Property in Sy. No. 5 consisting of four Blocks A, B, C and D having a uniform extent of 04 Acres each, which was later converted into four survey numbers i.e., Sy. No. 22 measuring 04 Acres 03 Guntas, Sy. No. 23 measuring 04 Acres 13 Guntas, Sy. No. 24 measuring 04 Acres 10 Guntas i.e., the Schedule Property herein, and Sy. No. 25 measuring 04 Acres 17 Guntas, as evident from the recitals of the Sale Deed dated 25/05/1944 registered as Document No. 1698/1943-44.

The properties in four blocks including the Schedule Property i.e., Sy. No. 24 measuring 04 Acres 08 Guntas and 02 Guntas of Kharab, was acquired by one Sri. Munisonnappa, son of Sri. Hutchappa, under Grant Certificate dated 03/12/1939 issued by the Government as evident from the recitals of the Sale Deed dated 25/05/1944.

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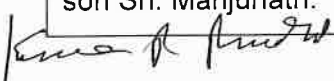
Thereafter, the said Sri. Munisonnappa sold the said four blocks which was converted into Sy. No. 22 measuring 04 Acres 03 Guntas, Sy. No. 23 measuring 04 Acres 13 Guntas, Sy. No. 24 measuring 04 Acres 10 Guntas i.e., the Schedule Property and Sy. No. 25 measuring 04 Acres 17 Guntas alongwith the other properties in favour of Sri.T.S. Ramaiyah, son of Sri. I. V. Subramania. A. Iyar, vide the Sale Deed dated 25/05/1944 registered as Document No. 1698/1943-44 in Book-I, Volume 472 at Pages 129 to 136 in Office of Sub-Registrar, Devanahalli and his name was entered in the Revenue Records as per Records of Rights bearing R. R. No.30.

The said Sri. T. S. Ramaiyah, sold the Schedule Property alongwith the other three properties, in favour of Sri. Munishamappa, son of Sri. Thamanna, vide the Sale Deed dated 31/05/1957, Registered as Document No. 513/1957-58 of Book I, Volume No. 698, Pages 233 to 235, in the Office of the Sub-Registrar, Devanahalli. Index of Land issued by the Revenue Authorities discloses Sri. Munishamappa as the owner in terms of Records of Rights bearing R.R. No. 46.

Thereafter, Mr. Munishamappa sold the Schedule Property in favour of Mr. Anjinappa in terms of Sale Deed dated 27/01/1959 registered as Document No. 2940/1958-59, Book-I, Volume 745 at pages 242 to 245 in Office of Sub-Registrar, Devanahalli. Later, Mr. Anjinappa died intestate and the two sons of Mr. Anjinappa namely Sri. Dodda Subbanna and Sri. Chikka Subbana sold the Scheduled Property in terms of Sale Deed dated 30/10/1974 in favour of Sri. Kempanna Registered as Document No. 3455/1974-75 in Book-I, Volume-1156 at Pages 103 to 105 in Office of Sub-Registrar Devanahalli, Bangalore.

Subsequently, Sri Kempanna mortgaged the Schedule Property in favour of Canara Bank, Devanahalli in terms of Mortgage Deed dated 28/07/1978 registered on 31/07/1978 as Document No.1378/1978-79, Book-I, SF Volume 28 at page 42 and the said Sri. Kempanna later discharged the said mortgage vide Deed of Discharge dated 19/04/2006 registered as Document No. 893/2006-07 Book-I and stored in C.D. No. DNHD87 in the office of the Sub-Registrar, Devanahalli.

Thereafter, the said Sri. Kempanna through his first wife begot a son namely Sri. K. Munikrishnappa and through his second wife Smt. Sheshamma, begot four children namely (1) Sri. Ramanna, (2) Sri. Muniyappa, (3) Sri. Muniyappa and (4) Sri.Keshava Murthy. The above is confirmed by the Family Tree of Sri. Kempanna. The aforesaid Sri. Keshava Murthy dies intestate leaving behind him, his wife Smt. Rajamma and his son Sri. Manjunath.

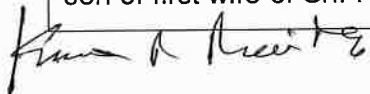


Subsequently there was partition amongst the children of Sri. Kempanna through his second wife namely (1) Sri. Ramanna, (2) Sri. Muniyappa, (3) Sri. Muniyappa and (4) wife of predeceased son Sri. Keshava Murthy namely Smt. Rajamma, the Scheduled Property was allotted in terms of Memorandum of Partition dated 10/01/1990 in terms of Deed of Panchayath Parikath amongst the children of the said Sri. Kempanna. The Schedule Property was allotted to:

1. Sri. Ramanna an extent of land measuring 00 Acre 32 Guntas,
2. Sri. Muniyappa was allotted an extent of land measuring 00 Acre 32 Guntas,
3. Sri. Muniyappa was allotted an extent of 01 Acre 32 Guntas and
4. Smt. Rajamma (wife of late Sri. Keshava Murthy, the predeceased son of Sri. Kempanna) was allotted 00 Acre and 32 Guntas. All the allottees started enjoying their respective shares in the Schedule Property. And their names were entered in the Revenue Records as per Mutation Register Extract bearing M.R. No 4/1998-99.

Thereafter Sri. K. Munikrishnappa (son of first wife of Sri. Kempanna) and the children of 2nd wife of Sri. Kempanna namely Sri. Ramanna, Sri. Muniyappa, Sri. Muniyappa and Sri. Keshava Murthy since he is demised his wife Smt. Rajamma had entered into a Panchayath Parikhath dated 06/03/2006 wherein the Schedule B mentioned therein i.e., Sy. No. 24 measuring 04 Acres 08 Guntas was jointly allotted to the share of 2nd wife of Sri. Kempanna i.e., Smt. Sheshamma, her four children namely Sri. Ramanna, Sri. Muniyappa, Sri. Muniyappa and Smt. Rajamma. Accordingly, the other properties morefully mentioned in Schedule A thereunder was allotted to the share of Sri. K. Munikrishnappa.

Later, the said Sri. Kempanna, his second wife Smt. Sheshamma, their children and grandchildren namely (i) Sri. Ramanna alongwith his son Sri. Ashok, (ii) Sri. Muniyappa alongwith his children Sri. Chandra and Sri. Ramesh, (iii) Sri. Muniyappa alongwith his children Sri. Chennakrishna and Sri. Murthy, (iv) since their fourth son Sri. Keshava Murthy is demised his wife Smt. Rajamma alongwith her son Sri. Manjunath sold a portion of 00 Acre 32 Guntas and 01 Acre 08 Guntas (out of 01 Acre 32 Guntas) totally measuring a portion of 02 Acres in Sy. No. 24, in favour of Smt. K. V Manjula in terms of Sale Deed dated 15/04/2006 registered as Document No.363/2006-07, Book-I and stored in C.D.No. DNHD85 in the Office of the Sub-Registrar, Devanahalli, wherein the son of first wife of Sri. Kempanna i.e., Sri. K. Munikrishnappa and his children namely

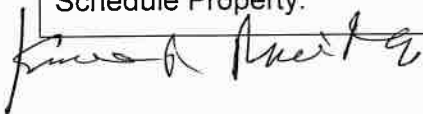


Sri. Ganesh, Sri. Manjunatha and Sri. Murali have signed as consenting witnesses. Thus Smt. K. V. Manjula purchased an extent of 02 Acres 00 Guntas and 02 Guntas of Kharab in the Scheduled Property and started enjoying the property and her name was entered in the Revenue Records as per Mutation Register Extract bearing M.R.No.7/2005-06.

Likewise, the said Sri. Kempanna, his second wife Smt. Sheshamma, their children and grandchildren (i) Sri. Ramanna alongwith his son Sri. Ashok, (ii) Sri. Muniyappa alongwith his children Sri. Chandra and Sri. Ramesh, (iii) Sri. Muniyappa alongwith his children Sri. Chennakrishna and Sri. Murthy, (iv) since their fourth son Sri. Keshava Murthy is demised his wife Smt. Rajamma alongwith her son Sri. Manjunath sold a portion of 00 Acre 32 Guntas, remaining portion of 32 Guntas and a portion measuring 24 Guntas totally measuring 02 Acres 08 Guntas in Sy. No. 24 in favour of the Smt. K.V. Sudha in terms of Sale Deed dated 15/04/2006 Registered Document No. 365/2006-07 in Book-I, stored in C.D. No. DNHD85 in Office of Sub-Registrar Devanahalli wherein the son of first wife of Sri. Kempanna i.e., Sri. K. Munikrishnappa and his children namely Sri. Ganesh, Sri. Manjunatha and Sri. Murali have signed as consenting witnesses. Thus Smt. K. V. Sudha purchased an extent of 02 Acres 08 Guntas in the Schedule Property and started enjoying the property and her name was entered in the Revenue Records as per Mutation Register Extract bearing M.R.No.8/2005-06.

Thereafter, the said Smt. K. V. Manjula and Smt. K.V. Sudha sold the entire extent in the Schedule Property in favour of one Sri. Salman Sayed in terms of Sale Deed dated 07/09/2007 registered as Document No. 3257/2007-08 in Book-I, stored in C.D. No. DNHD136 in Office of Sub-Registrar Devanahalli. And Sri. Salman Syed became absolute owner of the Schedule Property and his name was entered in the Revenue Records as per Mutation Register Extract bearing M.R.No.6/2007-08.

Thereafter, Sri Salman Sayed sold the Schedule Property in favour of Sri.K.S.M. Shabbir in terms of Sale Deed dated 26/03/2014 registered Document No. 10512/2013-14 in Book-I, stored in C.D. No. DNHD375 in Office of Sub-Registrar, Devanahalli and his name was entered in the Revenue Records as khatedar as per Mutation Register Extract bearing M.R.No.H4/2013-14. Thus Sri. K.S.M. Shabbir started enjoying the Schedule Property and became the absolute owner of the Schedule Property.



Thereafter, Sri.K.S.M. Shabbir (also known as Karkala Syed Mohammed Shabbir) sold the Schedule Property in favour of M/s. Infra Galaxy Private Limited in terms of Sale Deed dated 16/10/2024 registered as Document No. 12519/2024-25 in Book-I, in Office of Sub-Registrar Devanahalli and its name was entered in the Revenue Records as khatedar as per Mutation Register Extract bearing M.R. No. H8/2024-25.

Regarding Revenue Records, Index of Lands issued by the Revenue Authorities discloses the name of Sri. Munisonappa, Sri. T.S. Ramaiyah, Sri Munishamappa, Sri Anjinappa and Sri.Kempanna as earlier owners and khatedars of the Schedule Property measuring 04 Acres 08 Guntas in Sy.No.24. Pahani Thakte for the period of 1964-65 shows the larger Property in Sy.No.5 measuring with total extent of 61 Acres 03 Guntas was a Gomala Land. Pahanies for the year between 1968 and 2025 reflects Sy.No.24 measuring 04 Acres 08 Guntas which records the names of Sri.Puttanna, Sri.Kempanna, Sri.Ramanna, Sri.Muniyappa, Sri.Muniyappa, Smt.Rajamma, Smt. K. V. Manjula, Smt. K.V. Sudha, Mr. Salman Syed, Mr K.S.M. Shabbir and M/s. Infra Galaxy Private Limited as owners and khatedars of the Schedule Property during the relevant period of time. The said Pahanies disclose that there were proceedings in The City Civil Court with O.S No.172/2009 however during the pendency of the suit the parties to the suit settled the dispute and on payment of certain money to Plaintiff by Mr. K.S.M. Shabbir and as per the memo dated 15/03/2024, and accordingly as seen from the Order sheet it is pertinent to note that the Suit was dismissed. Pursuant to the dismissal of the suit bearing O.S. No. 172/2009, mutation was transferred in the name of M/s Infra Galaxy Private Limited vide the Mutation Register Extract bearing M.R. No. T6/2024-25 in respect of Sy. No. 24 and since then M/s. Infra Galaxy Private Limited started enjoying as the absolute owner thereof in respect of the Schedule Property. It is pertinent to note that in the said mutation the suit number is mentioned as O.S. No. 172/2016 instead of O.S. No. 172/2009 and the same is a technical/ typo error and the same does not affect the title of M/s. Infra Galaxy Private Limited.

Tippani issued by the Revenue Authorities discloses the shape of the Property in Sy.No. 24 measuring 04 Acres 08 Guntas and 02 Guntas of Kharab, further discloses Sri. Munisonappa as kardadaar. Akarbandh issued by the Revenue Authorities confirms the extent of the Schedule Property as 04 Acres 08 Guntas and 02 Guntas of Kharab. Village Map of the Gundlahalli Village issued by Revenue Authorities confirms the location of the Schedule Property. Endorsement dated 17/02/2006 issued by the

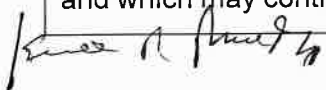
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Tahsildar, Devanahalli, discloses that there are no tenancy claims in respect of property measuring 04 Acres 08 Guntas in Sy.No.24. Proceeding initiated for violation of provision of Section 79(A),79(B) and 80 of Karnataka Land Reforms Act were dropped vide Order dated 31/10/2008 issued by Assistant Commissioner, Doddaballapura, Sub-Division, Bangalore in proceedings bearing L.R.F.(De)240/2007-08. Endorsement dated 17/02/2006 bearing no. L.R.F: L.R.F(79 A, B) C.R 1339/2005-06 issued by Tahsildar, Devanahalli Taluk shows no cases under section 79 A, B are recorded.

Endorsement dated 06/09/2018 bearing No. PTCL(DE)CR(HIM)-232/2018 issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapura shows that there is no proceeding initiated in the Schedule Property under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act,1978. Patta Book issued by the Village Accountant, Bidaluru reveals the name of Sri.K.S.M Shabbir as owner of the property bearing Sy.No.24. Land Revenue Tax paid receipts for the years 1999-2000, 2022-23 and 2024-25 is issued.

Encumbrance Certificate for the period from 01/04/1920 to 31/03/2004, 01/04/1959 to 30/04/2004, 01/04/2004 to 01/03/2019, 26/03/2014 to 26/03/2014, 01/04/2004 to 31/08/2024 and 01/09/2024 to 31/01/2025 issued by Jurisdictional Sub-Registrar in respect to Sy.No.24 measuring 04 Acres 08 Guntas is furnished and reflects to the transactions referred to above during the said period.

Thus on the basis of the documents referred to above, representations made as above, I am of the opinion that **M/s. INFRA GALAXY PRIVATE LIMITED** is the owner of the Schedule Property and their title to the same is free from encumbrances during the periods referred to in the Encumbrance Certificates. While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and in conformity of photo-copies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorized and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion.



Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with the records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or Forums or Government Offices in relation to the Schedule Property in respect of any litigations. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and no responsibility will be accepted by me to you or to any third party with regard to this opinion and further this opinion shall not be used as evidence in any courts or other forums or Government/authorities.

All the documents sent to me are returned herewith.

Yours faithfully,



(KUSUMA R. MUNIRAJU),
Advocate.

Kusuma R. Muniraju • Kusuma Kaushik

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

Bangalore,
Date: 25/04/2025

M/s. INFRA GALAXY PRIVATE LIMITED,
No. 2-102/9(1), Shop Nos. 12 & 13,
Second Floor, Shaama Nandana,
Post Kulai, Hosabettu,
Mangalore – 575 019.
DAKSHIN KANNADA.

Sirs,

Sub: Title Opinion in respect of Agricultural Dry Land measuring 02 Acres 00 Guntas presently bearing Sy. No. 34, Sy. No. 5/p6 (earlier Block 1, subsequent Sy. No. 5/1 and previously forming part of Sy. No. 5) situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore.

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

SL. No	DATE	NATURE OF THE DOCUMENTS
1.	16/11/1962	Order passed in Case bearing No. LND SR 1-705/61-62 issued by the Tahsildar, Devanahalli.
2.	21/11/1962	Grant Certificate issued by the Tahsildar, Devanahalli.
3.	08/03/1966	Certified copy of Sale Deed executed by Sri. Thimmaiah in favour of Sri. Muniyappa, son of Nandilinganna's Munishamappa, registered as Document No. 3521/1965-66 of Book I, Volume 9502, at pages 131 and 132 in the Office of the Sub-Registrar, Devanahalli.
4.	30/12/1972	Certified copy of Sale Deed executed by Sri. Muniyappa in favour of Sri. Bacchappa, son of Sri. Nanjappa, registered as Document No. 3049/1972-73 in Book I, Volume 140 at Pages 223 and 224 in Office of the Sub-Registrar, Devanahalli.
5.	01/06/2005	Sale Deed executed by Sri. Bachappa in favour of Sri. Veerabhadrappe Mudda (represented by his General Power of Attorney Holder Sri. Kedaranatha Mudda), registered as Document No. DNH-1-01123/2005-06, of Book I, stored in CD No. DNHD51 in the Office of the Sub-Registrar, Devanahalli.

Kusuma R. Muniraju

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6.	23/05/2005	General Power of Attorney executed by Sri. Veerabhadrappe Mudda constituting and authorizing his son Sri. Kedaranatha Mudda, registered as Document No. YAN-4-00088/2005-06, of Book IV, stored in CD No. YAND135, in the Office of the Sub-Registrar, Devanahalli.
7.		Mutation Register Extract bearing M.R. No. 11/2004-05 issued by the Revenue Authorities.
8.		Mutation Register Extract bearing M.R. No. H3/2019-20 issued by the Revenue Authorities.
9.	28/10/2024	Affidavit sworn to by Sri. Kedarnath Mudda, son of Late Sri. Veerabhadrappe Mudda disclosing the names of family members of Late Sri. Veerabhadrappe Mudda.
10.	19/10/2024	Release Deed executed by Smt. Punyavati Mudda in favour of Sri. Kedarnath Mudda, registered as Document No. DNH-1-13061/2024-25 of Book I, and stored in Centralized Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Devanahalli.
11.	19/10/2024	Power of Attorney (<i>stamped and notarized</i>) executed by Smt. Punyavati Mudda, appointing and authorizing her son Sri. Kedarnath Mudda as her Attorney, for presenting and executing the Release Deed before the Sub-Registrar in respect of Sy. No. 5/p6 measuring 02 Acres.
12.	19/10/2024	Release Deed executed by Smt. Vandana Mudda also known as Vandana Awati, in favour of Sri. Kedarnath Mudda, registered as Document No. DNH-1-13058/2024-25 of Book I, and stored in Centralized Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Devanahalli.
13.	19/10/2024	Power of Attorney (<i>stamped and notarized</i>) executed by Smt. Vandana Mudda also known as Vandana Awati, appointing and authorizing her brother Sri. Kedarnath Mudda as her Attorney, for presenting and executing the Release Deed before the Sub-Registrar in respect of Sy. No. 5/p6 measuring 02 Acres.
14.	19/10/2024	Release Deed executed by Sri. Omkarnath Mudda, in favour of his brother Sri. Kedarnath Mudda, registered as Document No. DNH-1-13064/2024-25 of Book I, and stored in Centralized Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Devanahalli.
15.	28/10/2024	Agreement to Sell executed by Sri. Kedarnath Mudda, in favour of M/s. Infra Galaxy Private Limited, registered as Document No. DNH-1-13066/2024-25 of Book I, and stored in Centralized Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Devanahalli.

James R. Smith

16.	28/10/2024	General Power of Attorney executed by Sri. Kedarnath Mudda constituting and authorizing M/s. Infra Galaxy Private Limited as his Attorney, registered as Document No. DNH-4-00747/2024-25 of Book IV, and stored in Centralized Data Cell in Electronic Form in the Office of Senior Sub-Registrar, Devanahalli.
17.	12/02/2025	Sale Deed executed by Sri. Kedarnath Mudda, represented by his General Power of Attorney Holder M/s. Infra Galaxy Private Limited in favour of M/s. Infra Galaxy Private Limited registered as Document No. DNH-1-18908/2024-25 of Book I, stored in Centralized Data Cell in Electronic Form in the Office of Senior Sub-Registrar, Devanahalli, in respect of Sy. No. 34.
18.		Mutation Register Extract bearing M.R. No. H12/2024-25 in respect of Sy. No. 34.
19.	15/11/2024	Endorsement issued by the Tahsildar, Devanahalli Taluk, in respect of Sy. No. 5/p6 alongwith another survey number, as the Pahanies for the period 1968-69 to 1972-73, 1983-84 to 1988-89 and 1997-98 to 2001-02 are mutilated and the same cannot be provided.
20.		Pahanies for the period between 1973-74 and 2018-19 in respect of Sy. No. 5/p6 measuring 02 Acres.
21.		Pahani for the period between 2019-20 and 2023-24 in respect of Larger Sy. No. 5.
22.		Pahani for the period 2024-25 in respect of Sy. No. 34.
23.	28/01/2005	Nil Tenancy Certificate issued by The Tahsildar, Devanahalli Taluk in respect of Sy. No. 5.
24.	27/05/2005	Endorsement issued by The Tahsildar, Devanahalli Taluk, that there are no proceedings under The Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Sy. No. 5/p6.
25.	06/12/2024	Order bearing No. THDE-LND0LND/520/2024 for Durasth of Larger Sy. No. 5.
26.		Sketch annexed to the Order bearing No. THDE-LND0LND/520/2024 wherein an extent measuring 02 Acres granted in favour of Sri. Thimmaiah was assigned with New Sy. No. 34.

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27.		Phodi Sketch and Pakka Book Extract (Pakka Phodi Babthu) in respect of Sy. No. 34.
28.		Akarbandh in respect of Sy. No. 34.
29.		Encumbrance Certificate for the period between 01/01/1960 and 22/04/2025 in respect of Larger Sy. No. 5, Sy. No. 5 Block I, later as Sy. No. 5/1, thereafter as Sy. No. 5/p6, further as Sy. No. 5 and presently as Sy. No. 34 issued by the Jurisdictional Sub-Registrar.

DESCRIPTION OF THE PROPERTY:

All that Agricultural Dry Land measuring 02 Acres 00 Guntas presently bearing Sy. No. 34, (earlier Block I, subsequent Sy. No. 5/1 and later Sy. No. 5), situated at Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, Bangalore and bounded by:

East : Survey Nos. 33 and 5 and 30;
 West : Survey Nos. 5 and 2;
 North : Survey Nos. 25 and 5; and
 South : Survey Nos. 4/1, 5 and 30.

(Boundaries as per the Sale Deed dated 12/02/2025)

SOURCE OF TITLE:

The above land shall hereafter be referred to as Schedule Property for convenience. The Schedule Property forming part of Sy.No.5/p6, earlier Old Sy. No. 5 Block I, which was forming part of Larger Property in Sy. No. 5 measuring about 36 Acres, situated in Gundlahalli Village, Kasaba Hobli, Devanahalli Taluk. The Occupancy Rights in the respect of portions of land in the Larger Property were granted under Darkasth or for upset price in favour of various people from time to time, likewise, One Sri. Thimmaiah, son of Sri. Thirumalappa was granted with Sy. No. 5 Block I measuring 02 Acres, under Order bearing No. LND.SR1-705/1961-62 dated 16/11/1962 and on remittance of upset price by Sri. Thimmaiah vide Receipt dated 19/11/1962, Occupancy Right was confirmed in his favour vide Grant Certificate dated 21/11/1962 issued by the Tahsildar.

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The said Sri. Thimmaiah sold Sy. No. 5/1 measuring 02 Acres in favour of Sri. Muniyappa, son of Nandilinganna's Munishamappa in terms of a Sale Deed dated 08/03/1966 registered as Document No. 3521/1965-66, of Book I, Volume No. 9502, at pages 131 and 132 in the Office of the Sub-Registrar, Devanahalli.

Thereafter the said Sri. Muniyappa sold the Sy. No. 5/Block 1 measuring 02 Acres and another Land bearing Sy. No. 5 Block 11 in favour of one Sri. Bachappa, son of Sri. Nanjappa in terms of a Sale Deed dated 30/12/1972 registered as Document No. 3049/1972-73, Book – I, Volume 140 at Pages 223 and 224 in the Office of the Sub-Registrar, Devanahalli.

The said Sri. Bachappa sold Sy. No. 5/1, New Sy. No. 5/p6 measuring 02 Acres along with other Land bearing Sy. No. 5/11, New Sy. No. 5/p7 in favour of Sri. Veerabhadrappe Mudda, represented by his General Power of Attorney Holder Sri. Kedaranatha Mudda, vide Sale Deed dated 01/06/2005 registered as Document No. DNH-1-01123/2005-06, of Book I, stored in CD No. DNHD51 in the Office of the Sub-Registrar, Devanahalli and his name was entered in the Revenue Records as per Mutation Register Extract bearing M.R. No.11/2004-05. Since then Sri. Veerabhadrappe Mudda started enjoying as the owner thereof in respect of Sy. No. 5/p6 measuring 02 Acres.

Sri. Veerabhadrappe Mudda had executed General Power of Attorney dated 23/05/2005 registered as Document No. YAN-4-00088/2005-06 of Book IV, stored in CD No. YAND135 in the Office of the Senior Sub-Registrar, Yelahanka, Bangalore, appointing and constituting his son Sri. Kedaranath Mudda as his Attorney to do various acts and deeds and also empowering him to purchase the properties on his behalf.

Thereafter, Sri. Veerabhadrappe Mudda died on 30/06/2014. The said Sri. Veerabhadrappe Mudda during his life time settled Sy. No. 5/p6 measuring 02 Acres in favour of Sri. Kedaranath Mudda, son of Sri. Veerabhadrappe Mudda, as the said Sri. Kedaranath Mudda had funded the sale price for purchase of the portion of Sy. No. 5 measuring 02 Acres 00 Guntas and the revenue records were transferred in the name of Sri. Kedaranath Mudda vide the Mutation Register Extract bearing M. R. No. H3/2019-20.



Affidavit dated 28/10/2024 sworn to by Sri. Kedarnath Mudda, discloses the names of family members of his father Late Sri. Veerabhadrappa Mudda i.e., Sri. Veerabhadrappa Mudda married Smt. Punyavati Mudda and begot three children namely (i) Smt. Vandana Awati also known as Vandana Mudda, (ii) Sri. Kedarnath Mudda and (iii) Sri. Omkarnath Mudda.

Later, the said Smt. Punyavati Mudda, wife of Late Sri. Veerabhadrappa Mudda released her right in respect of Sy. No. 5/p6 in favour of her son Sri. Kedarnath Mudda, vide the Release Deed dated 19/10/2024 registered on 28/10/2024 as Document No. DNH-1-13061/2024-25 of Book I and stored in Centralized Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Devanahalli. Perused the Notarized Power of Attorney dated 19/10/2024 executed by Smt. Punyavati Mudda appointing and authorizing her son Sri. Kedarnath Mudda as her Attorney, for presenting and executing the Release Deed before the Sub-Registrar in respect of Sy. No. 5/p6 measuring 02 Acres.

Further i) Smt. Vandana Mudda also known as Vandana Awati and ii) Sri. Omkaranath Mudda i.e., the siblings of Sri. Kedarnath Mudda, executed the following Registered Release Deeds releasing their right in respect of Sy. No. 5/p6 in favour of Sri. Kedarnath Mudda. The details of the said Release Deeds are as follows:

- i) Release Deed dated 19/10/2024, executed by Smt. Vandana Mudda also known as Vandana Awati, in favour of her brother Sri. Kedarnath Mudda registered as Document No. DNH-1-13058/2024-25 in Book I and stored in Centralized Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Devanahalli. Perused the Power of Attorney dated 19/10/2024 executed by Smt. Vandana Mudda appointing and authorizing her brother Sri. Kedarnath Mudda as her Attorney, for presenting and executing the Release Deed before the Sub-Registrar in respect of Sy. No. 5/p6 measuring 02 Acres.
- ii) Release Deed dated 19/10/2024, registered on 28/10/2024 executed by Sri. Omkaranath Mudda in favour of his brother Sri. Kedarnath Mudda registered as Document No. DNH-1-13064/2024-25 in Book I and stored in Centralized Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Devanahalli.

Later Sri. Kedarnath Mudda, entered into an Agreement of Sell dated 28/10/2024 in favour of M/s. Infra Galaxy Private Limited, registered as Document No. DNH-1-13066/2024-25 of Book I and stored in Centralized Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Devanahalli, in respect of Sy. No. 5/p6 measuring 02 Acres.

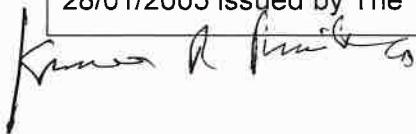


Thereafter the said Sri. Kedaranath Mudda, authorized and constituted M/s. Infra Galaxy Private Limited as his Attorney, vide the General Power of Attorney dated 28/10/2024 registered as Document No. DNH-4-00747/2024-25 of Book IV, stored in Centralized Data Cell in Electronic Form in the Office of the Senior Sub-Registrar, Devanahalli, to do various acts and deeds as mentioned thereunder and also empowering it to execute the Sale Deed in its favour and/or in favour of its nominee/s and/or its assignees/s in respect of Sy. No. 5/p6 measuring 02 Acres.

In the meantime, the Larger Sy. No. 5 was resurveyed and phodied and an extent of 02 Acres granted in favour of Sri. Thimmaiah was assigned with New Sy. No. 34 i.e., the Schedule Property herein, as evident from Pakka Book Extract issued by the Revenue Authorities morefully mentioned below.

Further, the said Sri. Kedaranath Mudda represented by his General Power of Attorney Holder M/s. Infra Galaxy Private Limited, sold the Schedule Property in favour of M/s. Infra Galaxy Private Limited, vide the Sale Deed dated 12/02/2025 registered as Document No. DNH-1-18908/2024-25 of Book I, stored in the Centralized Data Cell in Electronic Form, in the Office of the Senior Sub-Registrar, Devanahalli. Since then M/s. Infra Galaxy Private Limited started enjoying as the Owner thereof and the revenue records were transferred vide the Mutation Register Extract bearing M. R. No. H12/2024-25 in respect of the Schedule Property.

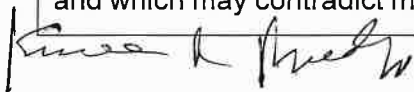
Pahanies for the period 1968-69 to 1972-73, 1983-84 to 1988-89 and 1997-98 to 2001-02 in respect of Sy. No. 5/PVI (i.e.,5/p6) is not provided. Endorsement dated 15/11/2024 issued by the Tahsildar, Devanahalli Taluk, is furnished which discloses that the Pahanies for the period 1968-69 to 1972-73, 1983-84 to 1988-89 and 1997-98 to 2001-02 are mutilated condition in their office records and same cannot be provided. Pahanies for the period between 1973-74 and 2023-24 issued by the Revenue Authorities, in respect of Sy. No. 5/p6, later Sy. No. 5, discloses Sri. Munishamappa, Sri. Bachappa, Sri. Veerabhadrappe Mudda as the owners for the relevant period of time mentioned thereunder. Pahani for the period 2024-25 issued by the Revenue Authorities in respect of Sy. No. 34 measuring 02 Acres 00 Guntas, discloses M/s. Infra Galaxy Private Limited as the owner. Endorsement dated 28/01/2005 issued by The Tahsildar, Devanahalli Taluk, shows that there are no



tenancy claims in respect of Sy. No. 5 measuring 02 Acres. Endorsement issued by The Tahsildar, Devanahalli Taluk, dated 27/05/2005 shows that there are no proceedings initiated in respect of Sy. No. 5/p6 along with another survey number under the provisions of The Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 (PTCL Act). The Larger Sy. No. 5 was phodied vide the Order bearing No. THDE-LND0LND/520/2024 dated 06/12/2024 issued by the Tahsildar, Devanahalli, wherein a portion measuring 02 Acres granted in favour of Sri. Thimmaiah under the Grant Order bearing No. LND/SR:1-705/1961-62 dated 16/11/1962 was phodied and assigned with New Sy. No. 34 i.e., the Schedule Property. The Site Plan issued by The Land Surveyor, Devanahalli Taluk, discloses the shape of the Schedule Property. Phodi sketch and Pakka Book Extract (Pakka Phodi Babthu) issued by the Revenue Authorities discloses the shape of Sy. No. 34 and further discloses Sri. Thimmaiah as the Owner/Khatedar. Pursuant to the Durasth of Sy. No. 34 measuring 02 Acres 00 Guntas, the Revenue Authorities issued the Akarbandh in respect of the Schedule Property discloses the total extent as 02 Acres 00 Guntas, No Kharab and the same is matching with the Pahanies issued in respect of the Schedule Property. Village Map issued in respect of Gundlahalli Village discloses the shape of Sy. No. 34.

Encumbrance Certificates issued for the period between 01/01/1960 and 22/04/2025 in respect of Larger Property in Sy. No. 5, later Sy. No. 5/p6, thereafter Sy. No. 34 discloses various entries including all the registered transaction referred above.

Thus on the basis of the documents referred to above, representations made as above, I am of the opinion that **M/s. INFRA GALAXY PRIVATE LIMITED** is the owner of the Schedule Property and their title to the same is free from encumbrances during the periods referred to in the Encumbrance Certificates. While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and in conformity of photo-copies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorized and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion.



Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with the records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or Forums or Government Offices in relation to the Schedule Property in respect of any litigations. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and no responsibility will be accepted by me to you or to any third party with regard to this opinion and further this opinion shall not be used as evidence in any courts or other forums or Government/authorities.

All the documents sent to me are returned herewith.

Yours faithfully,



(KUSUMA R. MUNIRAJU),
Advocate.