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**TITLE REPORT**  
**SURVEY NOS. 99 AND 100 (BBMP KHATA NO. 462) NAGASANDRA VILLAGE**

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**TATVALEGAL**  
Bangalore  
Advocates  
*[Restricted and Confidential]*



## TITLE REPORT

### A. DESCRIPTION OF PROPERTY:

The objective of this due diligence exercise is to investigate title to the property described in Part D of this Title Report (“the **Report**”) based on review of the documents furnished to us, description whereof is given in Part E of this Report.

### B. SCOPE OF LIMITATION:

The scope of our review and of this Report is subject to the following limitations:

- (i) While performing the review, we have assumed the (a) genuineness of all signatures, (b) accuracy and correctness of all information / representations provided / made to us, including the facts that are mentioned in agreements, executed copies of documents and government records, (c) authenticity of copies of all documents submitted to us as originals, (d) conformity of the copies or extracts submitted to us with the originals thereof, (e) correctness of all information provided to us in respect of the litigations in respect of the Property including the fact that no appeals or revisions have been filed in respect of the relevant suits / litigations and (f) compliance with all legal requirements by the parties concerned with the Property.
- (ii) We have only examined issues pertaining to the ownership of the Property and have not examined issues pertaining to (a) approvals from various statutory/regulatory authorities for construction, development and/or occupation of the Property; (b) business, regulatory and financial issues of the present or previous owners of the Property; and (c) other matters that do not directly affect the ownership of the Property.
- (iii) For the purposes of this Report, we have relied upon the provisions of relevant statutes and applicable judicial pronouncements in force as on date. Such statutes and judicial pronouncements are subject to change by subsequent legislative, regulatory, administrative, and/or judicial actions. Any such change could have an effect on the validity of the statements made by us in this Report.
- (iv) We have assumed that there are no outstanding / dues payable by the present / previous owners of the Property to any government / statutory authority (including any tax / cess dues) or local body and that the Property is not subject to any charge, attachment, proceeding or claim for any amount due or payable including under applicable laws.



- (v) Our observations in this Report are limited to issues and risks arising from a legal perspective in relation to the title to the said Property, as analyzed by us from the information and documents furnished to us. We have not conducted an independent verification of such information or documents, other than as expressly indicated in the relevant parts of this Report.

**C. CONFIDENTIALITY:**

The contents of this Report are confidential. Neither this Report nor any of its contents may be disclosed to any person other than to the professional advisers, officers and employees of **Kumar Properties Private Limited**, who are directly involved in the proposed transaction relating to the Property. We accept no responsibility to any person other than to **Kumar Properties Private Limited** in relation to the contents of this Report.

**D. DESCRIPTION OF PROPERTY:**

All that piece and parcel of immoveable property being the land bearing Survey Nos. 99 and 100 (Old Nos. 76 and 77), bearing BBMP Khata No. 462, EPID No. 8127210462 measuring 80,023 square feet situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk bounded on its:

East by : Remaining portion of Survey No.99 and 100;  
West by : Property of M/s Habib Enterprises;  
North by : Bengaluru Poona High way; and  
South by : Private Property;

*(Boundaries are as per Rectification Deed dated 26.07.2018)*  
hereinafter collectively referred to as the **“Property”**.

**E. DOCUMENTS EXAMINED:**

We have been provided with and have examined the photocopies of the documents listed in **Annexure- A** of this Report for the purpose of carrying out title due diligence on Property.

**F. FINDING BASED ON THE DOCUMENTS EXAMINED**

**I. TITLE:**

1. On perusal of the documents provided to us, we note that the **Property** (i.e., Survey No. 99 & 100, bearing BBMP Khata No. 462 measuring 80,023 square feet) is carved out of 3 Acres 09 Guntas in the land bearing Survey No. 99 measuring 2 Acres 17 Guntas and 100 4 Acres



23 Guntas. The land bearing Survey No. 99 and 100 (old Nos. 76 and 77) in-turn was carved out of larger extent of the land bearing Survey Nos. 17 and 30 situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk which was a gomala land.

2. It appears from the Grant Certificate 19.10.1963 referred to hereinafter that, the land bearing Survey Nos. (a) 17, Block II measuring 1 Acre 35 Guntas and (b) 30, Block IV, measuring 3 Acres 20 Guntas, totally measuring 5 Acres 15 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk ("**Land**") was granted to one Mr. M.L. Doreswamy (son of Mr. Lachhappa Modaliyar) as per the Government Order bearing G.O. RD 133 GNA 63 dated 23.09.1963.

***Observation:*** *We have not been provided the aforesaid Government Order bearing No. G.O. No. RD 133 GNA 63 dated 23.09.1963. We have been informed that the same is not available.*

3. Mr. M.L. Doreswamy obtained permission for the conversion of the Land for non-agricultural industrial purposes as per the Conversion Certificate dated 14.10.1963 as specified in Part IV of this Report.
4. We note the Grant Certificate dated 19.10.1963 issued by the Tahsildar, Bangalore North Taluk which evidences the grant of the Land (i.e., *land bearing Survey Nos. (a) 17, Block II measuring 1 Acre 35 Guntas and (b) 30, Block IV, measuring 3 Acres 20 Guntas, totally measuring 5 Acres 15 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk*) to Mr. M.L. Doreswamy (***Document No. 1***).
5. Extract of the Index of Lands and Records of Rights issued in respect of the Land reflects Mr. M.L. Doreswamy as the holder thereof the said land and that the Land has been converted (***Document Nos. 2 and 3***). Extract of the Record of Rights reflect Entry No. MR 5 of 1969-70 made in the Mutation Register as against the name of Mr. M.L. Doreswamy.

***Observation:*** *We have not been provided with an extract of the said entry made in the Mutation Register.*

6. Mr. M.L. Doreswamy mortgaged the Land in favour of Mr. Krishnaiah Shetty (son of Mr. K. Govinda Shetty) under the Mortgage Deed dated 17.11.1968 (***Document No. 4***).
7. Thereafter, Mr. M. L. Doreswamy executed a Sale Deed dated 22.11.1969 conveying the Land in favour Mr. Manohardas Madhavji Valia on receipt of the sale consideration, but since, the aforesaid mortgage was yet to be released, the parties have agreed to present the sale deed and register the same after the execution of a discharge deed by Mr. Krishnaiah Shetty in favour of Mr. M.L. Doreswamy.



8. Accordingly on the repayment of the amounts payable by Mr. Doreswamy, Mr. Krishanaiah Shetty (son of Mr. Govinda Shetty) executed Discharge Deed dated 24.11.1969 by releasing the mortgage created over the Land in favour of Mr. M.L. Doreswamy (**Document No. 5**).
9. Subsequently, the aforementioned Sale Deed executed by Mr. M.L. Doreswamy in favour of Mr. Manordas Madhavji Valia was registered on 22.12.1969 (**Document No. 6**).
10. Extract of Records of Rights issued in respect of Land reflects Mr. Manohardas Madhavji Valia as the holder thereof by virtue of Sale Deed dated 22.11.1969 (**Document No. 7**). The said extract also refers to Entry No. MR 6 of 1969-70 made in the Mutation Register.

***Observation: We have not been provided with an extract of the said entry made in the Mutation Register.***

11. Mr. Manohardas Madhavji Valia executed Sale Deed dated 25.02.1974 conveying an extent of 2 Acres 6 Guntas (in the land bearing Survey No. 30) out of 5 Acres 15 Guntas in the Land in favour of Mr. Rahman Khan, Mr. Abdul Khan, Mr. Habib Khan, Mr. Mohamood Khan and Mr. Subhan Khan (**Document No. 8**).
12. Pursuant thereto, Mr. Manohardas Madhavji Valia retained ownership over the balance 3 Acres 9 Guntas in the Land (i.e., (a) Survey No. 17, Block II measuring 1 Acre 35 Guntas and (b) Survey No. 30, Block IV, measuring 1 Acres 14 Guntas, totally measuring 03 Acres 09 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk).
13. The extent of 3 Acres 9 Guntas in the Land held by Mr. Manordas Madhavji Valia came under the urban agglomeration and therefore Mr. Manordas Madhavji Valia applied for and obtained exemption under Section 20(1)(a) of the Urban Land (Ceiling and Regulation) Act, 1976 to hold the vacant land (viz., 3 Acres 9 Guntas in Land) vide., Order bearing No. HUD 182 CUP78 dated 09.10.1979 issued by the Under Secretary to Government Housing and Urban Development Department (**Document No. 9**). We note that a condition is imposed on Mr. Manohardas Madhavji Valia to the effect that Mr. Manohardas Madhavji Valia shall not transfer the land bearing Survey No. 17 & 30 measuring 3 Acres 9 Guntas by the way of sale, mortgage, gift, lease or otherwise in any means without obtaining the prior permission of the Government.

***Observation: It is to be noted that with respect to the effect of the conditions imposed while granting exemption under Section 20(1) of the Urban Land Ceiling Act, 1976 on the Urban Land (Ceiling and Regulation) Repeal Act, 1999, the Division Bench of the Hon'ble High Court of Karnataka in WP 49213 of 2019 has held that pursuant to the Urban Land***



*(Ceiling and Regulation) Repeal Act, 1999, there is no provision in the repealing act, which enables any action to be taken for violation of condition of an order of exemption granted Section 20(1) of the Urban Land Ceiling Act, 1976 and consequently the order passed under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 become unenforceable and non-est.*

*In view of the above, it can be considered that, the conditions imposed while granting exemption have ceased to have the force of law upon the Urban Land (Ceiling and Regulation) Repeal Act, 1999 coming into force.*

14. Mr. Manohardas Madhavji Valia started carrying on a small-scale industrial business as a proprietary concern under the name and style 'M/s M.M.V Continental Enterprises' in the 3 Acres 9 Guntas in Land (as in the Survey No. 17 & 30 measuring 3 Acres 9 Guntas) after constructing an industrial building thereon as the sole proprietor of M/s M.M.V Continental Enterprises.
15. Thereafter, Mr. Manohardas Madhavji Valia converted the proprietary concern into a partnership firm and inducted Mr. Pravin Gupta, Mr. Sudhir S Gupta, Mr. Ravi Gupta and Mr. Girish Gupta to assist him in business and to record the terms and conditions of the partnership they executed a Partnership Deed dated 01.12.1980 (**Document No. 10**). Mr. Manohardas Madhavji Valia contributed 3 Acres 9 Guntas in the Land as his capital to the firm M/s M.M.V. Continental Enterprises. Pursuant to which, the survey records and revenue records in respect of the Land were updated to reflect the name of M/s M.M.V. Continental Enterprises.
16. We note the extract of the Acknowledgement of Registration of Firm dated 27.03.1981 of M/s M.M.V Continental Enterprises with the Registrar of Firms, Karnataka, Bangalore (**Document No. 11**). We note that M/s M.M.V Continental Enterprise has been entered in the Register of Firms as No. 85/1980-81.
17. We note the Building Plan dated 23.03.1981 sanctioned by the Bagalagunte Grama Panchayath to M/s M.M.V Continental Enterprises for the construction of the heavy vehicle work shop in Survey No. 17 & 30 situated at Nagasandra Village (**Document No. 12**). In connection thereto, we have been provided with License dated 01.04.1981 issued by the Bagalagunte Grama Panchayat for undertaking the construction of the building (**Document No. 13**).
18. Mr. Manohardas Madhavji Valia retired from the partnership firm M/s M.M.V Continental Enterprises and released all his rights, interests and claims in all the assets and liabilities of the partnership firm including 3 Acres 9 Guntas in the Land in favour of the remaining partners of the firm viz., Mr. Pravin Gupta, Mr. Sudhir S Gupta, Mr. Ravi Gupta and Mr.



- Girish Gupta, as evidenced from *unregistered* Retirement Cum Release Deed dated 22.04.1981 (**Document No. 14**).
19. We note the extract of the Memorandum acknowledging receipt of documents dated 29.05.1981 of M/s M.M.V Continental Enterprises filed in Form V the Registrar of Firms, Karnataka, Bangalore with respect to the change in the constitution of the partnership firm M/s M.M.V. Continental Enterprises as per the Retirement cum Release Deed dated 22.04.1981 which has been signed by all the continuing partners and the outgoing partner Mr. Manohardas Madhavji Valia (**Document No. 15**).
20. Subsequently, Mr. Girish Gupta also retired from the partnership firm of M/s M.M.V. Continental Enterprises by releasing all his rights, interests and claims in all the assets and liabilities of the partnership firm including 3 Acres 9 Guntas in the Land in favour of the remaining partners of the firm viz., Mr. Pravin Gupta, Mr. Sudhir S Gupta and Mr. Ravi Gupta as evidenced from the Retirement Cum Release Deed dated 24.04.1985 (**Document No. 16**).
21. Thereafter, the Land (i.e., Survey Nos. 17 & 30 measuring 3 Acres 09 Guntas) held by M/s M.M.V. Continental Enterprises was assigned new Survey Nos. 76 and 77 (including an extent of 3 Acres 9 Guntas in the Land). In this regard, we note the Sketch prepared by the Taluk Surveyor, Bengaluru North Taluk as on 25.01.1982 stating that the identified land which is held by M/s MMV Continental Enterprises (a) in Survey No. 17 has been phodied and assigned with Survey No. 76 and (b) in Survey No. 30 has been phodied and assigned with Survey No. 77 (**Document No. 17**).
22. The existing partners of the firm (viz., Mr. Pravin Gupta, Mr. Sudhir Gupta and Mr. Ravi Gupta) dissolved the partnership firm (M/s M.M.V Continental Enterprises) under the Dissolution Deed dated 03.04.1986 (**Document No. 18**). Mr. Pravin Gupta, Mr. Sudhir Gupta and Mr. Ravi Gupta agreed to share the 3 Acres 9 Guntas in the Land along with the building constructed thereon in the following manner:
- |     |                  |   |     |
|-----|------------------|---|-----|
| (a) | Mr. Parvin Gupta | : | 17% |
| (b) | Mr. Sudhir Gupta | : | 56% |
| (c) | Mr. Ravi Gupta   | : | 27% |
23. It appears that, the land bearing Survey Nos. 74 to 96 (*including Survey Nos. 76 and 77*) were previously assigned in Nagasandra Village to the other portions of the land bearing Survey Nos. 9 and 10 of Nagasandra Village in the year 1971 and therefore the assignment of the aforementioned survey numbers were cancelled and its was ordered that Survey No. 76 and 77 assigned to the land bearing Survey Nos. 17 and 30 of Nagasandra Village be cancelled and fresh survey numbers commencing from Survey Nos. 97 to 101 be assigned to the said lands as per the Order bearing No. DDLR.CSR.COR 14 of 1994-95 dated



- 21.03.1995 passed by the Assistant Director of Land Records, Bengaluru (**Document No. 19**).
24. We note the Tippyany dated 22.12.1995 which shows that the initial land bearing Survey No. 17, thereafter Survey No. 76 measuring 1 Acre 17 Guntas (including 7 Guntas of kharab) held initially by Mr. M.L. Doreswamy and presently in the possession of Mr. Manohardas Madhavji has been assigned with Survey No. 99 (**Document No. 20**). Similarly, we note the Tippyany dated 22.12.1995 issued in respect of the land bearing Survey No. 100 measuring 4 Acres 23 Guntas (including 18 Guntas of kharab) which shows the present holder thereof to be Mr. Manohar Madhavji (**Document No. 21**). The initial survey number of the said land was 30 and thereafter Survey No. 77.
25. Subsequently, the municipal administration of the 3 Acres 9 Guntas in the land bearing Survey Nos. 76 & 77 was brought into the administrative jurisdiction of City Municipal Council, Dasarahalli and the Dasarahalli CMC allotted khata No. 462 (*details of the khata specified in the Part V of this Report*) which inter alia reflects the firm M/s M.M.V Continental Enterprises comprising of its Partners as the owners in possession of the said 3 Acres 9 Guntas in the Land.
26. Thereafter, Mr. Pravin Gupta, Mr. Ravi Gupta and Mr. Sudhir S. Gupta have partitioned the land bearing Survey Nos 76 & 77 measuring 3 Acres 9 Guntas under the registered Partition Deed dated 27.02.2004 (**Document No.22**). Under the said partition, Mr. Sudhir S Gupta was allotted an extent of 1 Acre 33.6 Guntas in the land bearing Survey Nos. 76 and 77 and the balance extent of 1 Acre 15.4 Guntas in Survey Nos. 76 & 77 was allotted jointly allotted to the share of Mr. Pravin Gupta & Mr. Ravi Gupta.
27. We also note the Endorsement bearing No. L.A.D.R.K (1) 82 of 2004-05 dated 30.06.2004 issued by Assistant Director of the Land Records, Bangalore Division addressed to Mr. Chaganlal Rathod, Bengaluru confirming that the land bearing Survey No. 76 has been assigned as Survey No. 99 and the land bearing Survey No. 77 has been assigned as Survey No. 100 in the year 1995 (**Document No. 23**).
28. Thereafter, Mr. Sudhir Gupta gifted the property bearing No.462, Khata No. 2/313-462 measuring 80,150 Square feet (i.e., 1 Acre 33.5 Guntas)situated at Chokkasandra Village, Yeshwanthpur Hobli, Bangalore North Taluk in favour of his wife Mrs. Saroj Rani under the Gift Deed dated 20.09.2010 (**Document No.24**). The said gift has been cancelled by Mr.Sudhir Gupta and Mrs. Saroj Rani under the Deed of Cancellation of Gift Deed dated 02.01.2026 (**Document No. 25**).
29. It appears that, on the physical survey of the land bearing Survey Nos. 99 & 100 being undertaken by the Parties, it was ascertained that the total extent of land in possession by the



parties was 3 Acres 19 Guntas as against 3 Acres 9 Guntas (i.e., Mr. Pravin S Gupta & Mr. Ravi S Gupta were in possession of 1 Acre 20.6 Guntas (as against 1 Acre 15.4 Guntas which was allotted under the Partition Deed dated 27.02.2004) and the Mr. Sudhir S Gupta was in possession of 1 Acre 38.7 Guntas (as against 1 Acre 33.6 Guntas which was allotted under the Partition Deed dated 27.02.2004)) and accordingly Mr. Pravin Gupta, Mr. Ravi Gupta and Mr. Sudhir S. Gupta have executed and registered a Rectification Deed dated 26.07.2018 rectifying the extent which the parties are in possession (Document No. 26).

30. In the above Rectification Deed dated 26.07.2018, Mr. Ravi Gupta was represented by his power of attorney holder Mrs. Saroj Rani and we note the General Power of Attorney dated 25.07.2018 executed by Mr. Mr. Ravi Gupta authorising and appointing his sister-in-law Mrs. Saroj Rani (wife of Mr. Sudhir S Gupta) as his attorney to execute only the said rectification deed (Document No. 27).

***Observation:*** *Even though under the Rectification Deed dated 26.07.2018 the parties have allotted an additional extent, it is observed that the parties appear to have not acted upon the said rectifications, as subsequently, Mr. Sudhir S Gupta has acted on the original allotted extent of 1 Acre 33.6 Guntas for obtaining change of land use. In this regard, we have been informed that, the total extent of land in Survey No. 99 was 2 Acres 17 Guntas and in Survey No. 100 was 4 Acres 23 Guntas and that Mr. Sudhir Gupta and his predecessors-in-title were in possession of the entire extent in the said survey number, even though Mr. Doreswamy was granted only 5 Acres 15 Guntas and subsequently since Mr. Manohardas Madhavji Valia retained 3 Acres 09 Guntas out of the 5 acres 15 guntas acquired in 1969 (after selling 2 acre 6 guntas in 1974) and contributed the same to the partnership firm, Mr. Sudhir Gupta and others had title only to an extent of 3 Acres 09 Guntas and consequently notwithstanding the actual area in possession, the revenue records have been prepared considering the extents mentioned in the 2004 partition deed, where the original extent of 3 Acres 09 Guntas has been divided by and between the parties to the said partition deed.*

31. We note the Khata Certificate dated 31.03.2023 and Extract of Houses and Vacant Land Assessment Register issued for the year 2022-23 issued by the BBMP referred to below, which reflects Mr. Sudhir S Gupta to the owner of the land bearing Survey Nos. 99 and 100, bearing BBMP Khata No. 462 measuring 80023 square feet situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk.
32. Mr. Sudhir S Gupta along with his wife Mrs. Saroj Rani, as confirming party have entered into a registered Joint Development Agreement dated 11.02.2026 with Kumar Properties Private Limited ('developer') to develop a residential apartment complex (project) in the Property (i.e., to the owner of the land bearing Survey Nos. 99 and 100, bearing BBMP Khata



No. 462 measuring 80023 square feet situated at Nagasandra Village) (**Document No. 28**).  
Some of the key terms of the said agreement are as follows:

- (i) The developer has agreed to obtain approvals, no-objection certificates and sanction of all the building plans in respect of the project
  - (ii) The developer is required to complete the construction of the project within 48 months from the date of issuance of commencement certificate by the jurisdictional planning authority, with a grace period of 6 months;
  - (iii) In the event the developer fails to complete the construction of the project as agreed, the developer is liable to pay compensation to the owner as per Clause 6.2 of the joint development agreement
  - (iv) The parties have agreed to share the sale proceeds arising out of the project in the ratio of 40.25:59.75 (i.e., 40.25% to share of the owners and 59.75% to the share of the developer);
  - (v) The developer has paid security deposit of Rs. 4.5 Crores to the owners for due compliance of its obligations under the joint development agreement;
  - (vi) The owners have handed over the original title deeds in respect of the properties to the developer.
  - (vii) The developer is entitled to obtain financial assistance from banks and/or financial institutions and/or non-banking financial institutions, company(ies) or any other lenders by mortgaging its rights under the agreement, the developer's share in the project and the developer alone will be responsible for the repayment of the same.
  - (viii) The owner has the right to terminate the agreement on the occurrence of any of the events of default specified in Clause 22.1 of the agreement (viz., failure on the part of the developer to commence construction as contemplated, unreasonable delay or abandonment of the project by the developer, insolvency of the developer or breach of any terms. The consequences of termination are set out in Clause 22.3 of the agreement.
33. In terms of the Joint Development Agreement dated 11.02.2026, Mr. Sudhir S Gupta along with his wife have executed and registered a General Power of Attorney dated 11.02.2026 authorising and appointing Kumar Properties Private Limited as their attorney in respect of the Property (**Document No. 29**). Clauses 10 to 12 authorizes the attorney to execute agreements to sell, sale deeds in respect of the units in the Project and also present them before the jurisdictional Sub Registrar, Clause 16 of the said General Power of Attorney authorizes the Attorney to raise loans or borrow funds on the Property as security.

## II. LAND CONVERSION & LAND USAGE

34. We note the Conversion Certificate dated 07.11.1963 was issued by the Tahsildar, Bangalore North Taluk, granting permission to use the Land for non-agricultural industrial purposes (**Document No. 30**).



35. As per the Revised Master Plan – 2015 for Bengaluru (*Approved by the Government vide the G. O. No. UDD 540 BEM AA SE 2004, dated 25.06.2007*), the Survey No. 99 is classified as “commercial axes” and the land bearing Survey No. 100 is classified as “Industrial zone” and also, we note that Tumkur to Bangalore National Highway passes on the northern side of Survey No. 99.
36. Mr. Sudhir Gupta appears to have made an application to the Deputy Commissioner’s office, Bengaluru District seeking permission for the change of land use in respect of the land bearing Survey Nos. 99 and 10 measuring 1 Acre 33.06 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk from industrial to residential usage.
37. We note the Revised Official Memorandum bearing No. ALN(NY)CR/02/23-24 dated 08.05.2024 issued by the Deputy Commissioner’s Office, Bengaluru District granting permission for the change of land use from industrial to residential use in respect of the land bearing Survey Nos. 99 and 100, measuring 1 Acre 33.06 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk (***Document No. 31***).

### III. REVENUE RECORDS, ENDORSEMENTS, KHATA AND PROPERTY TAX:

38. ***We have not been provided with Record of Rights, Tenancy and Crop Inspection (“RTCs”) issued in respect of Land for the years 1966-67 to 2018-19. We have been informed that since the Land was converted in the year 1963 and therefore RTCs were not updated with respect to the said lands.***
39. ***We have not been provided the Revision Settlement Akarbhand issued in respect of Survey No. 99 and 100. We have been informed it is necessary to secure the same***
40. Map of Nagasandra Village shows the location of the land bearing Survey Nos. 99 & 100 in the said village (***Document No. 32***).
41. Tippany provided in respect of the land bearing Survey Nos. 99 and 100 have been detailed in flow of title section.
42. ***We have not been provided with the Endorsement issued by the Assistant Commissioner, with respect to the land bearing Survey Nos. 99 and 100 of Nagasandra Village stating that no proceedings have been filed under Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978. We have informed that the same is necessary to secure.***



43. We have been provided with Extract of Vacant Land and Buildings Assessment for the year 1999-2000 issued by the City Municipal Council, Dasarahalli, which records that the land bearing Survey Nos. 76 and 77 measuring 1,40,480 square feet (i.e., 3 Acres 9 Guntas) situated at Nagasandra Village stands in the name of M/s M.M.V. Continental Enterprises (represented by all its partners) (**Document No. 33**). The said land has been assigned with Khata No. 462 in the records of the City Municipal Council, Dasarahalli.
44. The land bearing Survey Nos. 76 and 77 (new Nos. 99 and 100) have come within the administrative jurisdiction of the Bruhat Bengaluru Mahanagara Palike (“BBMP”).
45. Mr. Sudhir S Gupta (*owner of the land bearing new Survey Nos. 99 and 100 (Old Survey Nos. 76 & 77 measuring 80,150 square feet)*) and Mr. Gurjith Singh (*owner of the remaining portion of 60,458 square feet in the Old Survey Nos. 76 & 77*) have made an application to the BBMP for the bifurcation of the khata with respect to the property No. 462 measuring 1,40,481 square feet.
46. With respect to the above application for bifurcation of khata, we note the Special Notice bearing No. Sa.Kam.A(Pi.Kai.Pra)KTR 75 of 2020-21 dated 04.01.2021 issued by the Assistant Revenue Officer, BBMP, Peenya Industrial Area Sub-Division wherein the land bearing Khata No. 462 measuring 1,40,481 square feet has been bifurcated and an extent of 60,458 square in Khata No. 462 owned by Mr. Gurjit Singh was sub-divided and assigned with Khata No. 462/1 and the balance extent of 80,023 square feet held by Mr. Sudhir S Gupta was retained with the Khata No. 462 (**Document No. 34**). The property bearing Khata No. 462 was assessed for property tax and the property tax payable per year was fixed at Rs. 47,631.00.
47. We note the Receipt dated 02.01.2021 issued by the Assistant Assistant Revenue Officer, Peenya Industrial Area Sub-Division BBMP, evidencing payment of a sum of Rs. 18,59,300.00 towards Improvement Charges by Mr. Sudhir S Gupta with respect to the Khata No. 462, Survey Nos. 76 and 77, Nagasandra (**Document No. 35**).
48. The Khata Certificates dated 31.03.2023 issued by the Assistant Revenue Officer, Heggenahalli Ward, BBMP certifying that the property bearing Khata No. 462 is standing in the name of Mr. Sudhir S Gupta in the records of BBMP (**Document No. 36**). We note the extract of the Houses and Vacant Land Register for the year 2022-23 issued by the BBMP in respect of the property bearing Khata No. 462 measuring 80023 square feet which reflects the owner thereof to be Mr. Sudhir S Gupta (**Document No. 37**).
49. We note (a) Receipts dated 17.04.2019 and 25.04.2019 issued by the BBMP Revenue Department evidencing the payment of property tax by Mr. Sudhir S Gupta in respect of Khata No. 462 for the year 2019-20, (b) Receipt dated 08.06.2020 issued by the BBMP

Revenue Department evidencing the payment of property tax for the year 2020-21, (c) Receipt dated 21.04.2021 evidencing the payment of property tax for the year 2021-22, (d) Receipt dated 30.04.2022 evidencing the payment of property tax for the year 2022-23, (e) Receipt dated 24.05.2023 evidencing the payment of property tax for the year 2023-24 and (f) Receipt dated 09.05.2024 evidencing the payment of property tax for the year 2024-25 (**Document Nos. 38 to 43**).

50. We note the Form – A issued by BBMP (i.e., e-khata) in respect of the land bearing Municipal No. 462-76-77 of Nagasandra measuring 80023 square feet which reflects the EPID number of the said property to be 8127210462 and the owner thereof to Mr. Sudhir S. Gupta (**Document No. 44**).

**IV. ACQUISITIONS:**

51. *We have not been furnished with endorsement issued by the Karnataka Industrial Areas Development Board, National Highways Authority of India, Karnataka Housing Board to the effect that the land bearing Survey Nos. 99 and 100 of Nagasandra Village have not been acquired or notified for acquisition for any of its project as on date.*
52. *We have not been furnished with endorsement issued by the Forest Department and the Lake Development Authority to the effect that Survey No.99 & 100 does not form part of any lake or forests.*

**V. LITIGATION:**

53. We have been informed that no litigations have been filed or currently pending or disposed off in respect of the Property.

**VI. ENCUMBRANCE / CHARGE:**

54. Encumbrance Certificates issued in respect of the land bearing Survey Nos.17 and 30 measuring 5 Acres 15 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk for the period 04.12.1957 to 03.12.1969 and 01.04.1963 to 30.03.1970 reflect Mortgage Deed dated 17.11.1966, Discharge Deed dated 24.11.1969 referred to hereinabove (**Document No. 45**).
55. Encumbrance Certificates issued in respect of the land bearing Survey Nos. 17 and 30 measuring 3 Acres 20 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk for the period 01.04.1970 to 18.12.1980 and 18.12.1980 to 05.12.1983 (**Document No. 46**) reflect the Sale Deed dated 25.02.1974 referred to above and also the following transactions:



- (a) Sale Deed dated 11.03.1974 executed by Mrs. Rukhminiamma in favour of Mr. Rahman Khan and 4 others, registered as Document No. 3385, stored in Book I, Volume 2900 at Pages 101 to 108;
- (b) Agreement dated 14.04.1977 executed by Mr. G.S. Bamaswa in favour of BDA, registered as Document No. 3028, stored in Book I, Volume SF 70 at Page 238 with respect to the land bearing Survey No. 17 measuring 1 Acre 20 Guntas; and
- (c) Sale Deed dated 14.04.1977 executed by Nandi Breweries Distilleries Private Limited in favour of M/s Habib Enterprises, registered as Document No. 7310, stored in Book I, Volume 2824 at Pages 242 in respect of the land bearing Survey No. 30 measuring 1 Acre 12 Guntas.

***Observation: We have not been provided with the aforementioned documents. We have been informed that the same are not related to the Property.***

- 56. Encumbrance Certificate issued in respect of the land bearing Survey Nos. 76 and 77 measuring 1 Acre 33.6 Guntas situated at Nagasandra Village for the period 01.04.1983 to 31.03.2004, reflect the Partition Deed dated 27.02.2004 referred to above (**Document No. 47**).
- 57. Encumbrance Certificate issued in respect of the land bearing Survey Nos. 99 and 100 measuring 1 Acre 38.7 Guntas for the period 01.04.2004 to 31.03.2023 reflect the Rectification Deed dated 26.07.2018 referred to herein above (**Document No. 48**).
- 58. Encumbrance Certificate issued in respect of the land bearing Survey Nos. 99 and 100 for the period 01.04.2023 to 08.05.2024 reflect that no transactions have taken place in respect of the property for the aforementioned years (**Document No. 49**).
- 59. Encumbrance Certificate issued in respect of the land bearing Survey Nos. 99 & 100, BBMP Khata No. 462-76-77 and EPID No. 8127210462 for the period 01.04.2004 to 02.03.2026 reflect the Rectification Deed dated 26.07.2018 and the Joint Development Agreement dated 25.02.2026 referred to hereinabove (**Document No. 50**).

***Observation: We have not seen encumbrance certificates issued in respect of the Property from 02.03.2026.***

- 60. We have been informed that there are no charges and / or mortgages created in respect of the Property.



**VII. INSPECTION OF ORIGINAL DOCUMENTS & PUBLIC NOTICE:**

61. As part of our title scrutiny, we have inspected the original title deeds and documents in respect of the Property and the same is detailed in **Annexure – B** of this Report.
62. A public notice was issued in Times of India, an English daily and Vijaya Karnataka, a Kannada daily on 20.11.2018 inviting objections if any from the general public with respect to the development of the Property. We have not received any objections with respect to the public notice issued.

**G. CONCLUSION**

Subject to our comments and observations made hereinabove, we are of the opinion that:

- (i) Mr. Sudheer S Gupta is the owner of the Property, subject to the rights of Kumar Properties Private Limited in terms of the registered Joint Development Agreement dated 11.02.2026, registered as Document No. RJN-1-06573-2025-26 in the office of the Sub Registrar, Rajajinagar; and
- (ii) The Property is capable of being used for residential purposes as per the Revised Official Memorandum bearing No. ALN(NY)CR/02/23-24 dated 08.05.2024 issued by the Deputy Commissioner's Office, Bengaluru District.



  
**TATVA LEGAL  
BANGALORE**

**ANNEXURE-A  
DOCUMENTS EXAMINED**

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

<b>Sl. No.</b>	<b>Particulars</b>
1.	Grant Certificate dated 19.10.1963 issued by the Tahsildar, Bangalore North Taluk;
2.	Extract of the Index of Lands issued in respect of the land bearing Survey Nos.17 and 30 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk;
3.	Extract of the Records of Rights issued in respect of the land bearing Survey Nos.17 and 30 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk;
4.	Mortgage Deed dated 17.11.1968, registered as Document No. 5128 of 1966-67, stored in Book I, Volume 2599, at Pages 235 and 236 in the Office of the Sub Registrar, Bangalore North Taluk;
5.	Discharge Deed dated 24.11.1969, registered as Document No. 39 of 1969-70 stored in Book I, Volume 94, at Pages 118 and 119 in the Office of Sub Registrar, Bangalore North Taluk, registered on 25.11.1969;
6.	Sale Deed dated 22.11.1969, registered as Document No. 40 of 1969-70 stored in Book I, Volume 94, at Pages 120 to 123, in the Office of Sub Registrar, Bangalore North Taluk, registered on 22.12.1969;
7.	Extract of Records of Rights issued in respect of the land bearing Survey Nos.17 and 30 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk;
8.	Sale Deed dated 25.02.1974, registered as Document No. 3257 of 1973-74 stored in Book I, Volume 2899, at Pages 66 to 73 and 119 in the office of the Sub Registrar, Bangalore North Taluk;
9.	Order bearing No. HUD 182 CUP78 dated 09.10.1979 issued by the Under Secretary, Housing and Urban Development Department, Government of Karnataka;
10.	Partnership Deed dated 01.12.1980 by and between Mr. Manohardas Madhavji Valia, Mr. Pravin Gupta, Mr. Sudhir S Gupta, Mr. Ravi Gupta and Mr. Girish Gupta;



11.	Acknowledgement of Registration of Firm dated 27.03.1981 of M/s M.M.V Continental Enterprises issued by the Registrar of Firms, Karnataka;
12.	Building Plan dated 23.03.1981 sanctioned by the Bagalagunte Grama Panchayath;
13.	License dated 01.04.1981 issued by the Bagalagunte Grama Panchayat;
14.	Retirement Cum Release Deed dated 22.04.1981 executed by Mr. Manohardas Madhavji Valia in favour of Mr. Pravin Gupta, Mr. Sudhir S Gupta, Mr. Ravi Gupta and Mr. Girish Gupta;
15.	Extract of the Memorandum acknowledging receipt of documents dated 29.05.1981 of M/s M.M.V Continental Enterprises by the Registrar of Firms, Karnataka, Bangalore;
16.	Retirement Cum Release Deed dated 24.03.1985 executed by Mr. Girish Gupta in favour of Mr. Pravin Gupta, Mr. Sudhir S Gupta and Mr. Ravi Gupta;
17.	Survey Sketch dated 25.01.1982 prepared by Taluk Surveyor, Bengaluru North Taluk with respect to the land bearing Survey Nos. 76 and 77 of Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk;
18.	Dissolution Deed dated 03.04.1986 by and between Mr. Pravin Gupta, Mr. Sudhir Gupta and Mr. Ravi Gupta with respect to dissolution of M/s M.M.V. Continental Enterprises;
19.	Order bearing No. DDLR.CSR.COR 14 of 1994-95 dated 21.03.1995 passed by the Assistant Director of Land Records, Bengaluru;
20.	Tippany issued in respect of the land bearing Survey No. 99 situated at Nagasandra Village, Yelahanka Hobli, Bengaluru North Taluk;
21.	Tippany issued in respect of the land bearing Survey No. 100 situated at Nagasandra Village, Yelahanka Hobli, Bengaluru North Taluk;
22.	Partition Deed dated 27.02.2004, registered as Document No. 48309 of 2003-04, in Book I, (stored in CD No. 171), in the office of Sub Registrar Bangalore North Taluk;
23.	Endorsement bearing No. L.A.D.R.K (1) 82 of 2004-05 issued by Assistant Director of the Land Records, Bangalore;
24.	Gift Deed dated 20.09.2010, registered as Document No. PNY-1-03229-2010-11 (stored in CD No. PNYD448), in the office of Sub Registrar, Peenya;

25.	Deed of Cancellation dated 02.01.2026, registered as Document No. YPR-1-05268-2025-26, in the office of the Sub Registrar, Yeshwanthpur;
26.	Rectification Deed dated 26.07.2018, registered as Document No. PNY-1-03531 of 2018-19, (stored in CD No. PNYD698), in Book I, in the office of Sub Registrar Peenya;
27.	General Power of Attorney dated 25.07.2018 executed by Mr. Mr. Ravi Gupta authorising and appointing his sister in law Mrs. Saroj Rani notarised before the Notary Public, Maryland, USA;
28.	Joint Development Agreement dated 11.02.2026, registered as Document No. RJN-1-06573-2025-26 in the office of the Sub Registrar, Rajajinagar;
29.	General Power of Attorney dated 11.02.2026, registered as Document No. RJN-4-01136-2025-26 in the office of the Sub Registrar, Rajajinagar;
30.	Conversion Certificate dated 07.11.1963 was issued by the Tahsildar, Bangalore North Taluk, granting permission to use the land bearing Survey No. 17 & 30 measuring 5 Acres 15 Guntas for non-agricultural industrial purposes;
31.	Revised Official Memorandum bearing No. ALN(NY)CR/02/23-24 dated 08.05.2024 issued by the Deputy Commissioner's Office, Bengaluru District;
32.	Map of Nagasandra Village;
33.	Extract of Vacant Land and Buildings Assessment for the year 1999-2000 issued by the City Municipal Council, Dasarahalli in respect of Khata No. 462 measuring 1,40,480 square feet;
34.	Special Notice bearing No. Sa.Kam.A(Pi.Kai.Pra)KTR 75 of 2020-21 dated 04.01.2021 issued by the Assistant Revenue Officer, Peenya Industrial Area Sub-Division, BBMP;
35.	Receipt dated 02.01.2021 issued by the Assistant Assistant Revenue Officer, Peenya Industrial Area Sub-Division BBMP;
36.	Khata Certificate dated 31.03.2023 issued by the Assistant Revenue Officer, Heggenahalli Ward, BBMP in respect of the land bearing Khata No. 462;
37.	Extract of the Houses and Vacant Land Register for the year 2022-23 issued by the BBMP;
38.	Receipts dated 17.04.2019 and 25.04.2019 issued by the BBMP Revenue Department evidencing the payment of property tax for the year 2019-20;

39.	Receipt dated 08.06.2020 issued by the BBMP Revenue Department evidencing the payment of property tax for the year 2020-21;
40.	Receipt dated 21.04.2021 evidencing the payment of property tax for the year 2021-22;
41.	Receipt dated 30.04.2022 evidencing the payment of property tax for the year 2022-23;
42.	Receipt dated 24.05.2023 evidencing the payment of property tax for the year 2023-24;
43.	Receipt dated 09.05.2024 evidencing the payment of property tax for the year 2024-25;
44.	Extract of Form – A issued by BBMP in respect of the land bearing Municipal No. 462-76-77 of Nagasandra measuring 80023 square feet;
45.	Encumbrance Certificates issued in respect of the land bearing Survey Nos.17 and 30 measuring 5 Acres 15 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk for the period 04.12.1957 to 03.12.1969 and 01.04.1963 to 30.03.1970;
46.	Encumbrance Certificates issued in respect of the land bearing Survey Nos. 17 and 30 measuring 3 Acres 20 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk for the period 01.04.1970 to 18.12.1980 and 18.12.1980 to 05.12.1983;
47.	Encumbrance Certificate issued in respect of the land bearing Survey Nos. 76 and 77 measuring 1 Acre 33.6 Guntas situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk for the period 01.04.1983 to 31.03.2004;
48.	Encumbrance Certificate issued in respect of the land bearing Survey Nos. 76 and 77 measuring 1 Acre 38.7 Guntas situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk for the period 01.04.2004 to 31.03.2023;
49.	Encumbrance Certificate issued in respect of the land bearing Survey Nos. 99 and 100 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk for the period 01.04.2023 to 08.05.2024; and
50.	Encumbrance Certificate issued in respect of the land bearing Survey Nos. 99 & 100, BBMP Khata No. 462-76-77 and EPID No. 8127210462 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk for the period 01.04.2004 to 02.03.2026.



**ANNEXURE – B**  
**ORIGINAL VERIFICATION**

<b>Sl. No.</b>	<b>Particulars</b>	<b>Nature of Documents</b>
1.	Grant Certificate dated 19.10.1963 issued by the Tahsildar, Bangalore North Taluk;	Original (Laminated)
2.	Extract of the Index of Lands issued in respect of the land bearing Survey Nos.17 and 30 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk;	Photo copy
3.	Extract of the Records of Rights issued in respect of the land bearing Survey Nos.17 and 30 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk;	
4.	Mortgage Deed dated 17.11.1966, registered as Document No. 5128 of 1966-67, stored in Book I, Volume 2599, at Pages 235 and 236 in the Office of the Sub Registrar, Bangalore North Taluk;	Original
5.	Discharge Deed dated 24.11.1969, registered as Document No. 39 of 1969-70 stored in Book I, Volume 94, at Pages 118 and 119 in the Office of Sub Registrar, Bangalore North Taluk, registered on 25.11.1969;	Original
6.	Sale Deed dated 22.11.1969, registered as Document No. 40 of 1969-70 stored in Book I, Volume 94, at Pages 120 to 123, in the Office of Sub Registrar, Bangalore North Taluk, registered on 22.12.1969, (along with the Sketch endorsed by the Vendor);	Original
7.	Extract of Records of Rights issued in respect of the land bearing Survey Nos.17 and 30 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk;	
8.	Sale Deed dated 25.02.1974, registered as Document No. 3257 of 1973-74 stored in Book I, Volume 2899, at Pages 66 to 73 and 119 in the office of the Sub Registrar, Bangalore North Taluk;	
9.	Order bearing No. HUD 182 CUP78 dated 09.10.1979 issued by the Under Secretary, Housing and Urban Development Department, Government of Karnataka;	Photo copy;



10.	Partnership Deed dated 01.12.1980 by and between Mr. Manohardas Madhavji Valia, Mr. Pravin Gupta, Mr. Sudhir S Gupta, Mr. Ravi Gupta and Mr. Girish Gupta;	Certified Copy
11.	Acknowledgement of Registration of Firm dated 27.03.1981 of M/s M.M.V Continental Enterprises issued by the Registrar of Firms, Karnataka; (Form C)	Certified Copy
12.	Building Plan dated 23.03.1981 sanctioned by the Bagalagunte Grama Panchayath;	Photo Copy
13.	License dated 01.04.1981 issued by the Bagalagunte Grama Panchayat;	
14.	Retirement Cum Release Deed dated 22.04.1981 executed by Mr. Manohardas Madhavji Valia in favour of Mr. Pravin Gupta, Mr. Sudhir S Gupta, Mr. Ravi Gupta and Mr. Girish Gupta;	Certified Copy
15.	Extract of the Memorandum acknowledging receipt of documents dated 29.05.1981 of M/s M.M.V Continental Enterprises by the Registrar of Firms, Karnataka, Bangalore; (Form D)	Certified Copy
16.	Retirement Cum Release Deed dated 24.03.1985 executed by Mr. Girish Gupta in favour of Mr. Pravin Gupta, Mr. Sudhir S Gupta and Mr. Ravi Gupta;	Original
17.	Survey Sketch dated 25.01.1982 prepared by Taluk Surveyor, Bengaluru North Taluk with respect to the land bearing Survey Nos. 76 and 77 of Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk;	Photo copy
18.	Dissolution Deed dated 03.04.1986 by and between Mr. Pravin Gupta, Mr. Sudhir Gupta and Mr. Ravi Gupta with respect to dissolution of M/s M.M.V. Continental Enterprises;	Original
19.	Order bearing No. DDLR.CSR.COR 14 of 1994-95 dated 21.03.1995 passed by the Assistant Director of Land Records, Bengaluru;	
20.	Tippany issued in respect of the land bearing Survey No. 99 situated at Nagasandra Village, Yelahanka Hobli, Bengaluru North Taluk;	Certified copy



21.	Tippany issued in respect of the land bearing Survey No. 100 situated at Nagasandra Village, Yelahanka Hobli, Bengaluru North Taluk;	
22.	Partition Deed dated 27.02.2004, registered as Document No. 48309 of 2003-04, in Book I, (stored in CD No. 171), in the office of Sub Registrar Bangalore North Taluk;	Original (Sketch annexed is a photo copy, Original to be provided);
23.	Endorsement bearing No. L.A.D.R.K (1) 82 of 2004-05 issued by Assistant Director of the Land Records, Bangalore;	Photo copy
24.	Gift Deed dated 20.09.2010, registered as Document No. PNY-1-03229-2010-11 (stored in CD No. PNYD448), in the office of Sub Registrar, Peenya;	Original
25.	Rectification Deed dated 26.07.2018, registered as Document No. PNY-1-03531 of 2018-19, (stored in CD No. PNYD698), in Book I, in the office of Sub Registrar Peenya;	Original and Duplicate
w	General Power of Attorney dated 25.07.2018 executed by Mr. Mr. Ravi Gupta authorising and appointing his sister in law Mrs. Saroj Rani notarised before the Notary Public, Maryland, USA;	Photo copy
26.	Map of Nagasandra Village;	Certified Copy
27.	Conversion Certificate dated 07.11.1963 was issued by the Tahsildar, Bangalore North Taluk, granting permission to use the land bearing Survey No. 17 & 30 measuring 5 Acres 15 Guntas for non-agricultural industrial purposes;	Original (Laminated)
28.	Revised Official Memorandum bearing No. ALN(NY)CR/02/23-24 dated 08.05.2024 issued by the Deputy Commissioner's Office, Bengaluru District;	
29.	Extract of Vacant Land and Buildings Assessment for the year 1999-2000 issued by the City Municipal Council, Dasarahalli in respect of Khata No. 462 measuring 1,40,480 square feet; Extract of Vacant land assessment for the year 2004-05 by CMC Dasarahalli for the year 2005-06;	Certified Copy



30.	Special Notice bearing No. Sa.Kam.A(Pi.Kai.Pra)KTR 75 of 2020-21 dated 04.01.2021 issued by the Assistant Revenue Officer, Peenya Industrial Area Sub-Division, BBMP;	Certified copy
31.	Receipt dated 02.01.2021 issued by the Assistant Revenue Officer, Peenya Industrial Area Sub-Division BBMP;	Certified copy
32.	Khata Certificate dated 31.03.2023 issued by the Assistant Revenue Officer, Heggenahalli Ward, BBMP in respect of the land bearing Khata No. 462;	Certified copy
33.	Extract of the Houses and Vacant Land Register for the year 2022-23 issued by the BBMP;	Certified copy
34.	Receipts dated 29.05.2017, 20.04.2018, 17.04.2019 and 25.04.2019 issued by the BBMP Revenue Department evidencing the payment of property tax for the year 2017-18, 2018-19, 2019-20;	Photo copy
35.	Receipt dated 08.06.2020 issued by the BBMP Revenue Department evidencing the payment of property tax for the year 2020-21;	Computer generated copy
36.	Receipt dated 21.04.2021 evidencing the payment of property tax for the year 2021-22;	Computer generated copy
37.	Receipt dated 30.04.2022 evidencing the payment of property tax for the year 2022-23;	Computer generated copy
38.	Receipt dated 24.05.2023 evidencing the payment of property tax for the year 2023-24;	Computer generated copy
39.	Receipt dated 09.05.2024 evidencing the payment of property tax for the year 2024-25;	Computer generated copy
40.	Encumbrance Certificates issued in respect of the land bearing Survey Nos.17 and 30 measuring 5 Acres 15 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk for the period 04.12.1957 to 03.12.1969 and 01.04.1963 to 30.03.1970; 18.11.1963 to 10.05.1965, 10.05.1965 to 11.01.1966 and 01.04.1966 to 13.11.1969 – CC	Certified Copy



41.	Encumbrance Certificates issued in respect of the land bearing Survey Nos. 17 and 30 measuring 3 Acres 20 Guntas situated at Nagasandra Village, Yeshwanthpura Hobli, Bengaluru North Taluk for the period 01.04.1970 to 18.12.1980 and 18.12.1980 to 05.12.1983;	Certified Copy
42.	Encumbrance Certificate issued in respect of the land bearing Survey Nos. 76 and 77 measuring 1 Acre 33.6 Guntas situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk for the period 01.04.1983 to 31.03.2004;	Certified Copy
43.	Encumbrance Certificate issued in respect of the land bearing Survey Nos. 76 and 77 measuring 1 Acre 38.7 Guntas situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk for the period 01.04.2004 to 31.03.2023; and 24.05.2004 to 26.02.2008, 01.04.2010 to 28.01.2013, 01.04.2007 to 10.06.2008, 24.05.2004 to 26.02.2008 and 01.04.2010 to 28.01.2013 – CC 24.05.2004 to 29.05.2018– Photo copy	
44.	Encumbrance Certificate issued in respect of the land bearing Survey Nos. 99 and 100 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk for the period 01.04.2023 to 08.05.2024.	Photocopy
<b>Additional Documents</b>		
45.	Form No V filed under Indian Partnership Act with respect to reconstitution of the Firm;	Certified Copy
46.	Form No I filed with the registrar of Firms with respect to the Partners;	Certified Copy
47.	General License dated 24.03.1983 for the year 1983-84 issued by Bagalagunte Grama Panchayath	Original
48.	Cancellation of Gift Deed dated 02.01.2026, registered as Document No. YPR-01-05268-2025-26, in the office of the Sub-registrar Rajajinagara (Yeshwanthpur);	Original
49.	Sketch issued by Assistant Director of Land Records Bangalore North Taluk with respect to land bearing Survey No. 99 and 100;	Certified Copy



50.	Notarized Genealogical Tree of Mr. Sudhir Gupta dated 26.02.2019;	Notarized
51.	Endorsement dated 24.12.2016 – Akarband dilapidated – Survey No. 99;	Photo copy
52.	Resurvey Sketch – issued in respect of land bearing Survey No 99;	Certified copy
53.	Joint Development Agreement dated 11.02.2026, registered as Document No. RJN-1-06573-2025-26 in the office of the Sub Registrar, Rajajinagar;	Original
54.	General Power of Attorney dated 11.02.2026, registered as Document No. RJN-4-01136-2025-26 in the office of the Sub Registrar, Rajajinagar;	Original
55.	Encumbrance Certificate issued in respect of the land bearing Survey Nos. 99 & 100, BBMP Khata No. 462-76-77 and EPID No. 8127210462 situated at Nagasandra Village, Yeshwanthpur Hobli, Bengaluru North Taluk for the period 01.04.2004 to 02.03.2026.	Computer generated copy

