
TITLE REPORT DATED 01.10.2025
PROPERTY I

 **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 true copies and without any addition, deletion or fabrication, (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 I 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 Vista Properties LLP.**, who are directly involved in the proposed transaction relating to the Property I. We accept no responsibility to any person other than to **Kumar Vista Properties LLP.**, in relation to the contents of this Report.

D. DESCRIPTION OF PROPERTY:

All that piece and parcel of the immovable property being the land bearing Survey No. 26/1 measuring 2 Acres 4 Guntas and 4 Guntas of kharab situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District and bounded on its:

East by : Land bearing Survey No. 26/3;
West by : Private Property in Survey No. 25;
North by : Nandi Hills Road;
South by : Land bearing Survey No. 26/3;

(Boundaries are as per Sale Deed dated 21.05.2007)
hereinafter referred to as "**Property I**".

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 I.

F. FINDING BASED ON THE DOCUMENTS EXAMINED:

I. TITLE:

1. On perusal of the documents furnished to us, we note that the land bearing Survey No. 26/1 measuring 2 Acres 4 Guntas (excluding 4 Guntas of kharab) (i.e., **Property I**) is formed out of the larger extent of the land bearing Survey No. 26 measuring 7 Acres 24 (excluding 12 Guntas kharab) (**Land**) situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District.



2. We note from the Hissa Survey Tippany dated 20.11.1944 (Document No. 1) that the land bearing Survey No. 26 measuring 7 Acres 24 Guntas (excluding 12 Guntas of Kharab) has been subdivided into four portions, in the following manner:
- (a) Land bearing Survey No. 26/1, held by one Mr. Byrappa (son of Mr. Marappa);
 - (b) Land bearing Survey No. 26/2 held by one Mr. Hosamalige Mareppa; and
 - (c) Land bearing Survey Nos. 26/3 and 26/4 held by Mr. Hosamalige Sheetappa.

Observation: *We have not been provided with any documents which evidence the mode and manner in which Mr. Byrappa (son of Mr. Marappa) came to hold Property I. We have been informed that the same is not available.*

3. Further, the Record of Rights, Tenancy and Crop Inspection (“RTCs”) issued in respect of Property I for the years 1968-69 to 1982-83 reflects Mr. Byrappa (son of Mr. Marappa) as the holder thereof (Document No. 2).
4. Pursuant to the demise of Mr. Byrappa (son of Mr. Marappa), his only son, Mr. Ramaiah along with his wife Mrs. Gowramma as consenting witness conveyed Property I in favour of Mr. Pillappa (son of Mr. Doddagangappa) under the Sale Deed dated 02.06.1975 (Document No. 3).

Observation: *We have not been provided with the genealogical tree of Mr. Byrappa to ascertain the names of all his family members who may have had rights and interests in Property I. We have been informed that the same is not available. However, it is noted from the recitals of the Sale Deed dated 02.06.1975 referred to above, Mr. Ramaiah has stated that he is the only son of Mr. Byrappa and that pursuant to the demise of his father, Mr. Ramaiah, being the only son of Mr. Byrappa is in possession of Property I.*

5. RTCs issued in respect of Property I for the years 1983-84 to 1987-88 reflects the name of Mr. Pillappa (son of Mr. Doddagangappa) as the holder of the said land.
6. We have not been provided with Entry No. RR 271 made in the Record of Rights. However, we have been provided with Non-Availability Endorsement bearing No. RKCR/(number not legible)/2021-22 dated 05.07.2023 issued by Tahsildar, Devanahalli Taluk to the effect that Record of Rights are not available and hence extract of the same cannot be provided (Document No. 4).
7. Mr. Pillappa (son of Mr. Doddagangappa) re-conveyed Property I in favour of Mr. Ramaiah (son of Late Mr. Hosamalige Byrappa) under the Sale Deed dated 06.08.1990 (Document No. 5). Entry No. MR 1 of 1990-91 was made in the Mutation Register recording the execution of the Sale Deed dated 06.08.1990 and grants permission to change khata in respect of Property I in the name of Mr. Ramaiah (son of late Mr. Hosamalige Byrappa) (Document No. 6).



8. RTCs issued in respect of Property I for the years 1988-89 to 1992-93 reflects the name of Mr. Ramaiah as the holder vide MR 1 of 1990-91 and the name of Mr. Pillappa has been rounded off.
9. Thereafter, Mr. Ramaiah conveyed Property I in favour of Mr. G. Santhanam (son of Late Mr. Gajapathi) under the Sale Deed dated 23.06.1994 (Document No. 7). Entry No. MR 5 of 1995-96 was made in the Mutation Register recording the execution of the Sale Deed dated 23.06.1994 and grants permission to change khata in respect of Property I in the name of Mr. G. Santhanam (Document No. 8).
10. RTCs issued in respect of Property I for the years 1993-94 to 1996-97 reflect the name of Mr. G. Santhanam as the holder of the said land.
11. Further, Mr. G. Santhanam conveyed Property I in favour of Mr. K. Krishnamurthy (son of Mr. V Kannaiah Reddy) under the Sale Deed dated 22.07.1998 (Document No. 9). Entry No. MR 1 of 1998-99 was made in the Mutation Register recording the execution of the Sale Deed dated 22.07.1998 and grants permission to change khata in respect of Property I in the name of Mr. K. Krishnamurthy (Document No. 10).
12. Thereafter, Property I was converted for non-agricultural purposes as detailed below.
13. RTCs issued in respect of Property I for the years 1997-98 to 2023-24 reflect Mr. K. Krishna Murthy as the holder thereof.
14. Subsequently, Mr. K. Krishnamurthy along with his children Mr. Harsha and Ms. Kreethi as the consenting witnesses conveyed Property I in favour of Mr. K. S. Ramaswamy (son of Late Mr. K. Subba Rao Ramaswamy) under the Sale Deed dated 21.05.2007 (Document No. 11).

Observation: We have not been provided with the entry made in the Mutation Register pursuant to the aforesaid sale deed. We have been informed that since Property I was converted for non-agricultural purposes and therefore, entry has not been made in the Mutation Register, however khata in respect of Property I has been issued in the name of Mr. K.S. Ramaswamy in the records of the City Municipal Council, Devanahalli, which has been detailed below in the Title Report.

15. In the manner mentioned hereinabove, Mr. K. S. Ramaswamy (son of Mr. K. Subba Rao Ramaswamy) came to hold Property I.
16. Mr. K.S. Ramaswamy and his wife Mrs. Susmitha Ramaswamy have entered into a Joint Development Agreement dated 01.10.2025 with Kumar Vista Properties LLP., in respect of Property I and the land bearing Survey No. 26/3 measuring 1 Acre 32 Guntas (Document No. 12). It is noted that, their only son Mr. Ashish Ramaswamy has joined in the execution



of the Joint Development Agreement dated 01.10.2025 as confirming party. Some of the key terms of the said agreement as follows:

- (a) The parties have agreed to develop residential row houses/villas in the above-mentioned properties;
- (b) The developer is required to complete the construction of the project within 24 months from the date of issuance of commencement certificate by the jurisdictional planning authority;
- (c) The parties have agreed to share the sale proceeds arising out of the project in the ratio of 40:60 (i.e., 40% to share of the owners and 60% to the share of the developer);
- (d) The developer has paid security deposit of Rs. 7.86Crores to the owners for due compliance of its obligations under the joint development agreement;
- (e) The owners have handed over the original title deeds in respect of the properties to the developer.
- (f) 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 the properties, upto the developer's share in the project and the developer alone will be responsible for the repayment of the same.

17. In terms of the Joint Development Agreement dated 01.10.2025, Mr. K.S. Ramaswamy and Mrs. Susmitha Ramaswamy have executed and registered a General Power of Attorney dated 01.01.2025, authorizing and appointing Kumar Vista Properties LLP., as their attorney authorizing them to do various acts, deeds and things, in the manner as specified therein (Document No. 13). Clause 15 of the said General Power of Attorney authorizes the Attorney to raise loans or borrow funds on the properties by creating equitable mortgage or other mortgages on Property I and the land bearing Survey No. 26/3 as security. Further, clause 9 authorizes the attorney to enter into agreements to sell in respect of the units in the project.

II. REVENUE RECORDS AND ENDORSEMENTS:

18. We have been provided with the map of Guttahalli Village which indicates the location of land bearing Survey No. 26 in the said village (Document No.14).
19. Moola Tippani issued in respect of land bearing Survey No. 26 reflects the shape of the said land (Document No.15).
20. Atlas issued in respect of land bearing Survey No. 26 of Guttahalli Village reflects the sub-division of the land bearing Survey No. 26 into four sub-divisions namely Survey No. 26/1, 26/2, 26/3 and 26/4 (Document No. 16).
21. We have been provided with RR Pakka Book issued in respect of Survey No. 26/1 and Revision Settlement Akarbandh issued in respect of Survey No. 26/1 which reflects the total



extent of land in the said survey number to be 2 Acres 4 Guntas along with 4 Guntas of A Kharab comprised therein (Document No. 17 & 18).

22. Nil Tenancy Certificate bearing No. RD0038366200139 dated 20.07.2023 issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District to the effect that no applications have been filed under Section 48A and 77A of the Karnataka Land Reforms Act, 1961 in Form 7, 7 A in respect of the Property I (Document No. 19).
23. We have been provided with the Endorsement bearing No. PTCL(De)(Him).CR:96/2023 dated 13.07.2023 issued by the Assistant Commissioner, Doddaballapura Subdivision, stating that no proceedings have been initiated under the provisions of the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Property I as on date and that if it is found that provisions of the aforementioned act are violated in the future, proceedings will be initiated and this endorsement will stand cancelled (Document No. 20).

III. ACQUISITIONS:

24. We have been provided with the Endorsement bearing No. KIADB/LAQ/3022/2023-24 dated 24.08.2023 issued by the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board, Bangalore to the effect that the land bearing Survey Nos. 26/1 and 26/3 have not been acquired or notified for acquisition for any of its project as on date (Document No. 21).
25. *We have not been provided with Endorsements issued by the Karnataka Housing Board, and the National Highways Authority of India to the effect that Property I has not been acquired or notified for acquisition for any of their projects as on date.*
26. *Also, we have not been provided with Endorsements issued by the Forest Department and Lake Development Authority to the effect that Property I do not form part of any forest lands/ lake/ lakebed. In this regard, we have been informed that there are no lakes or forests in the close vicinity of Property I.*

IV. LAND CONVERSION & LAND USAGE:

27. The first Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 12.01.2001 issued by the District Commissioner, Bengaluru Rural District granted permission to use *inter alia* the land bearing Survey No. 26/1 measuring 2 Acre 8 Guntas for non-agricultural residential and commercial purpose (Document No.22). Entry No. MR 14 of 2007-08 was made in the Mutation Register recording the conversion of Property I vide Official Memorandum dated 12.01.2001 for non-agricultural purposes (Document No.23).
28. Thereafter, Bangalore International Airport Areas Planning Authority ('BIAAPA') issued a Commencement Certificate bearing No. BIAAPA/TP/LAO/463/2002-03 dated 21.04.2003



under Section 17 of the Karnataka Town and Country Planning Act, 1961, approving the residential layout plan proposed to be developed in the land bearing Survey Nos. 26/1 and 26/3 admeasuring 5 Acres 16 Guntas situated at Guttahalli Village (Document No. 24). In this regard, we also note the residential layout proposed to be developed in the land bearing Survey No. 26/1 and 26/3 measuring 5 Acres 16 Guntas of Guttahalli Village sanctioned by BIAAPA as per the conditions laid down in the Commencement Certificate bearing No. BIAAPA/TP/LAO/463/2002-03 dated 21.04.2003 (Document No. 25).

29. In pursuance of the approval of the Residential Layout Plan dated 21.04.2003, the area reserved for the formation of the roads and parks in the said residential layout was relinquished under the Relinquishment Deed dated 04.10.2004 i.e., 10 Feet for Road (1no.), 30 Feet Road (10 nos) and for Park purpose (1) 72.6 x 53.1/2 x 22.2 x 62.4/2 Feet and (2) 99.0+99.6/2 x 18.6 Feet and for public purpose an extent of 17.4 x (53.1 x 51.0)/2 Feet, in favour of the Devanahalli CMC (Document No. 26).
30. Subsequently, on the Master Plan of BIAAPA-2021 (Approved by the Government of Karnataka vide the G. O. No. UDD BMR 2005 dated 27.01.2009 and 29.01.2009) coming into force, it appears that the land bearing Survey No. 26/1 and 26/3 was coming within the public/semipublic and commercial zone, and accordingly an application was made to modify/to change the land use from Residential to Public/Semipublic Commercial purpose by Mr. Krishna Murthy in respect of the land bearing Survey Nos. 26/1 and 26/3 and accordingly Demand Notice bearing No. ALN(De).SR.18/2000-01 dated 13.04.2007 was issued by the District Commissioner for payment of the necessary fees (Document No. 27).
31. Subsequently, another Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 09.05.2007 was issued by the District Commissioner, Bengaluru Rural District granting permission to use a specific portion of the same land bearing Survey No. 26/1 measuring 1 Acre 30 Guntas to public and semipublic purposes, while balance extent of 18 Guntas to commercial purpose (Document No. 28). Entry No. MR H9 of 2018-19 was made in the Mutation Register recording the conversion of Property I vide Official Memorandum dated 09.05.2007 for non-agricultural purposes (Document No.29).
32. It appears that Mr. K. S. Ramaswamy submitted an application to request a change of land use in respect of the land bearing Survey No. 26/1 measuring 1 Acre 30 Guntas from 'Public and Semi-Public' purposes to 'Commercial' purposes. Thereafter, BIAAPA issued an Intimation Letter bearing No. BIAPPA/TP/BhuUNi/11/2016-17/1580 dated 08.08.2016 directing Mr. K. S. Ramaswamy to pay requisite fees amounting to Rs. 5,33,000/- towards change of land use (Document No. 30).
33. Upon the payment of applicable fees with respect to the change of land use, BIAPPA granted permission for change of land use under Section 69(4) of the Karnataka Town and Country Planning Act, 1961 granting permission to *inter alia* use the land bearing Survey No. 26/1 measuring 1 Acre 30 Guntas (out of 2 Acres 8 Guntas) for commercial purposes in terms of



Change of Land Use Order bearing No. BIAAPA/TP/BhuUNi/11/2016-17/1942 dated 20.09.2016 (Document No. 31).

34. Pursuant thereto, the Deputy Commissioner, Bengaluru Rural District, has issued Official Memorandum bearing No. ALN (DE. Ka.) SR/71/2017-18 dated 30.11.2017 granting permission for diversion of use of 1 Acre 30 Guntas (out of 2 Acres 8 Guntas) from 'Public and Semi-public' to 'Commercial' purposes subject to the terms and conditions stated therein (Document No. 32).
35. Subsequently since no residential layout development as contemplated was undertaken, Mr. Ramaswamy appears to have made an application to BIAAPA for the cancellation of the residential layout plan sanctioned in year 2003 and in this regard, we note the Letter bearing No. BIAAPA/TP/LAO/463/2002-03-24-25/1251 dated 27.08.2024 issued by BIAAPA to the CEO, Devanahalli CMC with a copy marked to Mr. Ramaswamy to the effect that based on the application made by Mr. Ramaswamy and considering that no developments have been undertaken as contemplated, BIAAPA in its meeting has agreed to cancel the sanction provided for the residential layout in the land bearing Survey Nos. 26/1 and 26/3 and has decided to forfeit the amount paid by the landowners towards the sanction (Document No. 33). The said letter also states that areas relinquished in favour of CMC, Devanahalli under the Relinquishment Deed dated 20.11.2004 will have to be cancelled by way a registered Cancellation Deed
36. We note the CEO, Devanahalli CMC has executed and registered a Cancellation Deed dated 30.08.2024 in favour of Mr. K. Ramaswamy and Mrs. Rathnamma, Mr. Dhanya Kumar Chinnappa cancelling the earlier executed Relinquishment Deed dated 26.04.2003 (Document No. 34).

V. KHATA AND PROPERTY TAX:

37. As Property I was coming within the Town Municipal Jurisdiction, Betterment charges was paid under the Receipt bearing No. 397948 dated 26.08.2008 in the office of Town Municipal Council, Devanahalli (Document No. 35).
38. We have been provided with the E-Khata Extract issued by Town Municipal Council, Devanahalli, bearing Property No. 972/332/26/1 in the names of Mr. K. S. Ramaswamy in respect of Property I (Document No. 36).
39. We note 4 Receipts dated 30.12.2022, 11.09.2023, 23.10.2024 and 14.05.2025 issued by the CMC, Devanahalli evidencing the payment of property taxes in respect of Property I for the 2021-22 to 2025-26 (Document No. 37).



VI. LITIGATION:

40. We have been informed that there are no litigations filed, pending, or disposed off in respect of the Property I.

VII. ENCUMBRANCE / CHARGE:

41. Encumbrance Certificate issued with respect to Property I for the period 01.04.1940 to 31.03.2004, 01.04.1974 to 21.08.2008, 01.04.2004 to 05.07.2023, 06.07.2023 to 21.08.2023, 01.10.2023 to 24.10.2023 and 01.04.2022 to 26.08.2025 reflects Sale Deeds dated 02.06.1975, 06.08.1990, 23.06.1994, 22.07.1998 and 21.05.2007 referred to herein above, Deposit of Title Deeds dated 19.11.2008, 27.07.2010, 14.02.2012 and Discharge Deed dated 13.09.2017, referred to below (Document No. 38).
42. Mr. K. S. Ramaswamy (Son of Mr. K. Subba Rao Ramaswamy) executed and registered a Memorandum of Deposits of Title Deeds dated 20.06.2007 in favor of Vijaya Bank, Bangalore, whereunder the title deeds of Property I were deposited with Vijaya Bank for securing loan of Rs. 1.2Crores availed from the said bank. In addition to the above, an additional amount of Rs. 2.8Crores was availed as a loan by Mr. Ramaswamy and to secure the same, Memorandum of Deposits of Title Deeds dated 19.11.2008 was executed by Mr. Ramaswamy in favor of Vijaya Bank, Bangalore (Document No. 39). The above-mentioned mortgages have been discharged as evidenced from the registered Discharge Receipt dated 12.09.2017 executed by the Chief Manager of Vijaya Bank in favor of Mr. K. S. Ramaswamy and his wife, Mrs. Sushmitha Ramaswamy, discharging all the charges created by them and stating that the bank has no right, title, and interest over Property I and that all the dues have been cleared by mortgagors (Document No. 40). We have also provided with Loan Clearance Certificate dated 12.09.2017 issued by Vijaya Banks stating that the loan availed by Mr. K. S. Ramaswamy and his wife, Mrs. Sushmitha Ramaswamy stands closed on 08.09.2017 with no outstanding liability (Document No. 41).
43. Thereafter, it is noted that, Mr. Ramaswamy executed and registered the following memorandum of deposit of title deeds in favour of Vijaya Bank:
- (a) Memorandum of Deposit of Title Deeds dated 02.06.2011 for securing a loan of Rs. 1.25Crores (Document No. 42); and
 - (b) Memorandum of Deposit of Title Deeds dated 15.03.2011 for securing a loan of Rs. 1.25Crores (Document No. 43).
- The above-mentioned mortgages have been discharged as evidenced from the registered Discharge Deed dated 18.10.2023 executed by Bank of Baroda (previously Vijaya Bank) in favour of Mr. K.S. Ramaswamy (Document No. 44).
44. We have not seen encumbrance certificate issued in respect of Property I from 26.08.2025.



VIII. INSPECTION OF ORIGINAL DOCUMENTS & PUBLIC NOTICE:

45. We have inspected the original documents in respect of Property I and the same is detailed in Annexure – B of this Title Report..
46. Public notice was issued in 'Vijaya Karnataka', a Kannada newspaper and 'The Times of India', a English newspaper both dated 19.07.2023, inviting objections if any from general public with respect to Property I (**Document Nos. 45**). Till date, we have not received any objections or claims in response to the public notices dated 19.07.2023.

G. CONCLUSION

Subject to our observations made hereinabove, we are of the opinion that, Mr. K.S. Ramaswamy is the owner of Property I, subject to the rights of Kumar Vista LLP., under the registered Joint Development Agreement dated 01.10.2025



**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:

Sl No.	Particulars
1.	Hissa Survey Tippany dated 20.11.1944 issued in respect of the land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;
2.	R.T.C.s issued in respect of land bearing Survey No. 26/1 measuring 2 Acres 4 Guntas situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk (excluding 4 Guntas) for the years 1968-69 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2023-24;
3.	Sale Deed dated 02.06.1975, registered as Document No. 575 of 1975-76, Volume No. 1174 of Book I, at Pages 133-136 in the office of Sub Registrar, Devanahalli;
4.	Endorsement bearing No. RKCR/(number not legible)/2021-22 dated 05.07.2023 issued by Tahsildar, Devanahalli Taluk;
5.	Sale Deed dated 06.08.1990 (registered on 19.11.1990), registered as Document No. 446 of 1990-91, Volume No. 1387 of Book I, at Pages 46-48 in the office of Sub Registrar, Devanahalli;
6.	Extract of Entry No. MR 1 of 1990-91 made in the mutation register;
7.	Sale Deed dated 23.06.1994 (registered on 19.07.1994), registered as Document No. 650 of 1994-95, Volume No. 1522 of Book I, at Pages 81-84 in the office of Sub Registrar, Devanahalli;
8.	Extract of Entry No. MR 5 of 1995-96 made in the mutation register;
9.	Sale Deed dated 22.07.1998 (registered on 23.04.1999), registered as Document No. 778 of 1998-99, Volume No. 1761 of Book I, at Pages 188-192 in the office of Sub Registrar, Devanahalli;
10.	Extract of Entry No. MR 1 of 1998-99 made in the mutation register;
11.	Sale Deed dated 21.05.2007, registered as Document No. DNH-1-01048-2007-08 (stored in CD No. DNHD129) in the office of Sub Registrar, Devanahalli;



12.	Joint Development Agreement dated 01.10.2025, registered as Document No. DNH-1-12067-2025-26, in the office of the Sub Registrar, Devanahalli;
13.	General Power of Attorney dated 01.10.2025, registered as Document No. DNH-4-01002-2025-26, in the office of the Sub Registrar, Devanahalli;
14.	Map of Guttahalli Village;
15.	Moola Tippani issued in respect of land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk;
16.	Atlas issued in respect of land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk;
17.	Extract of RR Pakka Book in respect of the land bearing Survey No. 26/1 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk;
18.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 26/1 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk;
19.	Nil Tenancy Certificate bearing No. RD0038366200139 dated 20.07.2023 issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District;
20.	Endorsement bearing No. PTCL(De)(Him).CR:96/2023 dated 13.07.2023 issued by the Assistant Commissioner, Doddaballapura Subdivision;
21.	Endorsement bearing No. KIADB/LAQ/3022/2023-24 dated 24.08.2023 issued by the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board, Bangalore;
22.	Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 12.01.2001 issued by the District Commissioner, Bengaluru Rural District;
23.	Extract of Entry No. MR 14 of 2007-08 made in the Mutation Register;
24.	Commencement Certificate dated 21.04.2003 issued by BIAPPA in accordance with Section 17(4) of the Karnataka Town and Country Planning Act, 1961;
25.	Layout Plan sanctioned by BIAAPA;



26.	Relinquishment Deed 04.10.2004 (registered on 20.11.2004), registered as Document No. DNH-1-03047-2004-05, stored in CD No. DNHD27 in the office of sub registrar, Devanahalli;
27.	Demand Notice bearing No. ALN(De).SR.18/2000-01 dated 13.04.2007 was issued by the District Commissioner;
28.	Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 09.05.2007 issued by the District Commissioner, Bengaluru Rural District;
29.	Extract of Entry No. MR H9 of 2018-19 made in the Mutation Register;
30.	Intimation Letter bearing No. BIAPPA/TP/BhuUNi/11/2016-17/1580 dated 08.08.2016;
31.	Change of Land Use Order bearing No. BIAAPA/TP/BhuUNi/11/2016-17/1942 dated 20.09.2016;
32.	Official Memorandum bearing No. ALN(DE. Ka.)SR/71/2017-18 dated 30.11.2017 issued by the District Commissioner, Bengaluru Rural District;
33.	Letter bearing No. BIAAPA/TP/LAO/463/2002-03-24-25/1251 dated 27.08.2024 issued by BIAAPA to the CEO, Devanahalli CMC;
34.	Cancellation Deed dated 26.04.2003, registered as Document No. DNH-1-09798-2024-25, in the office of the Sub Registrar, Devanahalli;
35.	Receipt bearing No. 397948 dated 26.08.2008 in the office of Town Municipal Council, Devanahalli evidencing payment of betterment charges;
36.	E-Khata Extract bearing Property No. 972/332/26/1 in the joint names of Mr. K. S. Ramaswamy and Mrs. Susmitha Ramaswamy issued by Town Municipal Council, Devanahalli;
37.	Receipt bearing Nos. 34101DHLOC30122022 dated 30.12.2022 evidencing the payment of property for the year 2022-23; Receipt bearing No. 16964DHLOC11092023 dated 11.09.2023 evidencing the payment of property for the year 2023-24 Receipt bearing No. 22482DHLOC23102024 dated 23.10.2024 evidencing the payment of property for the year 2024-25 Receipt bearing No. 12042DHLOC14052025 dated 14.05.2025 evidencing the payment of property for the year 2025-26;



38.	Encumbrance Certificate issued with respect to Survey No. 26/1 for the period 01.04.1940 to 31.03.2004, 01.04.1974 to 21.08.2008, 01.04.2004 to 05.07.2023, 06.07.2023 to 21.08.2023, 01.10.2023 to 24.10.2023 and 01.04.2022 to 26.08.2025;
39.	Memorandum of Deposits of Title Deeds by the Borrower (for the enhanced portion) dated 19.11.2008, registered as Document No. DNH-1-04438-2008-09 (stored in CD No. DNHD165) in the office of the Sub Registrar, Devanahalli;
40.	Discharge Receipt dated 12.09.2017, registered as Document No. HLS-1-02722-2017-18 (stored in CD No. HLSD 151) in the office of the Sub Registrar, Halasur;
41.	Loan Clearance Certificate dated 12.09.2017 issued by Vijaya Bank;
42.	Mortgage Deed dated 15.03.2010, registered as Document No. SHV-1-01779-2009-10 (stored in CD No. SHVD110) in the office of the Sub Registrar, Shivaji Nagar;
43.	Memorandum of Deposit of Title Deeds dated 02.06.2011, registered as Document No. SHV-1-00482-2011-12 (stored in CD No. SHVD127) in the office of the Sub Registrar, Shivaji Nagar;
44.	Discharge Deed dated 18.10.2023, registered as Document No. DNH-1-09444-2023-24, in the office of the Sub Registrar, Devanahalli; and
45.	Public notice was issued in 'Vijaya Karnataka', a Kannada newspaper and 'The Times of India', a English newspaper both dated 19.07.2023;



ANNEXURE-B

We have carried out the inspection of the original documents in respect of Property I as following documents:

Sl No.	Particulars	Nature of documents verified
1.	Hissa Survey Tippyany dated 20.11.1944 issued in respect of the land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;	Certified Copy (Common with Survey No. 26/3)
2.	R.T.C.s issued in respect of land bearing Survey No. 26/1 measuring 2 Acres 4 Guntas situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk (excluding 4 Guntas) for the years 1968-69 to 1982-83, 1983-84 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2023-24;	1969-670 to 1977-78 and 1983-84 to 2001-02: Certified Copy 2001-02 to 2023-24: Computerized Copy
3.	Sale Deed dated 02.06.1975, registered as Document No. 575 of 1975-76, Volume No. 1174 of Book I, at Pages 133-136 in the office of Sub Registrar, Devanahalli;	Certified Copy
4.	Endorsement bearing No. RKCR/(number not legible)/2021-22 dated 05.07.2023 issued by Tahsildar, Devanahalli Taluk;	Original
5.	Sale Deed dated 06.08.1990 (registered on 19.11.1990), registered as Document No. 446 of 1990-91, Volume No. 1387 of Book I, at Pages 46-48 in the office of Sub Registrar, Devanahalli;	Original
6.	Extract of Entry No. MR 1 of 1990-91 made in the mutation register;	Photocopy
7.	Sale Deed dated 23.06.1994 (registered on 19.07.1994), registered as Document No. 650 of 1994-95, Volume No. 1522 of Book I, at Pages 81-84 in the office of Sub Registrar, Devanahalli;	Original
8.	Extract of Entry No. MR 5 of 1995-96 made in the mutation register;	Certified Copy
9.	Sale Deed dated 22.07.1998 (registered on 23.04.1999), registered as Document No. 778 of 1998-99, Volume No. 1761 of Book I, at Pages 188-192 in the office of Sub Registrar, Devanahalli;	Original
10.	Extract of Entry No. MR 1 of 1998-99 made in the mutation register;	Certified Copy



11.	Sale Deed dated 21.05.2007, registered as Document No. DNH-1-01048-2007-08 (stored in CD No. DNHD129) in the office of Sub Registrar, Devanahalli;	Original
12.	Joint Development Agreement dated 01.10.2025, registered as Document No. DNH-1-12067-2025-26, in the office of the Sub Registrar, Devanahalli;	Original
13.	General Power of Attorney dated 01.10.2025, registered as Document No. DNH-4-01002-2025-26, in the office of the Sub Registrar, Devanahalli;	Original
14.	Map of Guttahalli Village;	Photocopy
15.	Moola Tippani issued in respect of land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk;	Certified Copy (Common with Survey No. 26/3)
16.	Atlas issued in respect of land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk;	Photocopy
17.	Extract of RR Pakka Book in respect of the land bearing Survey No. 26/1 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk;	Photocopy
18.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 26/1 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk;	Photocopy
19.	Nil Tenancy Certificate bearing No. RD0038366200139 dated 20.07.2023 issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District;	Computerized Copy
20.	Endorsement bearing No. PTCL(De)(Him).CR:96/2023 dated 13.07.2023 issued by the Assistant Commissioner, Doddaballapura Subdivision;	Original
21.	Endorsement bearing No. KIADB/LAQ/3022/2023-24 dated 24.08.2023 issued by the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board, Bangalore;	Original (Common to both survey numbers)
22.	Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 12.01.2001 issued by the District Commissioner, Bengaluru Rural District;	Certified Copy (Common to both survey numbers)



23.	Extract of Entry No. MR 14 of 2007-08 made in the Mutation Register;	Certified Copy (Common to both the properties)
24.	Commencement Certificate dated 21.04.2003 issued by BIAPPA in accordance with Section 17(4) of the Karnataka Town and Country Planning Act, 1961;	Certified Copy (Common to both the properties)
25.	Layout Plan sanctioned by BIAAPA;	
26.	Relinquishment Deed 04.10.2004 (registered on 20.11.2004), registered as Document No. DNH-1-03047-2004-05, stored in CD No. DNHD27 in the office of sub registrar, Devanahalli;	Photocopy (Common with Survey No. 26/3).
27.	Demand Notice bearing No. ALN(De).SR.18/2000-01 dated 13.04.2007 was issued by the District Commissioner;	Photocopy
28.	Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 09.05.2007 issued by the District Commissioner, Bengaluru Rural District;	Certified Copy
29.	Extract of Entry No. MR H9 of 2018-19 made in the Mutation Register;	Computerized Copy (Common to both the properties)
30.	Intimation Letter bearing No. BIAPPA/TP/BhuUNi/11/2016-17/1580 dated 08.08.2016;	Original
31.	Change of Land Use Order bearing No. BIAAPA/TP/BhuUNi/11/2016-17/1942 dated 20.09.2016;	Certified Copy
32.	Official Memorandum bearing No. ALN(DE. Ka.)SR/71/2017-18 dated 30.11.2017 issued by the District Commissioner, Bengaluru Rural District;	Certified Copy
33.	Letter bearing No. BIAAPA/TP/LAO/463/2002-03-24-25/1251 dated 27.08.2024 issued by BIAAPA to the CEO, Devanahalli CMC;	Photocopy
34.	Cancellation Deed dated 26.04.2003, registered as Document No. DNH-1-09798-2024-25, in the office of the Sub Registrar, Devanahalli;	Photocopy



35.	Receipt bearing No. 397948 dated 26.08.2008 in the office of Town Municipal Council, Devanahalli evidencing payment of betterment charges;	Original
36.	E-Khata Extract bearing Property No. 972/332/26/1 in the joint names of Mr. K. S. Ramaswamy and Mrs. Susmitha Ramaswamy issued by Town Municipal Council, Devanahalli;	Computerized Copy
37.	Receipt bearing Nos. 34101DHLOC30122022 dated 30.12.2022 evidencing the payment of property for the year 2022-23; Receipt bearing No. 16964DHLOC11092023 dated 11.09.2023 evidencing the payment of property for the year 2023-24 Receipt bearing No. 22482DHLOC23102024 dated 23.10.2024 evidencing the payment of property for the year 2024-25 Receipt bearing No. 12042DHLOC14052025 dated 14.05.2025 evidencing the payment of property for the year 2025-26;	Computerized Copy
38.	Encumbrance Certificate issued with respect to Survey No. 26/1 for the period 01.04.1940 to 31.03.2004, 01.04.1974 to 21.08.2008, 01.04.2004 to 05.07.2023, 06.07.2023 to 21.08.2023, 01.10.2023 to 24.10.2023 and 01.04.2022 to 26.08.2025;	01.04.1940 to 31.03.2004 certified copy 01.04.2004 to 05.07.2023, 06.07.2023 to 21.08.2023, 01.10.2023 to 24.10.2023 computerised copy
39.	Memorandum of Deposits of Title Deeds by the Borrower (for the enhanced portion) dated 19.11.2008, registered as Document No. DNH-1-04438-2008-09 (stored in CD No. DNHD165) in the office of the Sub Registrar, Devanahalli;	Photocopy
40.	Discharge Receipt dated 12.09.2017, registered as Document No. HLS-1-02722-2017-18 (stored in CD No. HLSD 151) in the office of the Sub Registrar, Halasur;	Computerized Copy
41.	Loan Clearance Certificate dated 12.09.2017 issued by Vijaya Bank;	Original
42.	Mortgage Deed dated 15.03.2010, registered as Document No. SHV-1-01779-2009-10 (stored in CD No. SHVD110) in the office of the Sub Registrar, Shivaji Nagar;	Photocopy



43.	Memorandum of Deposit of Title Deeds dated 02.06.2011, registered as Document No. SHV-1-00482-2011-12 (stored in CD No. SHVD127) in the office of the Sub Registrar, Shivaji Nagar;	Photocopy
44.	Discharge Deed dated 18.10.2023, registered as Document No. DNH-1-09444-2023-24, in the office of the Sub Registrar, Devanahalli; and	Original
45.	Public notice was issued in 'Vijaya Karnataka', a Kannada newspaper and 'The Times of India', a English newspaper both dated 19.07.2023;	Original



TITLE REPORT DATED 01.10.2025
PROPERTY II

 **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 true copies and without any addition, deletion or fabrication, (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 I 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 Vista Properties LLP.**, who are directly involved in the proposed transaction relating to the Property I. We accept no responsibility to any person other than to **Kumar Vista Properties LLP.**, in relation to the contents of this Report.

D. DESCRIPTION OF PROPERTY:

All that piece and parcel of the immovable property being the land bearing Survey No. 26/3 measuring 1 Acre 32 Guntas (out of 3 Acres 8 Guntas) situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District and bounded on its:

East by : Property retained by the Vendor in Survey Nos. 26/3 and 26/2;
West by : Property belong to K.S. Ramaswamy in Survey No. 26/1 and Private Property in Survey No. 25;
North by : Nandi Hills Road;
South by : Narayanamma's property in Survey No. 26/4;

(Boundaries are as per Sale Deed dated 21.05.2007)
hereinafter referred to as "**Property II**".

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 II.

F. FINDING BASED ON THE DOCUMENTS EXAMINED:

I. TITLE:

1. On perusal of the documents furnished to us, we note that the land bearing Survey No. 26/3 measuring 1 Acre 32 Guntas ("**Property II**") is part of the larger extent of the land bearing the same survey number measuring 3 Acres 8 Guntas ("**Land**") and the said Land was in-turn part of the larger extent of the land bearing Survey No. 26 measuring 7 Acres 24 Guntas (excluding 12 Guntas of kharab) situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District.



2. We note from the Hissa Survey Tippany dated 20.11.1944 (Document No. 1) that the land bearing Survey No. 26 measuring 7 Acres 24 Guntas (excluding 12 Guntas of Kharab) has been subdivided into four portions, in the following manner:
- (a) Land bearing Survey No. 26/1, held by one Mr. Byrappa (son of Mr. Yarappa);
 - (b) Land bearing Survey No. 26/2 held by one Mr. Hosamalige Mareppa; and
 - (c) Land bearing Survey Nos. 26/3 and 26/4 held by Mr. Hosamalige Sheetappa.
3. From the recitals to the Sale Deed dated 27.05.1965 referred to hereinafter, we note that:
- (a) the Land (i.e., *the land bearing Survey No. 26/3 measuring 3 Acres 08 Guntas*) was held by the joint family of two brothers Mr. Hosamalige Mareppa and Mr. Hosamalige Sheetappa;
 - (b) Mr. Hosamalige Mareppa and Mr. Hosamalige Sheetappa partitioned their joint family properties under a registered Partition Deed bearing Document No. 681 of 1921-22, stored in Volume 203 in the Pages 322 to 329 and the Land was allotted to the share of Mr. Mareppa *alias* Mareppa; and
 - (c) That the Partition Deed erroneously refers to the Land as '*Survey No. 21/2 measuring 2 Acres 29 Guntas*' instead of '*Survey No. 26/3 measuring 3 Acres 08 Guntas*'.
4. In this regard, we have been provided with the registered Partition Deed dated 12.08.1921 registered on 13.11.2021, executed between Mr. Mareppa, Mr. Sheetappa (both sons of Mr. Hosamane Byrappa) and Mr. Byrappa (grandson of Mr. Hosamane Byrappa) whereunder they have partitioned the land bearing Survey No. 21/2 measuring 6 Acres 38 Guntas situated at Guttahalli Village (Document No. 2) and in the said partition:
- (a) an extent of 1 Acre 20 Guntas towards western side from north to south was allotted to the share of Mr. Byrappa (grandson of Hosamalige Mr. Byrappa),
 - (b) 2 Acres 29 Guntas was allotted to the share of Mr. Mareppa; and
 - (c) the balance extent of 2 Acres 29 Guntas was allotted to the share of Mr. Sheetappa.

Observation: *We have been informed that no rectification of the above-mentioned Partition Deed was effected to rectify the error in the survey numbers.*

5. Thereafter, Mr. Narayanappa (son of Mr. Mareppa and nephew of Mr. Sheetappa) conveyed the Land (i.e., the land bearing Survey No. 26/3 measuring 3 Acres 8 Guntas) in favor of Mrs. Sarojamma (wife of Mr. Sampath, daughter of Mr. G. Shamanna) under Sale Deed dated 27.05.1965 (Document No. 3).

Observation: *From the Hissa Survey Tippany referred to above, it is noted that khata in respect of the land bearing Survey No. 26/3 was in the name of Mr. Sheetappa. However, under the above-mentioned Sale Deed dated 27.05.1965, Mr. Sheetappa's brother viz., Mr. Narayanappa's son has conveyed the Land. We have not been provided with any documents to evidence the mode and manner in which Mr. Narayanappa or his family members came to hold the Land. We have been informed that Mr. Narayanappa is the son*



of Late Mr. Mareppa however as Mr. Hosamalige Shettappa i.e., brother of Late Mr. Mareppa did not have any children hence pursuant to the death of Mr. Hosamalige Shettappa the properties held by Mr. Hosamalige Shettappa was succeeded by Mr. Narayanappa. We have been informed that there are no documents in this regard.

6. The above-mentioned Mrs. Sarojamma reconveyed the Land in favor of Mrs. Narayanamma and Mrs. Munirathnamma (both wives of Mr. Narayanappa) and their minor son Master Narayanaswamy under the Sale Deed dated 07.11.1967 (Document No. 4). The said sale deed records that Mr. Narayanappa had borrowed some money for which the Sale Deed dated 27.05.1965 was executed, on repayment of the same by Mr. Narayanappa, the Land is being conveyed back.
7. Record of Rights, Tenancy and Crop Inspection ("RTCs") issued in respect of the Land for the years 1968-69 to 1977-78, 1983-84 to 1992-93 reflects Mr. Hosamalige Sheethappa as the holder thereof (Document No. 5).
8. We have not seen the RTC's for the years 1978-1983 and 1993-2002 in respect of Land. In this regard, we have been provided with the Endorsement bearing No. RKCR.16:2021-22 dated 21.05.2021 *year not legible* issued by the Tahsildar, Devanahalli Taluk, reflecting that the RTC's for the years 1978-1983 and 1993-2000 are in dilapidated condition and therefore the copies of the same cannot be provided in respect of the Land (Document No. 6).
9. Thereafter, Mr. Narayanappa (*in the said deeds it has been mentioned as son of Mr. Sheetappa*) along with his two wives Mrs. Narayanamma and Mrs. Munirathnamma and children Mr. Narayanaswamy and Mr. Lokesh conveyed the Land in favor of Mr. G. Santanam (son of Late Mr. Gajapati) under the following two sale deeds:
 - (i) an extent of 2 Acres (out of 3 Acres 8 Guntas) under the Sale Deed dated 17.11.1994 (Document No. 7). Entry No. MR 7 of 1995-96 made in the Mutation Register records the execution and registration of the Sale Deed dated 17.11.1994 and grant of permission to change khata in respect thereof to the name of Mr. G. Santanam (Document No. 8); and
 - (ii) the balance extent of 1 Acre 8 Guntas under the Sale Deed dated 17.11.1994 (Document No. 9) and khata in respect of the above-mentioned extent in the Land was mutated in the name of Mr. G. Santanam, as per Entry No. MR 8/1995-96 made in the Mutation Register (Document No. 10).

Observation: *In the Sale Deeds dated 27.05.1965 and 07.11.1967, Mr. Narayanappa has been shown as son of Late Mr. Mareppa, however in the Sale Deeds both dated 17.11.1994 Mr. Narayanappa has been shown as son of Mr. Hosamalige Shettappa. We have been informed that Mr. Narayanappa is the son of Late Mr. Mareppa however as Mr. Hosamalige Shettappa i.e., brother of Late Mr. Mareppa did not have any children hence pursuant to the death of Mr. Hosamalige Shettappa the properties held by Mr. Hosamalige*



Shettappa was succeeded by Mr. Narayanappa. We have been informed that there are no documents in this regard.

We have not been provided with the Death Certificates and Genealogical tree Late Mr. Mareppa or Late Mr. Hosamalige Sheetappa reflecting the names of all their family members. We have been informed that the same is not available.

10. Thus, Mr. G. Santanam became the absolute owner of Land and was in peaceful possession of the said Land.
11. Mr. G. Santanam being the absolute owner conveyed the said Land in favor of Mr. K. Krishnamurthy (son of Mr. V. Kannaiah Reddy) under the Sale Deed dated 03.08.1998 (Document No. 11). Entry No. MR. 2 of 1998-99 was made in the Mutation Register pursuant to the Sale Deed dated 03.08.1998 and grant of permission to change khata in respect of Land in the name of Mr. G. Santanam (Document Nos. 12).
12. RTCs issued in respect of the Land for the years 1997-98 to 2001-02 discloses Mr. G. Santanam as the erstwhile holder and thereafter Mr. K. Krishnamurthy as the holder. Further the RTC's issued in respect of the Land for the years 2001-02 to 2005-06 discloses Mr. K. Krishnamurthy as the holder.
13. Subsequently Mr. K. Krishnamurthy converted the Land from agricultural to non agricultural residential purpose under official memorandum morefully mentioned in SI No. IV below.
14. RTCs issued in respect of the Land for the years 2006-07 to 2023-24 reflect Mr. Krishnamurthy and Mr. K.S. Ramaswamy as the joint holders of the said land and the said RTCs also reflect that the Land has been converted for non-agricultural purposes
15. Thereafter Mr. K. Krishnamurthy had gifted a portion of 27 Guntas (out of 3 Acre 8 Guntas) forming part of Land in favor of his wife Mrs. G. Jyothi under the Gift Deed dated 15.07.2002 registered as Document No. 772/2002-03 (Document No. 13) and the said Gift Deed was cancelled under Cancellation to the Gift Deed dated 20.11.2006 registered as Document No. 7274/2006-07 (Document No. 14).
16. Subsequently Mr. K. Krishnamurthy being the absolute owner of the Land and conveyed an extent of 1 Acre 32 Guntas i.e., Property II (out of 3 Acres 8 Guntas i.e., Land) in favor of Mr. K. S. Ramaswamy (Late Mr. K. Subba Rao Ramaswamy) and his wife Mrs. Sushmita Ramaswamy (wife of Mr. K. S. Ramaswamy), under the Sale Deed dated 21.05.2007 (Document No. 15). The two sons of Mr. K. Krishnamurthy i.e., Mr. K. Keerthi, Mr. K. Harsha have signed as consenting witnesses to the said Sale Deed.
17. In the manner mentioned hereinabove, Mr. K. S. Ramaswamy and Mrs. Susmita Ramaswamy became the joint and absolute owners and came to hold Property II.



18. Mr. K.S. Ramaswamy and his wife Mrs. Susmitha Ramaswamy have entered into a Joint Development Agreement dated 01.10.2025 with Kumar Vista Properties LLP., in respect of Property II and the land bearing Survey No. 26/1 measuring 2 Acre 08 Guntas (Document No. 16). It is noted that, their only son Mr. Ashish Ramaswamy has joined in the execution of the Joint Development Agreement dated 01.10.2025 as confirming party. Some of the key terms of the said agreement as follows:

- (a) The parties have agreed to develop residential row houses/villas in the above-mentioned properties;
- (b) The developer is required to complete the construction of the project within 24 months from the date of issuance of commencement certificate by the jurisdictional planning authority;
- (c) The parties have agreed to share the sale proceeds arising out of the project in the ratio of 40:60 (i.e., 40% to share of the owners and 60% to the share of the developer);
- (d) The developer has paid security deposit of Rs. 7.86Crores to the owners for due compliance of its obligations under the joint development agreement;
- (e) The owners have handed over the original title deeds in respect of the properties to the developer.
- (f) 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 the properties, upto the developer's share in the project and the developer alone will be responsible for the repayment of the same.

19. In terms of the Joint Development Agreement dated 01.10.2025, Mr. K.S. Ramaswamy and Mrs. Susmitha Ramaswamy have executed and registered a General Power of Attorney dated 01.01.2025, authorizing and appointing Kumar Vista Properties LLP., as their attorney authorizing them to do various acts, deeds and things, in the manner as specified therein (Document No. 17). Clause 15 of the said General Power of Attorney authorizes the Attorney to raise loans or borrow funds on the properties by creating equitable mortgage or other mortgages on Property II and the land bearing Survey No. 26/1 measuring 2 Acre 08 Guntas as security. Further, clause 9 authorises the attorney to enter into agreements to sell in respect of the units in the project.

II. REVENUE RECORDS AND ENDORSEMENTS:

20. We have been provided with the map of Guttahalli Village which indicates the location of land bearing Survey No. 26 in the said village (Document No. 18).
21. Moola Tippani issued in respect of land bearing Survey No. 26 reflects the shape of the said land (Document No. 19).
22. Atlas issued in respect of land bearing Survey No. 26 reflects the sub-division of the land bearing Survey No. 26 measuring 7 Acres 24 and 12 Guntas kharab has been sub divided into 4 portions namely Survey No. 26/1, 26/2, 26/3 and 26/4 (Document No. 20).



23. We have been provided with the Hissa Tippani dated 21.02.2005 showing the shape, extent and location i.e., Survey No. 26/1 measuring 2 Acres 4 Guntas (including 8 Guntas of Kharab), Survey No. 26/2 measuring 31 Guntas (including 8 Guntas of Kharab) and Survey No. 26/3 measuring 3 Acres 8 Guntas and the same has been converted from agriculture to residential purposes under conversion order dated 12.01.2001 (**Document No. 21**).
24. In the above-mentioned Hissa Survey Tippani dated 21.02.2005, the extents and location specified in the land bearing Survey Nos. 26/2 and 26/3 was interchanged i.e., Survey No. 26/3 was shown as Survey No. 26/2 and Survey No. 26/3 was shown as Survey No. 26/2. The said error was rectified by the Assistant Director of Land Records vide its Order bearing No. BhuVuNi/Rectification/95/2020-21 dated 28.09.2020 rectifying and interchanging the same as Survey No. 26/3 and 26/2 (**Document No. 22**).
25. We have been provided with RR Pakka Book issued in respect of Survey No. 26/3 (**Document No. 23**) and Revision Settlement Akarbandh issued in respect of Survey No. 26/3 discloses the total extent as 1 Hecter 29 Ares i.e., equivalent to 3 Acres 8 Guntas (no kharab) (**Document No. 24**).
26. Nil Tenancy Certificate bearing No. RD0038366200139 dated 20.07.2023 issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District to the effect that no applications have been filed under Form 7, 7 A of the Karnataka Land Reforms Act, 1961 in respect of the land bearing Survey No. 26/1 and the Land (**Document No. 25**).
27. We have been provided with the Endorsement bearing No. PTCL(De)(Him).CR:94/2023 dated 13.07.2023 issued by the Assistant Commissioner, Doddaballapura Subdivision, stating that no proceedings have been initiated under the provisions of the Karnataka Scheduled Castes & Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Property II as on date and that if it is found that provisions of the aforementioned act are violated in the future, proceedings will be initiated and this endorsement will stand cancelled (**Document No. 26**).

III. ACQUISITIONS:

28. We have been provided with the Endorsement bearing No. KIADB/LAQ/3022/2023-24 dated 24.08.2023 issued by the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board, Bangalore to the effect that the land bearing Survey Nos. 26/1 and 26/3 have not been acquired or notified for acquisition for any of its project as on date (**Document No. 27**).
29. *We have not been provided with Endorsement issued by the Karnataka Housing Board and the National Highways Authority of India to the effect that Property II has not been acquired or notified for acquisition for any of their projects as on date.*



30. *Also, we have not been provided with Endorsements issued by the Forest Department and Lake Development Authority to the effect that Property II do not form part of any forest lands/ lake/ lakebed. In this regard, we have been informed that there are no lakes or forests in the close vicinity of Property II.*

IV. LAND CONVERSION & LAND USAGE:

31. The first Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 12.01.2001 issued by the District Commissioner, Bengaluru Rural District granted permission to use *inter alia* the land bearing Survey No. 26/3 measuring 3 Acres 8 Guntas from agriculture to non-agricultural residential purpose (Document No. 28). Entry No. MR 14 of 2007-08 was made in the Mutation Register recording the conversion of the Land, vide Official Memorandum dated 12.01.2001 for non-agricultural purposes (Document No. 29).
32. Thereafter, Bangalore International Airport Areas Planning Authority ('BIAAPA') issued a Commencement Certificate bearing No. BIAAPA/TP/LAO/463/2002-03 dated 21.04.2003 under Section 17 of the Karnataka Town and Country Planning Act, 1961, approving the residential layout plan proposed to be developed in the land bearing Survey Nos. 26/1 and 26/3 admeasuring 5 Acres 16 Guntas situated at Guttahalli Village (Document No. 30). In this regard, we also note the residential layout proposed to be developed in the land bearing Survey No. 26/1 and 26/3 measuring 5 Acres 16 Guntas of Guttahalli Village sanctioned by BIAAPA as per the conditions laid down in the Commencement Certificate bearing No. BIAAPA/TP/LAO/463/2002-03 dated 21.04.2003 (Document No. 31).
33. In pursuance of the approval of the Residential Layout Plan dated 21.04.2003, the area reserved for the formation of the roads and parks in the said residential layout was relinquished under the Relinquishment Deed dated 04.10.2004 i.e., 10 Feet for Road (1 no.), 30 Feet Road (10 nos) and for Park purpose (1) 72.6 x 53.1/2 x 22.2 x 62.4/2 Feet and (2) 99.0+99.6/2 x 18.6 Feet and for public purpose an extent of 17.4 x (53.1 x 51.0)/2 Feet, in favour of the Devanahalli CMC (Document No. 32).
34. Subsequently, on the Master Plan of BIAAPA-2021 (Approved by the Government of Karnataka vide the G. O. No. UDD BMR 2005 dated 27.01.2009 and 29.01.2009) coming into force, it appears that the land bearing Survey No. 26/1 and 26/3 was coming within the public/semipublic and commercial zone, and accordingly an application was made to modify/to change the land use from Residential to Public/Semipublic Commercial purpose by Mr. Krishna Murthy in respect of the land bearing Survey Nos. 26/1 and 26/3 and accordingly Demand Notice bearing No. ALN(De).SR.18/2000-01 dated 13.04.2007 was issued by the District Commissioner for payment of the necessary fees (Document No. 33).
35. Thereafter the Official Memorandum bearing No. ALN(De). SR .18/2000-01 dated 09.05.2007 was issued by the District Commissioner, Bengaluru Rural District granting permission *inter alia* to use a specific portion i.e., (a) the land bearing Survey No. 26/1 measuring 18 Guntas for commercial purpose, and the balance extent of 1 Acre 30 Guntas



to public and semipublic purposes and (b) the land bearing Survey No. 26/3 measuring 3 Acres 3 Guntas to commercial purpose, and the balance extent of 5 Guntas to public and semipublic purposes (Document No. 34).

36. Entry No. MR H9 of 2018-19 made in the Mutation Register records the above-mentioned conversion of the land bearing Survey No. 26/3, vide Official Memorandum dated 09.05.2007 (Document No. 35).
37. Subsequently since no residential layout development as contemplated was undertaken, Mr. Ramaswamy appears to have made an application to BIAAPA for the cancellation of the residential layout plan sanctioned in year 2003 and in this regard, we note the Letter bearing No. BIAAPA/TP/LAO/463/2002-03-24-25/1251 dated 27.08.2024 issued by BIAAPA to the CEO, Devanahalli CMC with a copy marked to Mr. Ramaswamy to the effect that based on the application made by Mr. Ramaswamy and considering that no developments have been undertaken as contemplated, BIAAPA in its meeting has agreed to cancel the sanction provided for the residential layout in the land bearing Survey Nos. 26/1 and 26/3 and has decided to forfeit the amount paid by the landowners towards the sanction (Document No. 36). The said letter also states that areas relinquished in favour of CMC, Devanahalli under the Relinquishment Deed dated 20.11.2004 will have to be cancelled by way a registered Cancellation Deed
38. We note the CEO, Devanahalli CMC has executed and registered a Cancellation Deed dated 30.08.2024 in favour of Mr. K. Ramaswamy and Mrs. Rathnamma, Mr. Dhanya Kumar Chinnappa cancelling the earlier executed Relinquishment Deed dated 26.04.2003 (Document No. 37).

V. KHATA AND PROPERTY TAX:

39. As Property II was coming within the Town Municipal Jurisdiction, Betterment charges was paid under the Receipt bearing No. 397947 dated 26.08.2008 in the office of Town Municipal Council, Devanahalli (Document No. 38).
40. We have been provided with the E-Khata Extract issued by Town Municipal Council, Devanahalli, bearing Property No. 972/331/26/3 in the joint names of Mr. K. S. Ramaswamy and Mrs. Susmitha Ramaswamy in respect of Property II (Document No. 39).
41. We have been provided with 4 Receipts dated 30.12.2022, 11.09.2023, 23.10.2024 and 14.05.2025 issued by the CMC, Devanahalli evidencing the payment of property taxes in respect of Property II for the 2021-22 to 2025-26 (Document No. 40).

VI. LITIGATION:

42. Mrs. Venkatamma (wife of Mr. Govindappa and daughter of Late Mr. Shilpi Venkatarayappa) ('Plaintiff') had filed a partition suit against her mother Mrs. Anjinamma



and her brothers and sisters Mr. Shilpi Narayanappa, Mrs. Rathnamma, Mrs. Ammayamma and also against Mr. G. Santhanam ('**Defendants**') before the Court of Civil Judge & JMFC, at Devanahalli bearing OS No. 485/2008, claiming for:

- (a) 1/5th share in Survey No. 26/2 measuring 23 Guntas and 8 Guntas of Kharab and further claiming that the said property is the ancestral and joint family property; and
- (b) Sale Deeds dated 06.10.1994 (executed by Mrs. Anjinamma and her daughter Mrs. Rathnamma in favor of Mr. G. Santanam) and 03.08.1998 (executed by Mr. G. Santanam in favor of Mr. K. Krishnamurthy) is not binding on the Plaintiff;

During the pendency of the suit, the parties have arrived at an out of court settlement and Memo was filed for dismissal of the suit as not pressed as the Plaintiffs and Defendants settled the suit out of the court amicably and the Court has accordingly dismissed the said suit vide its Order dated 22.08.2014 (**Document No. 41**).

43. Mrs. Venkatamma executed Confirmation Deed dated 25.08.2014 in favor of Mr. K. Krishnamurthy confirming the Sale Deed dated 06.10.1994 registered as Document No. 1528/1994-95 in respect of Survey No. 26/2 and also have confirmed the Sale Deeds dated 17.02.1995 and dated 2033/1994-95 executed in respect of the land bearing Survey No. 26/3 measuring 1 Acre 16 Guntas (**Document No. 42**).

Observation: Mrs. Venkatamma or her family members did not have any title or interest in respect of Survey No. 26/3 and Survey No. 26/3 was not subject matter of the O.S. No. 485/2008.

44. We have been informed that there are no litigations filed, pending, or disposed off in respect of the Property II.

VII. ENCUMBRANCE / CHARGE:

45. Encumbrance Certificate issued with respect to Land for the period 01.04.1940 to 31.03.2004, 01.04.1994 to 31.03.2004, 01.04.2004 to 31.03.2017, 22.10.2019 to 24.11.2022, 01.04.2021 to 11.12.2022, 01.04.2004 to 05.07.2023 and 01.04.2022 to 26.08.2025 reflects Sale Deeds dated 27.05.1965, 07.11.1967, 17.11.1994, 05.12.1994, 03.08.1998, 21.05.2007, Gift Deed dated 15.07.2002, Relinquishment/Gift Deed dated 20.11.2004, Cancellation of Gift Deed dated 20.12.2006, Deposit of Title Deeds dated 22.10.2019, 04.11.2021 and 05.12.2022, 14.02.2012, and Discharge Deed(s) dated 13.09.2017 and 05.11.2024 referred to herein below (**Document No. 43**).
46. Mr. K. S. Ramaswamy and his wife Mrs. Susmitha Ramaswamy secured a term loan from Sreenidhi Souharda Sahakari Bank Niyamitha and have executed the mortgages deeds in respect of Property II. The details of the same are mentioned below:



- (a) Deed of Equitable Mortgage by Deposit of Title Deeds dated 22.10.2019 for securing a term loan of Rs. 3,00,00,000/- (Rupees Three Crores Only) provided to M/s Automechs by the bank (Document No. 44).
 - (b) Supplementary Memorandum of Deposit of Title Deeds dated 04.11.2021, for securing the additional term loan of Rs. 1,00,00,000/- (Rupees One Crores Only) availed by M/s Automechs (Document No. 45); and
 - (c) Supplementary Memorandum of Deposit of Title Deeds dated 05.12.2022 for securing an additional business loan of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) availed by M/s Automechs (Document No. 46).
47. All the above-mentioned mortgage(s) created in favour of Sreenidhi Souhadra Sahakari Bank have been discharged and the said bank in turn has executed a Receipt Shara dated 18.10.2023 acknowledging that no further amounts are payable in respect of the loans availed by Mr. K. Ramaswamy and Mrs. Susmitha Ramaswamy (Document No. 47).
48. We have not seen encumbrance certificates issued in respect of Property II from 27.08.2025.
49. We have been informed that no other encumbrances / charges were created in respect of Property II.

VIII. INSPECTION OF ORIGINAL DOCUMENTS & PUBLIC NOTICE:

50. We have inspected the original documents in respect of Property II and the same is detailed in Annexure – B of this Title Report.
51. Public notice was issued in 'Vijaya Karnataka', a Kannada newspaper and 'The Times of India', an English newspaper both dated 19.07.2023, inviting objections if any from general public with respect to Property II (Document No. 48). Till date, we have not received any objections or claims in response to the public notices dated 19.07.2023.

G. CONCLUSION

Subject to our observations and comments made hereinabove, we are of the opinion that, Mr. K. Ramaswamy and Mrs. Susmitha Ramaswamy are the owners of Property II, subject to the rights of Kumar Vista Properties LLP., under the registered Joint Development Agreement dated 01.10.2025.


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:

Sl No.	Particulars
1.	Hissa Survey Tippany dated 20.11.1944 issued in respect of the land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;
2.	Partition Deed dated 12.08.1921, registered as Document No. 681 of 1921-22, stored in Book I, Volume 203 at Pages 322 to 329 in the office of the Sub Registrar, Devanahalli;
3.	Sale Deed dated 27.05.1965, registered as Document No. 575 of 1965-66, Volume No. 930 of Book I, at Pages 93 to 96 in the office of Sub Registrar, Devanahalli;
4.	Sale Deed dated 07.11.1967, registered as Document No. 2616 of 1967-68, Volume No. 992 of Book I, at Pages 188 to 189 in the office of Sub Registrar, Devanahalli;
5.	RTCs issued in respect of the land bearing Survey No. 26/3 measuring 3 Acres 8 Guntas Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District for the years 1968-69 to 1977-78, 1983-84 to 1992-93 2001-02 to 2024-25;
6.	Endorsement bearing No. RKCR:16:2021-22 dated 21.05. <i>year not legible</i> , issued by the Tahsildar, Devanahalli Taluk for the non-availability of the RTC's for the years 1978-1983 and 1993-2000 in respect of Survey No. 26/3 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;
7.	Sale Deed dated 17.11.1994, registered as Document No. 1922 of 1994-95 stored in Book I, Volume No. 1545, at Pages 195-198 in the office of Sub Registrar, Devanahalli;
8.	Extract of Entry No. MR 7 of 1995-96 made in the Mutation Register;
9.	Sale Deed dated 17.11.1994, registered as Document No. 2033 of 1994-95 stored in Book I, Volume No. 1543, at Pages 210-215 in the office of Sub Registrar, Devanahalli;
10.	Extract of Entry No. MR 8 of 1995-96 made in the mutation register;
11.	Sale Deed dated 22.07.1998 (registered on 23.04.1999), registered as Document No. 778 of 1998-99 stored in Book I, Volume No. 1761, at Pages 188-192 in the office of Sub Registrar, Devanahalli;



12.	Extract of Entry No. MR 2 of 1998-99 made in the Mutation Register;
13.	Gift Deed dated 15.07.2002, registered as Document No. 772/2002-03;
14.	Cancellation to the Gift Deed dated 20.11.2006 registered as Document No. DNH-1-7274-2006-07 (stored in CD No. DNHD117) in the office of the Sub Registrar, Devanahalli;
15.	Sale Deed dated 21.05.2007, registered as Document No. DNH-1-01048-2007-08 (stored in CD No. DNHD129) in the office of Sub Registrar, Devanahalli;
16.	Joint Development Agreement dated 01.10.2025, registered as Document No. DNH-1-12067-2025-26, in the office of the Sub Registrar, Devanahalli;
17.	General Power of Attorney dated 01.10.2025, registered as Document No. DNH-4-01002-2025-26, in the office of the Sub Registrar, Devanahalli;
18.	Map of Guttahalli Village;
19.	Moola Tippani issued in respect of land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;
20.	Atlas issued in respect of land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;
21.	Hissa Survey Tippani dated 21.02.2005 issued in respect of the land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;
22.	Order bearing No. BhuVuNi/Rectification/95/2020-21 dated 28.09.2020 passed by the Assistant Director of Land Records, Bengaluru District;
23.	Extract of RR Pakka Book issued in respect of the land bearing Survey No. 26/3 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;
24.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 26/3;
25.	Nil Tenancy Certificate bearing No. RD0038366200139 dated 20.07.2023 issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District;
26.	Endorsement bearing No. PTCL(De)(Him).CR:96/2023 dated 13.07.2023 issued by the Assistant Commissioner, Doddaballapura Subdivision;



27.	Endorsement bearing No. KIADB/LAQ/3022/2023-24 dated 24.08.2023 issued by the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board (BMICP), Bangalore;
28.	Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 12.01.2001 issued by the District Commissioner, Bengaluru Rural District;
29.	Extract of Entry No. MR 14 of 2007-08 made in the Mutation Register;
30.	Commencement Certificate dated 21.04.2003 issued by BIAPPA in accordance with Section 17(4) of the Karnataka Town and Country Planning Act, 1961;
31.	Residential Layout Plan sanctioned by BIAAPA;
32.	Relinquishment Deed 04.10.2004 (registered on 20.11.2004), registered as Document No. DNH-1-03047-2004-05 (stored in CD No. DNHD27) in the office of sub registrar, Devanahalli;
33.	Demand Notice bearing No. ALN(De).SR.18/2000-01 dated 13.04.2007 was issued by the District Commissioner;
34.	Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 09.05.2007 issued by the District Commissioner, Bengaluru Rural District;
35.	Extract of Entry No. MR H9 of 2018-19 made in the Mutation Register;
36.	Letter bearing No. BIAAPA/TP/LAO/463/2002-03-24-25/1251 dated 27.08.2024 issued by BIAAPA to the CEO, Devanahalli CMC with respect to cancellation of the sanctioned layout plan;
37.	Cancellation Deed dated 26.04.2003, registered as Document No. DNH-1-09798-2024-25, in the office of the Sub Registrar, Devanahalli;
38.	Receipt bearing No. 397947 dated 26.08.2008 in the office of Town Municipal Council, Devanahalli evidencing payment of betterment charges;
39.	E-Khata Extract bearing Property No. 972/331/26/3 in the joint names of Mr. K. S. Ramaswamy and Mrs. Susmitha Ramaswamy issued by Town Municipal Council, Devanahalli;
40.	Receipt bearing No. 34101DHLOC30122022 dated 30.12.2022 evidencing the payment of property for the year 2022-23;



	Receipt bearing No. 16964DHLOC11092023 dated 11.09.2023 evidencing the payment of property for the year 2023-24; Receipt bearing No. 22482DHLOC23102024 dated 23.10.2024 evidencing the payment of property for the year 2024-25; Receipt bearing No. 12042DHLOC14052025 dated 14.05.2025 evidencing the payment of property for the year 2025-26;
41.	Plaint, Order Sheet in OS No. 485/2008 on the file of Court of Civil Judge & JMFC, at Devanahalli;
42.	Confirmation Deed dated 25.08.2014, registered as Document No. DNH-1-03666-2014-15, in the office of the Sub Registrar, Devanahalli;
43.	Encumbrance Certificate issued with respect to Survey No. 26/3 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk for the period 01.04.1940 to 31.03.2004, 01.04.1994 to 31.03.2004, 01.04.2004 to 31.03.2017, 22.10.2019 to 24.11.2022, 01.04.2021 to 11.12.2022 and 01.04.2004 to 05.07.2023 and 01.04.2022 to 26.08.2025;
44.	Deed of Equitable Mortgage by Deposit of Title Deeds dated 22.10.2019 registered as Document No. DNH-1-07008-2019-20;
45.	Supplementary Memorandum of Deposit of Title Deeds dated 04.11.2021 registered as Document No. DNH-1-06500-2021-22;
46.	Supplementary Memorandum of Deposit of Title Deeds dated 05.12.2022 registered as Document No. DNH-1-10992-2022-23;
47.	Receipt Shara dated 18.10.2023, registered as Document No. DNH-1-09445-2023-24, in the office of the Sub Registrar, Devanahalli;
48.	Public notice was issued in 'Vijaya Karnataka', a Kannada newspaper and 'The Times of India', a English newspaper both dated 19.07.2023;



ANNEXURE-B

We have carried out the inspection of the original documents in respect of Property II as following documents:

Sl No.	Particulars	Nature of document(s) verified
1.	Hissa Survey Tippany dated 20.11.1944 issued in respect of the land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;	Certified Copy (Common with Survey No. 26/1)
2.	Partition Deed dated 12.08.1921, registered as Document No. 681 of 1921-22, stored in Book I, Volume 203 at Pages 322 to 329 in the office of the Sub Registrar, Devanahalli;	Certified Copy
3.	Sale Deed dated 27.05.1965, registered as Document No. 575 of 1965-66, Volume No. 930 of Book I, at Pages 93 to 96 in the office of Sub Registrar, Devanahalli;	Certified Copy
4.	Sale Deed dated 07.11.1967, registered as Document No. 2616 of 1967-68, Volume No. 992 of Book I, at Pages 188 to 189 in the office of Sub Registrar, Devanahalli;	Certified Copy
5.	RTCs issued in respect of the land bearing Survey No. 26/3 measuring 3 Acres 8 Guntas Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District for the years 1968-69 to 1977-78, 1983-84 to 1992-93 2001-02 to 2024-25;	1968-69 to 2023-24 – Certified Copy 2024-25 and 2025-26 - Certified Copy
6.	Endorsement bearing No. RKCR:16:2021-22 dated 21.05. <i>year not legible</i> , issued by the Tahsildar, Devanahalli Taluk for the non-availability of the RTC's for the years 1978-1983 and 1993-2000 in respect of Survey No. 26/3 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;	Photocopy
7.	Sale Deed dated 17.11.1994, registered as Document No. 1922 of 1994-95 stored in Book I, Volume No. 1545, at Pages 195-198 in the office of Sub Registrar, Devanahalli;	Certified Copy
8.	Extract of Entry No. MR 7 of 1995-96 made in the Mutation Register;	Certified Copy



9.	Sale Deed dated 17.11.1994, registered as Document No. 2033 of 1994-95 stored in Book I, Volume No. 1543, at Pages 210-215 in the office of Sub Registrar, Devanahalli;	Certified Copy
10.	Extract of Entry No. MR 8 of 1995-96 made in the mutation register;	Certified Copy
11.	Sale Deed dated 22.07.1998 (registered on 23.04.1999), registered as Document No. 778 of 1998-99 stored in Book I, Volume No. 1761, at Pages 188-192 in the office of Sub Registrar, Devanahalli;	Certified Copy
12.	Extract of Entry No. MR 2 of 1998-99 made in the Mutation Register;	Certified Copy
13.	Gift Deed dated 15.07.2002, registered as Document No. 772/2002-03;	Certified Copy
14.	Cancellation to the Gift Deed dated 20.11.2006 registered as Document No. DNH-1-7274-2006-07 (stored in CD No. DNHD117) in the office of the Sub Registrar, Devanahalli;	Certified Copy
15.	Sale Deed dated 21.05.2007, registered as Document No. DNH-1-01048-2007-08 (stored in CD No. DNHD129) in the office of Sub Registrar, Devanahalli;	Original
16.	Joint Development Agreement dated 01.10.2025, registered as Document No. DNH-1-12067-2025-26, in the office of the Sub Registrar, Devanahalli;	Original
17.	General Power of Attorney dated 01.10.2025, registered as Document No. DNH-4-01002-2025-26, in the office of the Sub Registrar, Devanahalli;	Original
18.	Map of Guttahalli Village;	Computerized Copy
19.	Moola Tippani issued in respect of land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;	Certified Copy (Common with Survey No. 26/1)



20.	Atlas issued in respect of land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;	Photocopy
21.	Hissa Survey Tippani dated 21.02.2005 issued in respect of the land bearing Survey No. 26 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;	Certified Copy
22.	Order bearing No. BhuVuNi/Rectification/95/2020-21 dated 28.09.2020 passed by the Assistant Director of Land Records, Bengaluru District;	Certified Copy
23.	Extract of RR Pakka Book issued in respect of the land bearing Survey No. 26/3 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District;	Certified Copy
24.	Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 26/3;	Photocopy
25.	Nil Tenancy Certificate bearing No. RD0038366200139 dated 20.07.2023 issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District;	Computerized Copy
26.	Endorsement bearing No. PTCL(De)(Him).CR:96/2023 dated 13.07.2023 issued by the Assistant Commissioner, Doddaballapura Subdivision;	Original
27.	Endorsement bearing No. KIADB/LAQ/3022/2023-24 dated 24.08.2023 issued by the Special Land Acquisition Officer -2, Karnataka Industrial Areas Development Board (BMICP), Bangalore;	Original (Common to both survey numbers)
28.	Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 12.01.2001 issued by the District Commissioner, Bengaluru Rural District;	Certified Copy (Common to both Survey No.)
29.	Extract of Entry No. MR 14 of 2007-08 made in the Mutation Register;	Certified Copy (Common to both Properties.)
30.	Commencement Certificate dated 21.04.2003 issued by BIAPPA in accordance with Section 17(4) of the Karnataka Town and Country Planning Act, 1961;	Certified Copy (Common to both Survey No.)



31.	Residential Layout Plan sanctioned by BIAAPA;	
32.	Relinquishment Deed 04.10.2004 (registered on 20.11.2004), registered as Document No. DNH-1-03047-2004-05 (stored in CD No. DNHD27) in the office of sub registrar, Devanahalli;	Certified Copy (Common to both Survey No.)
33.	Demand Notice bearing No. ALN(De).SR.18/2000-01 dated 13.04.2007 was issued by the District Commissioner;	Photocopy
34.	Official Memorandum bearing No. ALN(De).SR.18/2000-01 dated 09.05.2007 issued by the District Commissioner, Bengaluru Rural District;	Certified Copy
35.	Extract of Entry No. MR H9 of 2018-19 made in the Mutation Register;	Computerized Copy (Common to both the properties)
36.	Letter bearing No. BIAAPA/TP/LAO/463/2002-03-24-25/1251 dated 27.08.2024 issued by BIAAPA to the CEO, Devanahalli CMC with respect to cancellation of the sanctioned layout plan;	
37.	Cancellation Deed dated 26.04.2003, registered as Document No. DNH-1-09798-2024-25, in the office of the Sub Registrar, Devanahalli;	Original (Common to both sy no.)
38.	Receipt bearing No. 397947 dated 26.08.2008 in the office of Town Municipal Council, Devanahalli evidencing payment of betterment charges;	Photocopy
39.	E-Khata Extract bearing Property No. 972/331/26/3 in the joint names of Mr. K. S. Ramaswamy and Mrs. Susmitha Ramaswamy issued by Town Municipal Council, Devanahalli;	Computerized Copy
40.	Receipt bearing No. 34101DHLOC30122022 dated 30.12.2022 evidencing the payment of property for the year 2022-23; Receipt bearing No. 16964DHLOC11092023 dated 11.09.2023 evidencing the payment of property for the year 2023-24; Receipt bearing No. 22482DHLOC23102024 dated 23.10.2024 evidencing the payment of property for the year 2024-25;	Computerized Copy



	Receipt bearing No. 12042DHLOC14052025 dated 14.05.2025 evidencing the payment of property for the year 2025-26;	
41.	Plaint, Order Sheet in OS No. 485/2008 on the file of Court of Civil Judge & JMFC, at Devanahalli;	Certified Copy
42.	Confirmation Deed dated 25.08.2014, registered as Document No. DNH-1-03666-2014-15, in the office of the Sub Registrar, Devanahalli;	Certified Copy
43.	Encumbrance Certificate issued with respect to Survey No. 26/3 situated at Guttahalli Village, Kasaba Hobli, Devanahalli Taluk for the period 01.04.1940 to 31.03.2004, 01.04.1994 to 31.03.2004, 01.04.2004 to 31.03.2017, 22.10.2019 to 24.11.2022, 01.04.2021 to 11.12.2022 and 01.04.2004 to 05.07.2023 and 01.04.2022 to 26.08.2025;	Certified Copy
44.	Deed of Equitable Mortgage by Deposit of Title Deeds dated 22.10.2019 registered as Document No. DNH-1-07008-2019-20;	Original
45.	Supplementary Memorandum of Deposit of Title Deeds dated 04.11.2021 registered as Document No. DNH-1-06500-2021-22;	Original
46.	Supplementary Memorandum of Deposit of Title Deeds dated 05.12.2022 registered as Document No. DNH-1-10992-2022-23;	Original
47.	Receipt Shara dated 18.10.2023, registered as Document No. DNH-1-09445-2023-24, in the office of the Sub Registrar, Devanahalli;	Original
48.	Public notice was issued in 'Vijaya Karnataka', a Kannada newspaper and 'The Times of India', a English newspaper both dated 19.07.2023;	Original

