

January 27th, 2026

To,
Priva Realty LLP,
Unit 7-9, Ground Floor, Raheja Chambers,
No. 12, Museum Road,
Bengaluru – 560 001.

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for residential purpose and being portion of Survey No. 1/1, measuring 01 Acre (out of 06 Acres excluding 03 Guntas of 'A' kharab and 13 Guntas of 'B' kharab, situated at Nallurahalli Village, K.R. Pura Hobli, Bengaluru East Taluk, Bengaluru Urban District ('**Property**') and bounded as follows:

East by : Road & remaining portion of property bearing Survey No. 1/1;
West by : Property bearing Survey No. 90;
North by : Property bearing Survey No. 2; and
South by : Remaining portion of property bearing Survey No. 1/1.

[The aforementioned boundaries are as per the Official Memorandum dated 06.02.2015 bearing No. ALN (EKHW) S.R./47/2014-15 issued by the Office of Deputy Commissioner, Bengaluru District]

The Property forms part of a larger extent of land bearing Survey No. 1/1, measuring 06 Acres (excluding 03 Guntas of 'A' kharab and 13 Guntas of 'B' kharab), situated at Nallurahalli Village, K.R. Pura Hobli, Bengaluru East Taluk, Bengaluru Urban District ('**Survey No. 1/1**'). Survey No. 1/1 earlier formed part of a larger extent of land bearing Survey No. 1, measuring 16 Acres 17 Guntas (excluding 18 Guntas of Kharab), situated at Nallurahalli Village, K.R. Pura Hobli, Bengaluru East Taluk, Bengaluru Urban District ('**Larger Extent**').

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II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

Sl. No.	Particulars of Documents
1.	Extract of entry made in the Index of Lands Register;
2.	Extract of entry made in the Record of Rights Register bearing RR No.1;
3.	Sale Deed dated 13.06.1956 (Registered on 05.07.1956 as Document No. 2180/1956-57, Book-I, Volume No. 1545, at Pages 75 to 77, at the office of the Sub-Registrar, Bangalore Taluk);
4.	Extract of entry made in the Records of Rights Register bearing RR No. 371;
5.	Endorsement dated 18.03.2024 bearing No. RK/CR/2563/2023-24, issued by the office of Tahsildar, Bengaluru East Taluk, Krishnarajapura, Bengaluru;
6.	Partition Deed dated 02.11.1970 (Registered on 09.11.1970 as Document No. 3818/1970-71, Book-I, Volume No. 843, at Pages 104 to 121, at the office of the Sub-Registrar, Bangalore South Taluk);
7.	Sale Deed dated 18.09.1980 (Registered on 03.01.1981 as Document No. 6034/1980-81, Book-I, Volume No. 15188, at Pages 30 to 34, at the office of Sub-Registrar, Bangalore South Taluk);
8.	Extract of entry made in the Records of Rights Register bearing RR No. 485;
9.	Sale Deed dated 08.01.1992 (Registered on 28.03.1992 as Document No. 8165/1991-92, Book-I, Volume No. 488, at Pages 35 to 37, at the office of the Sub-Registrar, Krishnarajapura);
10.	Extract of entry made in the Mutation Register bearing MR No. 29/1991-92;

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11.	Order dated 08.12.2014 bearing No. 3354/2014-15, issued by the Bangalore Development Authority;
12.	Official Memorandum dated 06.02.2015 bearing No. ALN: (EKHW) SR/47/2014-15, issued by the office of Deputy Commissioner, Bengaluru District;
13.	Report dated 06.11.2014 bearing No. ALN (Y) CR:55/2014-15, issued by the office of Tahsildar, Bengaluru East Taluk, K.R. Pura;
14.	Letter dated 17.12.2014 bearing No. 1289/2014-15, issued by the Assistant Director (East), Town Planning Division, Bangalore Development Authority, Bengaluru;
15.	Letter dated 23.12.2014 bearing No. 790/2014-15, issued by the Assistant Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore;
16.	Intimation Letter dated 12.01.2015 bearing No. ALN (EKHW) SR/47/14-15, issued by the office of Deputy Commissioner, Bengaluru;
17.	Challan evidencing payment of conversion fees;
18.	Conversion sketch;
19.	Extract of entry made in the Mutation Register bearing MR No. T10/2014-15;
20.	Receipt dated 12.02.2024 bearing No. 319, issued by Bruhat Bengaluru Mahanagara Palike;
21.	Tax Paid Receipt dated 02.06.2025 bearing No. 25262588485, issued by the BBMP for the period 2025-26;
22.	Form-A (E-Swathu) dated 09.07.2025 having New EPID No. 5449652573, issued by the BBMP;

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23.	Development Agreement dated 07.03.2024 (Registered as Document No. INR-1-16105-2023-24, Book-1, at the office of the Senior Sub-Registrar, Indiranagar, Bengaluru);
24.	General Power of Attorney dated 07.03.2024 (Registered as Document No. INR-4-01268-2023-24, Book-4, at the office of the Senior Sub-Registrar, Indiranagar, Bengaluru);
25.	Unregistered Deed of Reconstitution of Mybirdie Solutions LLP dated 30.10.2010 executed by and between Mr. Bhaskar TN and Mr. Shivaram Kumar Malakala;
26.	Resolution dated 23.02.2024 of Mybirdie Solutions LLP;
27.	Single Layout Plan Sanction dated 29.03.2025 bearing No. 3593/2024-25, issued by Bengaluru Development Authority;
28.	Memorandum of Deposit of Title Deeds dated 06.06.2025 (Registered on 12.06.2025 as Document No. SHV-1-01222-2025-26, at the office of Senior Sub-Registrar, Shivajinagar, Bengaluru;
29.	Village Map of Nallurahalli Village;
30.	Extract of Hissa Survey Tippani and RR Pakka Book;
31.	Extract of Karnataka Revision Settlement Akarbandh;
32.	Extract of entry made in the Mutation Register bearing MR No. T2/2019-20;
33.	Record of Rights, Tenancy and Crops Inspection Certificates issued with respect to Survey No. 1, measuring 16 Acres 17 Guntas (excluding 18 Guntas of kharab) for the period: (a) 1981-82; (b) 1992-93 to 1993-94; (c) 1996-97; (d) 1998-99; (e) 2002-03 to 2005-06;

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34.	RTC's issued with respect to Survey No. 1/1, measuring 06 Acres 12 Guntas excluding 04 Guntas of 'A' kharab & 12 Guntas of 'B' kharab for the period 2006-07 to 2019-20;
35.	RTC's issued with respect to Survey No. 1/1, measuring 06 Acres excluding 03 Guntas of 'A' kharab & 13 Guntas of 'B' kharab for the period 2019-20 to 2023-24;
36.	Endorsement dated 31.01.2024, issued by the office of Tahsildar, Bengaluru East Taluk, Krishnarajapura, Bengaluru;
37.	Property Tax Receipts dated 29.11.2023, issued by Bruhat Bengaluru Mahanagara Palike for the period 2014-15 to 2023-24;
38.	Endorsement dated 08.08.2014 bearing No. RD0039270008765, issued by the Tahsildar, Bengaluru East Taluk, Bengaluru;
39.	Endorsement dated 18.08.2014 bearing No. PTCL.CR:1508/2014-15, issued by the office of Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru;
40.	Endorsement dated 12.03.2024 bearing No. KHB/LAO/Nallurahalli/2023-24, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru;
41.	Encumbrance Certificate issued by the jurisdictional Sub-Registrar with respect to Survey No. 1 for the period: (i) 01.04.1955 to 14.02.1957; (ii) 15.02.1957 to 31.05.1989; (iii) 01.04.1980 to 31.05.1989; (iv) 01.09.1980 to 31.09.1980; and (v) 01.06.1989 to 31.03.2004;
42.	EC's issued with respect to Survey No. 1/1, measuring 06 Acres for the period: (i) 01.04.2004 to 24.01.2024; and (ii) 01.04.2005 to 04.03.2024; and
43.	EC's issued with respect to the Property for the period: (i) 01.01.2024 to 26.05.2025; and (ii) 01.06.2025 to 13.06.2025.

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III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the extract of entry made in the Index of Lands Register (**Document No. 1**), we observe that Mr. Annappa @ Rajavelu Annappa, son of Mr. Sheetharamaiah was the holder of Survey No. 1, measuring 16 Acres 17 Guntas excluding 18 Guntas of kharab ('**Survey No.1**'). In this regard, we have been provided with the extract of entry made in the Record of Rights Register bearing RR No.1 (**Document No. 2**).
2. In terms of the Sale Deed dated 13.06.1956 (Registered on 05.07.1956 as Document No. 2180/1956-57, Book-I, Volume No. 1545, at Pages 75 to 77, at the office of the Sub-Registrar, Bangalore Taluk) (**Document No. 3**), we observe that Mr. Rajavelu Krishnaswamy, son of Mr. Rajavelu Annappa (Mr. Rajavelu Annappa, son of Mr. Sheetharamaiah) and his son Mr. K. Rama Kumar, since minor represented by his minor guardian and father Mr. Rajavelu Krishnaswamy conveyed Survey No. 1 along with another property in favour of Mr. Venkatappa @ Abbaiah Reddy, son of Mr. Dodda Thimmaiah. In this regard, we have been provided with the: (i) extract of entry made in the Index of Lands Register (**Document No. 1 herein**); (ii) extract of entry made in the Records of Rights Register bearing RR No. 371 (**Document No. 4**). Further, we have not been provided with the extract of entry made in the Mutation Register bearing MR No. 20/1955-56. In this regard, we have been provided with the Endorsement dated 18.03.2024 bearing No. RK/CR/2563/2023-24, issued by the office of Tahsildar, Bengaluru East Taluk, Krishnarajapura, Bengaluru (**Document No. 5**), confirming that the said extract of MR No. 20/1955-56 is not available in the records of the said authority.
3. In terms of the Partition Deed dated 02.11.1970 (Registered on 09.11.1970 as Document No. 3818/1970-71, Book-I, Volume No. 843, at Pages 104 to 121, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 6**), we observe that the sons of Late Dodda Thimmaiah namely: (i) Mr. Venkatappa @ Abbaiah Reddy; (ii) Mr. Thimma Reddy; (iii) Mr. Narayana Reddy; (iv) Mr. Krishna Reddy; (v) Mr. Jayarama Reddy; and (vi) Mr. Rama Reddy partitioned Survey No. 1 along with other properties. Further, all the sons of Late Dodda Thimmaiah were allotted with the portion of Survey No. 1, measuring 02 Acres 11 Guntas each along with other properties.
4. In terms of the Sale Deed dated 18.09.1980 (Registered on 03.01.1981 as Document No. 6034/1980-81, Book-I, Volume No. 15188, at Pages 30 to 34, at the office of the

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Sub-Registrar, Bangalore South Taluk) (**Document No. 7**), we observe that Mr. Thimma Reddy and Mr. Rama Reddy, both sons of Late Dodda Thimma Reddy @ Dodda Thimmaiah conveyed the portion of Survey No. 1, measuring 01 Acre in favour of Mrs. Harinder Kaur, wife of Mr. Dilip Singh. In this regard we have been provided with the extract of entry made in the Record of Rights Register bearing RR No. 485 (**Document No. 8**). Further, we have not been provided with the extract of entry made in the Mutation Register bearing MR No. 6/1981-82. In this regard, we have been provided with the Endorsement dated 18.03.2024 bearing No. RK/CR/2563/2023-24, issued by the office of Tahsildar, Bengaluru East Taluk, Krishnarajapura, Bengaluru (*Document No. 5 discussed above*), confirming that the said extract of MR No. 6/1981-82 is not available in the records of the said authority.

We have not been provided with the Genealogical Trees of Mr. Thimma Reddy, and Mr. Rama Reddy, both sons of Late Dodda Thimma Reddy, issued by the Village Accountant/ Tahsildar in order to ascertain the legal heirs of Mr. Thimma Reddy, and Mr. Rama Reddy. However, the present owner has represented that no claims have been made thus far in this regard.

5. In terms of the Sale Deed dated 08.01.1992 (Registered on 28.03.1992 as Document No. 8165/1991-92, Book-I, Volume No. 488, at Pages 35 to 37, at the office of the Sub-Registrar, Krishnarajapura) (**Document No. 9**), we observe that Mrs. Harinder Kaur, wife of Mr. Dilip Singh conveyed the portion of Survey No. 1, measuring 01 Acre in favour of Mr. Lui John Kurian, son of Mr. John Sebastian. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 29/1991-92 (**Document No. 10**).
6. In terms of the Hissa Survey Records (*discussed below*), we observe that Survey No. 1 has been bifurcated into sub-numbers and the extent of 01 Acre owned by Mr. Lui John Kurian formed part of the Survey No. 1/1.
7. In terms of the Order dated 08.12.2014 bearing No. 3354/2014-15, issued by the Bangalore Development Authority ('BDA') (**Document No. 11**), we observe that the change of land use from Industrial (Hi-Tech) purpose to residential purpose had been accorded by the said authority, with respect to the portion of Survey No. 1/1, measuring 01 Acre Viz., Property.
8. Upon an application made by Mr. Lui John Kurian, son of Mr. John Sebastian, we observe that the Property has been converted to non-agricultural residential purpose

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vide Official Memorandum dated 06.02.2015 bearing No. ALN: (EKHW) SR/47/2014-15, issued by the office of Deputy Commissioner, Bengaluru District (**Document No. 12**). In this regard, we have been provided with the: (i) Report dated 06.11.2014 bearing No. ALN (Y) CR:55/2014-15, issued by the office of Tahsildar, Bengaluru East Taluk, K.R. Pura (**Document No. 13**); (ii) Letter dated 17.12.2014 bearing No. 1289/2014-15, issued by the Assistant Director (East), Town Planning Division, Bengaluru Development Authority, Bangalore (**Document No. 14**); (iii) Letter dated 23.12.2014 bearing No. 790/2014-15, issued by the Assistant Commissioner (Land Acquisition), Bangalore Development Authority, Bengaluru (**Document No. 15**); (iv) Intimation Letter dated 12.01.2015 bearing No. ALN (EKHW) SR/47/14-15, issued by the office of Deputy Commissioner, Bengaluru (**Document No. 16**); (v) Challan evidencing payment of conversion fees (**Document No. 17**); (vi) Conversion sketch (**Document No. 18**); (vi) Extract of entry made in the Mutation Register bearing MR No. T10/2014-15 (**Document No. 19**); (vii) Receipt dated 12.02.2024 bearing No. 319, issued by Bruhat Bengaluru Mahanagara Palike ('BBMP') (**Document No. 20**), evidencing the payment of betterment charges, with respect to the Property; (viii) Tax Paid Receipt dated 02.06.2025 bearing No. 25262588485, issued by the BBMP (**Document No. 21**), confirming the payment of property tax for the period 2025-26, with respect to the Property; and (ix) Form-A (E-Swathu) dated 09.07.2025 having New EPID No. 5449652573, issued by the BBMP (**Document No. 22**) in the name of Mr. Lui John Kurian, son of Mr. John Sebastian, with respect to the Property.

9. In terms of the Development Agreement dated 07.03.2024 (Registered as Document No. INR-1-16105-2023-24, Book-1, at the office of the Senior Sub-Registrar, Indiranagar, Bengaluru) (**Document No. 23**) executed by Mr. Lui John Kurian, son of Mr. John Sebastian (*as Owner*) in favour of M/s. Mybirdie Solutions LLP, represented by its Designated Partners Mr. Bhaskar TN & Mr. Shivaram Kumar Malakala (*as Developer*), we observe that the Developer has agreed to develop the Property into a multi-storeyed residential apartment. In furtherance to the said Joint Development Agreement dated 07.03.2024, Mr. Lui John Kurian has executed General Power of Attorney dated 07.03.2024 (Registered as Document No. INR-4-01268-2023-24, Book-4, at the office of Senior Sub-Registrar, Indiranagar, Bengaluru) (**Document No. 24**) in favour of the Developer, whereby the Developer has been authorized to do certain acts in connection with the development of the Property. In this regard, we have been provided with the: (i) Unregistered Deed of Reconstitution of Mybirdie Solutions LLP dated 30.10.2010 (**Document No. 25**); and (ii) Resolution dated 23.02.2024 of Mybirdie Solutions LLP (**Document No. 26**).

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10. In terms of the Single Layout Plan Sanction dated 29.03.2025 bearing No. 3593/2024-25, issued by Bengaluru Development Authority (**Document No. 27**), we observe that the said authority has accorded plan sanction for the development of the Property.
11. In terms of the Memorandum of Deposit of Title Deeds dated 06.06.2025 (Registered on 12.06.2025 as Document No. SHV-1-01222-2025-26, at the office of Senior Sub-Registrar, Shivajinagar, Bengaluru (**Document No. 28**), we observe that Mr. Lui John Kurian, son of Mr. John Sebastian and another (as Mortgagor) had mortgaged the Property along with other properties in favour of Hinduja Leyland Finance Limited (as Mortgagee).
12. In terms of the Village Map of Nallurahalli Village (**Document No. 29**), we observe the shape and location of Survey No. 1.
13. In terms of the extract of Hissa Survey Tippani and RR Pakka Book (**Document No. 30**), we observe that Survey No. 1 had been bifurcated into sub-number i.e., Survey No. 1/1, measuring 06 Acres 12 Guntas (excluding 16 Guntas of kharab). Further, we observe that a pathway passes through the said property bearing Survey No. 1/1.
14. In terms of the extract of Karnataka Revision Settlement Akarbandh (**Document No. 31**), we observe that Survey No. 1/1 measures 06 Acres 12 Guntas excluding 04 Guntas of 'A' kharab and 12 Guntas of 'B' kharab.
15. In terms of the extract of entry made in the Mutation Register bearing MR No. T2/2019-20 (**Document No. 32**), we observe that Survey No. 1/1, measuring 06 Acres 12 Guntas (excluding 03 Guntas of 'A' kharab and 13 Guntas of 'B' kharab) was bifurcated into sub-numbers i.e., Survey Nos. 1/1, 1/9 & 1/10. Further, Mr. Lui John Kurian is reflected as the holder for the portion of 01 Acre which forms part of the property bearing Survey No. 1/1, measuring 06 Acres (excluding 03 Guntas of 'A' kharab and 13 Guntas of 'B' kharab).
16. We have been provided with the Record of Rights, Tenancy and Crops Inspection Certificates (**RTC's**) issued with respect to: (i) Survey No. 1, measuring 16 Acres 17 Guntas (excluding 18 Guntas of kharab) for the period: (a) 1981-82; (b) 1992-93 to 1993-94; (c) 1996-97; (d) 1998-99; (e) 2002-03 to 2005-06 (**Document No. 33**); (ii) Survey No. 1/1, measuring 06 Acres 12 Guntas excluding 04 Guntas of 'A' kharab & 12 Guntas of 'B' kharab for the period 2006-07 to 2019-20 (**Document No. 34**); and (iii) Survey No. 1/1, measuring 06 Acres excluding 03 Guntas of 'A' kharab & 13

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Guntas of 'B' kharab for the period 2019-20 to 2023-24 (**Document No. 35**). In terms of the said RTC's, we observe that the name of the holder and cultivator is in consonance with the title flow of the Property.

17. We have not been provided with the RTC's with respect to Survey No. 1 for the period: (a) 1968 to 1980-81; (b) 1982-83 to 1991-92; (c) 1994-95 to 1995-96; (d) 1997-98; 1999-2000 to 2001-02. In this regard, we have been provided with the Endorsement dated 31.01.2024, issued by the office of Tahsildar, Bengaluru East Taluk, Krishnarajapura, Bengaluru (**Document No. 36**) confirming that the: (i) RTC's for the period 1968 to 1993 are not available; and (ii) RTC's for the period 1998 to 2001 are mutilated, with respect to Survey No. 1.
18. We have been provided with the Property Tax Receipts dated 29.11.2023, issued by BBMP (**Document No. 37**), evidencing payment of property tax for the period 2014-15 to 2023-24, with respect to the Property.
19. We observe from the Endorsement dated 08.08.2014 bearing No. RD0039270008765, issued by the Tahsildar, Bengaluru East Taluk, Bengaluru (**Document No. 38**), that no tenancy applications have been filed under Section 48 A in Form Nos. 2, 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to the Property.
20. We observe from the Endorsement dated 18.08.2014 bearing No. PTCL.CR:1508/2014-15, issued by the office of Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru (**Document No. 39**) that there are no proceedings initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the Property.
21. We observe from the Endorsement dated 12.03.2024 bearing No. KHB/LAO/Nallurahalli/2023-24, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bengaluru (**Document No. 40**), that the Property has not been acquired by the said authority.
22. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub-Registrar ('EC's') with respect to Survey No. 1 for the period: (i) 01.04.1955 to 14.02.1957; (ii) 15.02.1957 to 31.05.1989; (iii) 01.04.1980 to 31.05.1989; (iv) 01.09.1980 to 31.09.1980; and (v) 01.06.1989 to 31.03.2004 (**Document No. 41**). In

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terms of the EC's, we observe that all the transactions (as discussed above) are reflected.

23. We have been provided with the EC's issued with respect to Survey No. 1/1, measuring 06 Acres for the period: (i) 01.04.2004 to 24.01.2024; and (ii) 01.04.2005 to 04.03.2024 (**Document No. 42**). In terms of the EC's, we observe that there are no transactions during the said period, with respect to the Property.
24. We have been provided with the EC's issued with respect to the Property for the period: (i) 01.01.2024 to 26.05.2025; and (ii) 01.06.2025 to 13.06.2025 (**Document No. 43**). In terms of the EC's, we observe that all the transactions (as discussed above) are reflected, with respect to the Property. *We have not been provided with the EC's issued with respect to Property for the period: (i) 27.05.2025 to 31.05.2025; and (ii) 14.06.2025 to till date.*

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Mr. Lui John Kurian, son of Mr. John Sebastian is the sole and absolute owner of all that piece and parcel of immovable property being converted for residential purpose and being portion of Survey No. 1/1, measuring 01 Acre (out of 06 Acres excluding 03 Guntas of 'A' kharab and 13 Guntas of 'B' kharab), situated at Nallurahalli Village, K.R. Pura Hobli, Bengaluru East Taluk, Bengaluru Urban District Viz., Property;
- (ii) Mr. Lui John Kurian, son of Mr. John Sebastian has executed a Development Agreement dated 07.03.2024 (Registered as Document No. INR-1-16105-2023-24, Book-1, at the office of the Senior Sub-Registrar, Indiranagar, Bengaluru) and General Power of Attorney dated 07.03.2024 (Registered as Document No. INR-4-01268-2023-24, Book-4, at the office of Senior Sub-Registrar, Indiranagar, Bengaluru) in favour of M/s. Mybirdie Solutions LLP in connection with the development of the Property; and
- (iii) Property has been mortgaged by Mr. Lui John Kurian, son of Mr. John Sebastian in favour of Hinduja Leyland Finance Limited in terms of Memorandum of Deposit of Title Deeds dated 06.06.2025 (Registered on 12.06.2025 as

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Document No. SHV-1-01222-2025-26, at the office of Senior Sub-Registrar, Shivajinagar, Bengaluru and the said mortgage is subsisting.

Ms. Brijita Prakash,
Partner,
J. Sagar Associates,
Advocates & Solicitors

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of this Title Report.

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