
TITLE REPORT

PREPARED FOR

MERUSRI SIENNA DEVELOPERS PRIVATE LIMITED



J. S. A. | advocates & solicitors

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INTRODUCTION

This Title Verification Report (the “**Report**”) has been prepared under instructions and at the instance of Merusri Sienna Developers Private Limited (the “**Client**”) and is based on the Documents and information provided to us by the Client.

PROPERTY DETAILS

All that piece and parcel of converted land bearing Survey No. 73/1 measuring 3 Acres excluding 4 Guntas of ‘B’ Kharab, situated at Akkupete Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District and bounded as follows:

East by	:	Land belonging to Y C Channarasappa;
West by	:	Government Road;
North by	:	Land belonging to Nagarajappa; and
South by	:	Land belonging to Survey No. 2 of Prasannahalli Village.

DOCUMENTS PERUSED

The list of the photocopies of documents reviewed for the purpose of this report is attached hereto as **Annexure A** (“**Documents**”). The Documents relate to transactions in respect of the Property for a period of 70 years.

SCOPE OF INVESTIGATION AND LIMITATIONS

We have prepared this report based on information and Documents which have been made available to us. The Report is limited to the purpose of determining marketability of the title of the Property.

In the preparation of this Report except where apparent from the Documents, we have assumed that:

- a) the Documents confirm to the originals and are accurate and complete;
- b) where relevant, the Documents were validly authorised and executed so that they are valid and binding on each party thereto;
- c) apart from the Documents, there are no other relevant document(s), instrument(s), understandings or information that would impact the findings in this Report;
- d) there are no litigations affecting any parcel of the Properties or any part thereof; and
- e) there are no acquisition proceedings initiated by any government authorities in respect of the Property or any part thereof.

We have not undertaken: (i) physical measurement or survey of the Property; (ii) verification of

records and documents maintained with any court, tribunal, registrar of companies, or other quasi-judicial authorities.

The Report does not cover any unregistered agreements or understandings if any, in relation to the Properties, whether pertaining to agreement to sell or lease / license or easement or otherwise at all, that may have been agreed to or executed or where any such right on interest has been created without any written instrument(s), for the purpose.

The Report shall not be regarded as absolute and should not be relied upon as a substitute for any indemnities, representations and warranties, conditions precedent, conditions subsequent and others that may be necessary, amenable and achievable with respect to any proposed transaction.

The Report does not attempt to consider the sufficiency or otherwise of any stamp duty paid on instrument(s) / document(s) as per the applicable rates at the time of execution of the instrument(s) / document(s) in the past and valuation of the said document(s) /instrument(s) and transaction(s) for the purposes of assessment and payment of stamp duty.

The Report must not be regarded as a substitute for specific legal advice on the matters covered. It does not purport to offer any solutions to the legal issues reviewed.

The Report does not take note of order(s), if any, passed by the collector or any other authority, whether judicial, quasi-judicial or otherwise, except which are specifically mentioned herein. For the purposes of this Report, we have not reviewed the compliance of any conditions stipulated in any such order(s) and whether the time for such compliance has expired or not, and the effect of such conditions and /or non-compliance thereof, if at all.

Views and opinions expressed in this Report are a matter of our professional judgment and need not necessarily be accepted by any court, arbitral tribunal, other tribunal, statutory authority or regulatory agency.

This Report is confidential and prepared for and on behalf of the Client within the above stated scope. There is no express or implied statement herein, which conveys the adequacy of this Report for any purpose not specifically, addressed herein. Circulation of this Report to third parties and the public is not intended and advised against.

TRACING THE TITLE

1. *Previous Transactions*

- 1.1. On perusal of the documents provided to us, we note that the land bearing Survey No. 73/1 measuring 3 Acres (excluding 4 Guntas of 'B' Kharab), previously formed part of the land bearing Survey No. 73 measuring 12 Acres 24 Guntas situated at Akkupete Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ("**Land**") and the same was held by D.Subbaraya.
- 1.2. Further, it appears from the Partition Deed dated August 06, 1925 that D.Subbaraya demised and his children namely (i) D S Shyama Rao, (ii) D.S Dondu Rao, (iii) D.S Venkanna and (iv) D.S Nagaraja Rao partitioned the properties of late D.Subbaraya including the Land. Under the said partition the Land was allotted to the share of D S Shyama Rao thereof. The said partition is registered as Document No. 460 of 1925-26, in Book I, Volume 245, at pages 110 to 125, in the office of Sub Registrar, Devanahalli. Pursuant thereto, the khata in respect of the Land was transferred in the name of D.S Shyama Rao vide entry No. RR 105 made in Record of Rights thereof.
- 1.3. D.S Shyama Rao conveyed the Land in favour of Basappa son of Nanjundappa under a Sale Deed dated July 30, 1944, registered as Document No. 680 of 1944-45, in Book I, Volume 481, at pages 55 to 57, in the office of Sub Registrar, Devanahalli. We further note from the aforesaid sale deed that the sons of D.S Shyama Rao namely (i) D.S Hanumantha Rao and (ii) D.S Sheshagiri Rao have joined the execution of the said sale deed as Consenting Witnesses. Pursuant thereto, the khata in respect of the Land was transferred in the name of Basappa son of Nanjundappa vide entry No. RR 256 made in Record of Rights thereof.
- 1.4. The Hissa Survey Tippany and RR Pakka Book issued in respect of the land bearing Survey No. 73 reflects the subdivision in the land to (i) the land bearing Survey Nos. 73/1 measuring an extent of 9 Acres 33 Guntas (including 13 Guntas of Kharab) in the name of Basappa son of Nanjundappa, and (ii) the land bearing Survey No. 73/2 measuring an extent of 3 Acres 10 Guntas (including 3 Guntas of Kharab) in the name of Byrappa son of Nanjappa as hissedars thereof.
- 1.5. Further, we note from an entry No. MR 19 of 1993-94 made in Mutation Register that the family members of Basappa son of Nanjundappa entered into a oral partition in the year 1978 and an extent of 3 Acres in the land bearing Survey No. 73/1 (i.e. Property) was allotted to the share of Shivanna son of Nanjundappa and brother's son of Basappa thereof.
- 1.6. On review of the Agreement of Sale dated April 22, 1995 and registered as Document No. 1146/95-96, Book I, Volume 1569, page 151 to 160 in the office of the Sub Registrar, Devanahalli, we note Shivanna son of Najundappa has agreed to sell certain properties, including the Property in favour of Jaya Anand wife of M. Anand son of M. Munivenkataswamy. *We further note that (i) Siddalingaiah and (ii) Shashikala, (iii) Nanjamma, (iv) Mamatha and (v) Umadevi (serial nos. (iii) to (v) being minors are represented by their natural guardian and father, Shivanna) have executed the document as witnesses.*

- 1.7. Shivanna son of Nanjundappa conveyed the Property in favour of Jaya Anand wife of M Anand under a Sale Deed dated March 07, 2005, registered as Document No. DNH-1-05195-2004-05, in Book I, stored in CD No. DNHD 40, in the office of Sub Registrar, Devanahalli. Pursuant thereto, the khata in respect of the Property was mutated in the name of Jaya Anand wife of M Anand vide MR 60 of 2004-05 made in Mutation Register.
- 1.8. Jaya Anand wife of M Anand further conveyed the Property in favour of Y.C Sathish Kumar son of Y.C Chennarasappa under a Sale Deed dated January 25, 2006, registered as Document No. DNH-1-05486-2005-06, in Book I, stored in CD No. DNHD 74, in the office of Sub Registrar, Devanahalli. Pursuant thereto, the khata in respect of the Property was mutated in the name of Y.C Sathish Kumar son of Y.C Chennarasappa vide MR 66 of 2005-06 made in Mutation Register.
- 1.9. Thereafter, Y.C Sathish Kumar son of Y.C Chennarasappa entered into an Agreement to Sell dated May 15, 2007, with K Subramani (representing M/s Akarsh Developers & Properties) whereunder it was agreed to convey the Property thereof. The said agreement was registered as Document No. DNH-1-00918-2007-08, in Book I, stored in CD No. DNHD 128, in the office of Sub Registrar, Devanahalli. The same was cancelled vide Cancellation of Agreement to Sell dated July 02, 2010, registered as Document No. DNH-1-01272-2010-11, in Book I, stored in CD No. DNHD 196, in the office of Sub Registrar, Devanahalli. Pursuant thereto, the khata in respect of the Property was mutated in the name of Y.C Sathish Kumar son of Y.C Chennarasappa vide MR 2 of 2010-11 made in Mutation Register.
- 1.10. Pursuant thereto, Y.C Sathish Kumar, son of Y.C Chennarasappa executed a Developmental General Power of Attorney dated May 15, 2007, in favour of M/s Akarsh Developers & Properties authorizing it to obtain conversion and other developmental permissions in relation to the development upon the Property. The said power of attorney was registered as Document No. DNH-4-00090-2007-08, in Book IV, stored in CD No. DNHD 128, in the office of Sub Registrar, Devanahalli. The same was cancelled vide Cancellation of General Power of Attorney dated July 02, 2010, registered as Document No. DNH-4-00158-2010-11, in Book IV, stored in CD No. DNHD 196, in the office of Sub Registrar, Devanahalli.
- 1.11. Further, the family members of Basappa and Nanjundappa namely, (i) Nagarajappa son of late Munibasappa, (ii) Poornima daughter of Nagarajappa, (iii) Latha daughter of Nagarajappa, (iv) Pankaja daughter of Nagarajappa, (v) Parvathamma daughter of late Munibasappa, (vi) Siddhalingamma daughter of late Munibasappa (vii) Sushilamma daughter of late Munibasappa (viii) Shivakumar son of late Munibasappa (ix) Swathi daughter of Shivakumar (x) Jyothi daughter of Shivakumar (xi) Harsha son of Shivakumar (xii) Lingamma daughter of late Munibasappa (xiii) Jagadish son of late Munibasappa (xiv) Lavanya daughter of Jagadish (xv) Pravin son of Jagadish (xvi) Shivamma daughter of late Basappa (xvii) Sidalingappa son of late Basappa (xviii) Nagamma daughter of Sidalingappa (xix) Basaraju son of Sidalingappa (xx) Manjamma son of Sidalingappa (xxi) Girijamma daughter of Sidalingappa (xxii) Rajanna son of Sidalinganna (xxiii) Uma daughter of Sidalinganna have executed a Confirmation Deed dated December 5, 2011 in favour of Y.C. Sathish Kumar son of Y.C. Chanarasappa confirming the sale deeds executed in favour of Y.C. Sathish Kumar son of Y.C. Chanarasappa. The same was registered as Document No. DNH-1-04989-2011-12, Book I, Stored in CD No. DNHD247 in the office of the Senior Sub-Registrar, Devanahalli.

- 1.12. We have been provided with the Confirmation Deed dated March 12, 2012 and we note that Papachamma daughter of late Basappa has confirmed the sale deed with respect to the Survey No 73/1 (old no 73) measuring 3 Acres in favour of Y.C. Sathish Kumar. The Confirmation Deed dated March 12, 2012 is registered as Document No.DNH-1-07872-2011-12, Book I, Stored in CD No. DNHD259 in the office of the Senior Sub-Registrar, Devanahalli.
- 1.13. We have been provided with the Confirmation Deed dated August 22, 2013 and we note that (i) D.N. Gurushankarappa son of late Mallamma wife of late Dhodanagappa and daughter of late Basappa and (ii) Jayamma wife of Channappa daughter of late Mallamma daughter of late Basappa has confirmed the Sale Deed with respect to the Survey No 73/1 (old no 73) measuring 3 Acres in favour of Y.C. Sathish Kumar. The Confirmation Deed dated August 22, 2013 is registered as Document No.DNH-1-04108-2013-14, Book I, Stored in CD No. DNHD341 in the office of the Sub-Registrar, Devanahalli.
- 1.14. We have been provided with the Family Tree of Y.C Sathish Kumar issued by the Nadakacheri bearing No. RD0038366137523 dated October 21, 2020 reflecting the names of his family members as (i) V Usha Sathish Kumar wife of Y.C. Sathish Kumar, (ii) S Ashritha daughter of Y.C. Sathish Kumar and (iii) S Prachi daughter of Y.C. Sathish Kumar thereof.
- 1.15. We have been provided with entry No. MR H13 of 2020-21 made in Mutation Register which reflects the demise of Y.C. Sathish Kumar son of Y.C. Chanarasappa and grants permission to change the name in khata in respect of the Property in favour of V Usha Sathish Kumar wife of late Y.C. Sathish Kumar.
- 1.16. Further, Ashrreetha S, daughter of late Y.C. Sathish Kumar and Prachi S, daughter of late Y.C. Sathish Kumar have executed a Release Deed dated August 12, 2025 in favour of their mother, V Usha Sathish Kumar, wife of late Y.C. Sathish Kumar whereunder they have released all their rights, title and interests over the Property in favour of their mother. The same is registered as Document No. DNH-1-08999-2025-26, in Book I, stored in the central repository, in the office of the sub registrar, Devanahalli.
- 1.17. V Usha Satish Kumar as owner and Y C Tejas as confirming Party (son of owner's husband's brother) entered into Joint Development Agreement dated February 2, 2026 with Merusri Sienna Developers Private Limited ("**Developer**") for the formation residential layout registered Document No. DBP-1-14160-2025-26, in Book I, stored in the central repository, in the office of sub registrar, Doddaballapura. As per JDA, saleable plot area in the project amongst each of them in the following proportion – (a) 62% to the owner, (ii) 3% to the confirming party, and (iii) 35% to the Developer;

JSA Note: *We note from the recitals of the said Agreement that Y C Tejas, son of late Y.C. Chandramouli has been undertaking the day-to-day maintenance of the Property and therefore as per the wishes of late Y.C. Sathish Kumar, V Usha Satish Kumar is desirous of giving 3% of the Saleable Plot Area in the project to Y C Tejas, son of late Y.C. Chandramouli.*

- 1.18. Further V Usha Satish Kumar and Y C Tejas have appointed Merusri Sienna Developers Private Limited as their attorney vide a General Power of Attorney dated February 2, 2026 bearing document No. DBP-4-1357-2025-26, in Book IV, stored in the central repository, in the office of sub registrar, Doddaballapura for the purpose of appearing before the statutory authorities, to carry out development on land Survey No. 73/1 and perform such other acts, deeds and things as may be necessary in connection therewith.
- 1.19. Further V Usha Satish Kumar executed Special Power of Attorney dated February 2, 2026 registered as document No. DBP-4-01358-2025-26, in Book IV, stored in the central repository, in the office of sub registrar, Doddaballapura in favour of Y C Tejas for the purpose of appearing before sub registrar of assurances at appropriate jurisdictions in Karnataka for admitting the execution of the conveyance documents executed by V Usha Satish Kumar pertaining to each of residential sites comprised formed on land bearing Survey No.73/1.

2. **Revenue Records:**

The Record of Rights, Tenancy and Crops (RTCs) discloses the total and actual extent in Survey No. 73 as 13 Acres and there being 16 Guntas of kharab land. The RTCs further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1968-69 to 1972-73	Basappa son of Nanjundappa	Nil	Nil	Byrappa
1973-74 to 1977-78	Basappa son of Nangunadappa	Ownership through Purchase	Nil	Basappa Munibasappa son of Basappa Nagappa son of Munibasappa Sidappa Shivanna (illegible)

The Record of Rights, Tenancy and Crops (RTCs) discloses the total and actual extent in Survey No. 73/1 as 9 Acres 33 Guntas and there being 13 Guntas of kharab land. The RTCs further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1978-79 to 1982-83	Basappa son of Shivacharadha Nanjundappa	RR No 531	Nil	Munibasappa Nagappa Sidappa Shivanna
1983-84 to	Basappa son	RR No 531	Nil	Basappa

1887-88	Shivacharadha Nanjundappa			
1888-89 to 1992-93	Basappa son Shivacharadha Nangundappa	RR No 531	Nil	Basappa Nagappa
1993-94 to 1996-97	Basappa son Shivacharadha M. Nagarajappa son of late Munibasappa Shivanna son of late Nanjundappa	RR No 531 MR No 12/93-94	MR No 19/93-94	Basappa Nagappa Nagarajappa
2001-02 to 2003-04	M. Nagaraju – late Munibasappa Shivanna –late Nanjundappa	MR No 12/93-94 MR No 19/93-94	Nil	M. Nanjundappa Shivanna
2004 -2005	Shivanna – late Nanjundappa M. Somashekar son of G. Munikrishnappa	MR No 19/93-94 MR No 16/2004- 05	Nil	M. Somashekar-G. Munikrishnappa M. Nagaraju Shivanna
2005 - 2006	M. Somashekar son of G. Munikrishnappa Jaya Anand wife of M. Anand	MR No 16/2004- 05 MR No 60/2004- 2005	Nil	M. Somashekar-G. Munikrishnappa
2006 - 2007	M. Somashekar son of G. Munikrishnappa Jaya Anand wife of M. Anand	MR No 16/2004- 05 MR No 60/2004- 2005	Nil	M. Somashekar-G. Munikrishnappa Y. C Sathish Kumar Y.C Chanarasappa
2007 - 2008	M. Somashekar son of G. Munikrishnappa Y. C Sathish Kumar so of Y.C Chanarasappa	MR No 16/2004- 05 MR No 66/ 2005-06	Nil	M. Somashekar-G. Munikrishnappa Y. C Sathish Kumar Y.C Chanarasappa

The Record of Rights, Tenancy and Crops (RTCs) discloses the total and actual extent in Survey No. 73/1 as 3 Acres 4 Guntas and there being 4 Guntas of kharab land. The RTCs further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
2008-09 to 2009-10	Y. C Sathish Kumar so of Y.C Chanarasappa	MR No 66/ 2005-06	Nil	Y. C Sathish Kumar Y.C Chanarasappa
2011-12 to 2019-20	Y. C Sathish Kumar so of Y.C	MR No 66/ 2005-06	MR No 2/2010-11	Y. C Sathish Kumar

	Chanarasappa			Y.C Chanarasappa
2020 to 2021	Y. C Sathish Kumar so of Y.C Chanarasappa	MR No 66/ 2005-06	MR No 2/2010-11	Y. C Sathish Kumar Y.C Chanarasappa V. Usha Sathish Kumar late Y.C. Sathish Kumar
2021-22 to 2024-25	V. Usha Sathish Kumar wife of late Y.C. Sathish Kumar	MR No H13/2020-2021	MR No 2/2010- 2011	V. Usha Sathish Kumar wife of late Y.C. Sathish Kumar

3. Conversion Order

- 3.1 On review of Official Memorandum dated May 12, 2025, bearing No. 763403 issued by the office of the Commissioner, Bangalore Rural, we note that an extent of 3 Acres in the land bearing Survey No. 73/1 was converted from agricultural to non-agricultural residential (layout) purposes.

4. Sanctioned Plan:

We note that a residential layout sanction has been granted by BIAPPA in respect of land bearing Survey No. 73/1, vide letter bearing No. BIAPPA/TP/--/LAO/35/2025-26 dated November 28, 2025.

5. Survey Records:

- 5.1 We have been provided with a Village Map of Akkupete which reflects shape and boundaries of Survey No. 73.
- 5.2 We have been provided with the Karnataka Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 73/1 which discloses that the total and actual extent as 3 Acres and 4 Guntas of 'B' kharab therein.
- 5.3 We have been provided with the Moola Tippyany issued in respect of the land bearing Survey No. 73 which reflects the shape of the land therein.

6. Endorsements:

We have been provided with an Endorsement dated May 30, 2025 bearing No. PTCL(D)CR:103/2025 issued by the Assistant Commissioner certifying that the Property is not grant land granted to persons belonging to Schedule Castes / Schedule Tribe and no proceedings have been initiated for violation of the provisions of the Grant and/or Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act as on the date of issuance of the said endorsement.

JSA Note: *We have not been provided with the Endorsement issued by the Tabsildar regarding Tenancy*

Application if any filed or pending under Section 48A (in Form 7) and Section 77A (in Form 7A) of the Karnataka Land Reforms Act, with respect to the Property; We have been informed that since the Property has been converted, the jurisdictional authority is not issuing the endorsement for the same.

7. Investigation of Encumbrances

- 7.1 On perusal of the Encumbrance Certificate in SA No. 11931/24-25 issued for the period from April 01, 1950 to March 31, 1970, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 73 measuring 3 Acres.
- 7.2 On perusal of the Encumbrance Certificate in SA No. 7141/2006-07 issued for the period from April 01, 1968 to August 18, 2006, we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 73 measuring 3 Acres.
- 7.3 On perusal of the Encumbrance Certificate in SA No. 363906-2024-25 issued for the period from January 01, 2004 to February 02, 2025 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Property.
- 7.4 On perusal of the Encumbrance Certificates in SA No. DBH-EC-A-4413689-2025-26 issued for the period from April 01, 2004 to December 30, 2025 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Property.
- 7.5 On perusal of the Encumbrance Certificate in SA No. 4060133-2025-26 issued for the period from December 30, 2025 to February 11, 2026 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Property.
- 7.6 We have been provided with the Encumbrance Certificate (*view only copy*) issued for the period from February 11, 2026 to March 17, 2026 we note that no transactions are reflected for the said period in respect of Property.

8. Public Notice:

We had issued the Public Notice in respect of the Properties on May 23, 2025 in Karnataka edition of Udayavani and Indian Express and we have not received any objections as on date (i.e. March 17, 2026).

CONCLUSION

Subject to our comments above, we are of the opinion that:

- (a) Mrs. V Usha Sathish Kumar wife of late Y.C Sathish Kumar is the Owner of the land bearing Survey No. 73/1 measuring an extent of 3 Acres (excluding 4 Guntas of Kharab), situated at Akkupete Village, Kasaba Hobli, Devenahalli Taluk, Bengaluru District;
- (b) Property is converted from agricultural to non-agricultural residential (layout) purposes; and
- (c) Merusri Sienna Developers Private Limited is having an absolute developmental right over the land bearing Survey No. 73/1 measuring an extent of 3 Acres (excluding 4 Guntas of Kharab), situated at Akkupete Village, Kasaba Hobli, Devenahalli Taluk, Bengaluru District.

For J. Sagar Associates,


Gerald Manoharan
Partner

Date: March 17, 2026

DISCLAIMER

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Properties, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.

ANNEXURE – A
LIST OF DOCUMENTS (Photocopies)

Sl. No.	Particulars of documents
1.	Partition Deed dated August 06, 1925, registered as Document No. 460 of 1925-26, in Book I, Volume 245, at pages 110 to 125, in the office of Sub Registrar, Devanahalli;
2.	Entry No. RR 105 made in Record of Rights issued in respect of the land bearing Survey No. 73;
3.	Sale Deed dated July 30, 1944, registered as Document No. 680 of 1944-45, in Book I, Volume 481, at pages 55 to 57, in the office of Sub Registrar, Devanahalli;
4.	Entry No. RR 256 made in Record of Rights issued in respect of the land bearing Survey No. 73;
5.	Hissa Survey Tippiy and RR Pakka Book issued in respect of the land bearing Survey No. 73;
6.	Entry No. MR 19 of 1993-94 made in Mutation Register;
7.	Agreement of Sale dated April 22, 1995 and registered as Document No. 1146, Book I, Volume 1569, page 151 to 160 in the office of the Sub Registrar, Devanahalli;
8.	Sale Deed dated March 07, 2005, registered as Document No. DNH-1-05195-2004-05, in Book I, stored in CD No. DNHD 40, in the office of Sub Registrar, Devanahalli;
9.	Entry No. MR 60 of 2004-05 made in Mutation Register
10.	Sale Deed dated January 25, 2006, registered as Document No. DNH-1-05486-2005-06, in Book I, stored in CD No. DNHD 74, in the office of Sub Registrar, Devanahalli;
11.	Entry No. MR 66 of 2005-06 made in Mutation Register;
12.	Agreement to Sell dated May 15, 2007, registered as Document No. DNH-1-00918-2007-08, in Book I, stored in CD No. DNHD 128, in the office of Sub Registrar, Devanahalli;
13.	Cancellation of Agreement to Sell dated July 02, 2010, registered as Document No. DNH-1-01272-2010-11, in Book I, stored in CD No. DNHD 196, in the office of Sub Registrar, Devanahalli;
14.	Developmental General Power of Attorney dated May 15, 2007, registered as Document No. DNH-4-00090-2007-08, in Book IV, stored in CD No. DNHD 128, in the office of Sub Registrar, Devanahalli;
15.	Cancellation of General Power of Attorney dated July 02, 2010, registered as Document No. DNH-4-00158-2010-11, in Book IV, stored in CD No. DNHD 196, in the office of Sub Registrar, Devanahalli;
16.	Confirmation Deed dated December 5, 2011 is registered as Document No. DNH-1-04989-2011-12, Book I, Stored in CD No. DNHD247 in the office of the Senior Sub-Registrar, Devanahalli;
17.	Confirmation Deed dated March 12, 2012, registered as Document No. DNH-1-07872-2011-12, Book I, Stored in CD No. DNHD259 in the office of the Senior Sub-Registrar, Devanahalli;

18.	Confirmation Deed dated August 22, 2013 is registered as Document No.DNH-1-04108-2013-14, Book I, Stored in CD No. DNHD341 in the office of the Sub-Registrar, Devanahalli;
19.	Family Tree of Y.C Sathish Kumar issued by the Nadakacheri bearing No. RD0038366137523 dated October 21, 2020;
20.	Entry No. MR H13 of 2020-21 made in Mutation Register;
21.	Release Deed dated August 12, 2025, registered as Document No. DNH-1-08999-2025-26, in Book I, stored in the central repository, in the office of the sub registrar, Devanahalli;
22.	Joint Development Agreement dated February 2, 2026, registered Document No. DBP-1-14160-2025-26, in Book I, stored in the central repository, in the office of sub registrar, Doddaballapura;
23.	General Power of Attorney dated February 2, 2026 bearing document No. DBP-1-1357-2025-26, in Book IV, stored in the central repository, in the office of sub registrar, Doddaballapura;
24.	Special Power of Attorney dated February 2, 2026 registered as document No. DBP-4-01358-2025-26, in Book IV, stored in the central repository, in the office of sub registrar, Doddaballapura;
25.	RTCs issued in respect of the land bearing Survey No. 73 measuring 13 Acres for the period from 1968-69 to 1977-78;
26.	RTCs issued in respect of the land bearing Survey No. 73/1 measuring 9 Acres 33 Guntas for the period from 1978-79 to 2007-2008;
27.	RTCs issued in respect of the land bearing Survey No. 73/1 measuring 3Acre for the period from 2008-09 to 2023-24;
28.	Official Memorandum dated May 12, 2025, bearing No. 763403 issued by the office of the Commissioner, Bangalore Rural;
29.	Letter bearing No. BIAPPA/TP/--/LAO/35/2025-26 dated November 28, 2025;
30.	Village Map of Akkupete;
31.	Karnataka Revision Settlement Akarbandh issued in respect of the land bearing Survey No. 73/1;
32.	Moola TIPPANY issued in respect of the land bearing Survey No. 73;
33.	Encumbrance Certificate in SA No. 11931/24-25 issued for the period from April 01, 1950 to March 31, 1970;
34.	Encumbrance Certificate in SA No. 7141/2006-07 issued for the period from April 01, 1968 to August 18, 2006;
35.	Encumbrance Certificate in SA No. 363906-2024-25 issued for the period from January 01, 2004 to February 02, 2025;
36.	Encumbrance Certificate bearing SA No. DBH-EC-A-4413689-2025-26 issued for the period from April 01, 2004 to December 30, 2025;
37.	Encumbrance Certificate in SA No. 4060133-2025-26 issued for the period from December 30, 2025 to February 11, 2026;
38.	Encumbrance Certificate (<i>view only copy</i>) issued for the period from February 11, 2026 to February 17, 2026; and
39.	Public Notice in respect of the Properties in the on May 23, 2025 in Karnataka edition of Udayavani and Indian Express.

