

February 27, 2025

To,

White Lotus Allied Homes LLP,
having its office at No. 4017,
HAL 2nd Stage, Indiranagar,
Bangalore North, Karnataka, India, 560008.

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for 'Residential-Layout' purpose and bearing E-Khatha No. 150300201200620016, measuring 57,161.35 Square Meters (14 Acres 05 Guntas), situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District (**'Property'**) and bounded as follows:

East by : Property bearing Survey No. 42;
West by : Thindlu Village Boundary;
North by : Properties bearing Survey Nos. 41 & 42; and
South by : IVC Road.

[The aforementioned boundaries to the Property are as per the Form 9 (E-Khatha) dated 24.01.2025, issued by the Jalige Grama Panchayath, Bengaluru Rural District]

The Property has been formed out of all that piece and parcel of converted immovable properties totally admeasuring 14 Acres 05 Guntas, all situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, described in the table below:

Sl. No.	Survey No.	Extent		Hereinafter referred to as
		Acres	Guntas	
1.	40/1	01	38	'Property-A'
2.	40/2	02	06	'Property-B'
3.	40/3	02	03	'Property-C'
4.	41	07	38	'Property-D'

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II. TITLE FLOW

Our observations upon review of the documents (listed in the ‘**Annexure**’ to this Title Report) in connection with the Property are as follows:

A. **Property-A**

1. We observe from the extract of Record of Rights Register bearing RR No. 136 (**Document No.1**) issued with respect to property bearing Survey No. 40/1, situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District that Mr. Giddaiah, son of Mr. Gurappa is reflected as the holder of the said property.
2. In terms of the Sale Deed dated 10.01.1979 (Registered on 15.01.1979 as Document No. 1907/1978-79, Book-I, Volume No. 1231, at Pages 209 to 210, at the Office of Sub-Registrar, Devanahalli) (**Document No.2**), we observe that Mr. Dodda Giddappa @ Giddaiah, son of Mr. Gurappa had conveyed the property bearing Survey No. 40/2, measuring 02 Acres 07 Guntas situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District in favour of Mr. Nagappa, son of Mr. Erra Nagappa. Further, Mr. Venkatappa, son of Mr. Dodda Giddappa has joined in the execution of the said sale deed as a consenting witness. Furthermore, we observe from the extract of entry made in the Mutation Register bearing M.R. No. 6/1994-95 (**Document No.3**), that Mr. Dodda Giddappa was in actual possession of property bearing Survey No. 40/1, measuring 02 Acres 02 Guntas, situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District instead of Survey No. 40/2, measuring 02 Acres 07 Guntas. Hence, the khatha with respect to property bearing Survey No. 40/1, measuring 02 Acres 02 Guntas has been mutated in the name of Mr. Nagappa, son of Mr. Erra Nagappa in terms of the said Sale Deed dated 10.01.1979.
3. In terms of the extract of entry made in the RTP No. 54/1995-96 (**Document No.4**) and the Record of Rights, Tenancy and Crops Inspection Certificates (‘**RTC’s**’) for the period 1994-95 to 2003-04 (*discussed below*), we observe that: (i) Mr. Nagappa; (ii) Mr. Nanjundappa; and (iii) Mr. Narayanappa, all sons of Mr. Erra Nagappa along with Mr. Nagaiah, son of Mr. Erradhimappa, have orally partitioned the property bearing Survey No. 40/1 measuring 01 Acre 38 Guntas situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District Viz., **Property-A** along with other properties. By virtue of which, Mr. Nagaiah, son of Mr. Erradhimappa has been allotted with an extent of 39 Guntas in Survey No. 40/1 and the remaining extent

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of 39 Guntas in Survey No. 40/1 was retained by Mr. Nagappa, son of Mr. Erra Nagappa.

4. We observe from the Sale Deed dated 30.10.2004 (Registered as Document No. DNH-1-02704-2004-05, Book-1, stored in C.D. No. DNHD25, at the Office of Sub-Registrar, Devanahalli) (**Document No.5**), that (i) Mr. Nagaiah, son of Late Erradhimappa; (ii) Mrs. Subbalakshamma, wife of Mr. Nagaiah; (iii) Ms. Shruthi; (iv) Master Srikanth (since parties at serial nos. (iii) & (iv) are minors represented by their father and natural guardian Mr. Nagaiah); (v) Mr. Venkatesh, son of Late Erradhimappa; (vi) Mr. Nagarathnamma, wife of Mr. Venkatesh; (vii) Mrs. Chinnakamma, wife of Late Erradhimappa; (viii) Mr. Nagappa, son of Mr. Erra Nagappa; (ix) Mrs. Gopamma, wife of Mr. Nagappa; (x) Ms. Nagarathnamma; (xi) Ms. Manjula; (xii) Mr. Lokesh; (xiii) Master Nagachandra [parties at serial nos. (x) to (xiii) are children of Mr. Nagappa and since party at serial no. (xiii) is minor, represented by his natural guardian and father Mr. Nagappa] have conveyed the Property-A in favour of Mr. Anil H. Lad, son of Mr. Heeroji Lad. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 15/2004-05 (**Document No.6**).
5. Upon an application made by Mr. Anil H. Lad, we observe that the Property-A along with other properties have been converted from agricultural purpose to residential purpose vide Official Memorandum dated 22.12.2004 bearing No. ALN:SR(DE)114:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (**Document No.7**).
6. In terms of the Agreement for Sale dated 18.01.2019 (Registered as Document No. DNH-1-09815-2018-19, Book-1, stored in C.D. No. DNHD687, at the Office of Sub-Registrar, Devanahalli) (**Document No.8**), we observe that Mr. Anil H. Lad, son of Mr. Heeroji Lad agreed to convey the Property-A along with other properties in favour of: (i) M/s. Sri Manjunatha Builders & Developers represented by its Proprietor Mr. H.G. Vijay Kumar; and (ii) M/s. Central Government Telecom & Information Technology Employees' Housing Co-operative Society Limited represented by its President Mr. N.R. Hedge. Further, it states that Mr. K. Dhasharath Raj, BSNL Central & State Government IT/BT Employees (Working & Retired) House Building Co-operative Society Limited being the agreement holder has joined in the execution of the said Agreement for Sale dated 18.01.2019 as consenting witness. Thereafter, the said Agreement for Sale dated 18.01.2019 has been cancelled vide Cancellation Deed dated 05.09.2022 (Registered as Document No. DNH-1-06840-2022-23, Book-1, stored in

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C.D. No. DNHD1620, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.9**).

7. In terms of the Confirmation Deed dated 20.12.2022 (Registered as Document No. DNH-1-11816-2022-23, Book-1, stored in C.D. No. DNHD1698, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.10**), we observe that: (i) Mrs. Venkatamma, daughter of Mr. Nagappa; (ii) Mr. Venkatesh, son of Mr. Muniyappa; (iii) Mr. Gnanesh, son of Mr. Venkatesh; (iv) Ms. Lavanya, since minor represented by her natural guardian & father Mr. Venkatesh have confirmed that they do not have right, title and interest over the Property-A in favour of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad represented by his General Power of Attorney Holder Mr. M. Poobalan, son of Mr. M. Muthuswamy. We further observe that the Mrs. Venkatamma and others had filed Original Suit bearing O.S. No. 106/2013 before the Court of Senior Civil Judge and JMFC, Devanahalli seeking 1/6th share in the Property-A along with other properties and the said suit was withdrawn on 06.12.2022. We have been provided with the Complaint, Written Statement, Order sheet and Memo dated 06.12.2022 (**Document No.11**). We further observe that Mrs. Venkatamma and others have confirmed the Sale Deed dated 30.10.2004 (Registered as Document No. DNH-1-02704-2004-05, Book-1, stored in C.D. No. DNHD25, at the Office of Sub-Registrar, Devanahalli) executed in favour of Mr. Anil H. Lad. We have also been provided with the General Power of Attorney dated 01.02.2005 (Registered on 03.02.2005 as Document No. GAN-4-00458-2004-05, Book-4, stored in C.D. No. GAND36, at the Office of Sub-Registrar, Gandhinagar, Bengaluru) (**Document No.12**), executed by Mr. Anil H. Lad, son of Mr. Heeroji V. Lad in favour of Mr. M. Poobalan, son of Mr. M. Muthuswamy.
8. We observe that Mr. Srinivas Lad, son of Mr. Vittal Rao Lad (uncle of Mr. Anil H. Lad) had filed a suit for partition in Original Suit bearing O.S. No. 36/ 2002, before the Court of Civil Judge, Senior Division, at Hospet, Bellary District seeking partition of certain properties belonging to Mr. Vittal Rao Lad. In terms of the Judgement dated 13.03.2014 the said matter was dismissed (**Document No.13**). Thereafter, Mr. Srinivas Lad preferred an appeal against the order of dismissal in R.F.A No. 100063/ 2014, filed before the High Court of Karnataka, at Dharwad. We observe from the Order dated 07.08.2018 (**Document No.14**) that R.F.A No. 100063/ 2014 along with the connected matter (R.F.A No. 100122/ 2014) was disposed as per the compromise/ family arrangement arrived amongst the parties. We observe from the said Order that the parties had agreed to adhere to certain agreed terms including that the other family members will not make any claims against certain properties listed thereunder.

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9. Subsequently, under contempt proceedings initiated by Mr. Srinivas Lad in CCC No. 100170/2020 (Civil) (**‘Petitioner’**) against Mrs. Sakku Bhai H. Lad, wife of Late Heeroji & others (including Mr. Anil H. Lad) (**‘Contemnors’**), before the High Court of Karnataka, at Dharwad, Mr. Anil H. Lad had sought permission to sell the Property-A along with other properties in favour of M/s. SLV Infra Projects. In this regard, we have been provided with the Order dated 10.08.2023 (**Document No.15**). In terms of the said Order, we observe that the Contemnors have been directed to pay interest on the amount agreed to be paid by the Contemnors to the Petitioner under the Family arrangement (arrived amongst the parties in the R.F.A 100063/ 2014, discussed above) and the Contemnors were also required to make payment to the Karnataka State Legal Services Authority as costs.

We observe that the Contemnors have preferred an appeal bearing Civil Appeal No. 6480/ 2023 before the Supreme Court of India, against the aforementioned Order dated 10.08.2023, passed in CCC No. 100170/2020 and the said appeal is pending. However, the said appeal will not have any bearing on the Property-A as the present owner had entered into sale transaction with the leave of the court in CCC No. 100170/2020 and the payments made by the present owner to Mr. Srinivas Lad (on behalf of Mr. Anil H. Lad) has been acknowledged in the said Order.

10. Thereafter, Mr. Anil H. Lad, son of Late Heeroji Lad agreed to convey the Property-A along with other properties in favour of M/s. SLV Infra Projects represented by its proprietor Mr. R. Kishore Kumar under an Agreement for Sale dated 23.12.2022 (Registered as Document No. DNH-1-11980-2022-23, Book-1, stored in C.D. No. DNHD1701, at the Office of Sub-Registrar, Devanahalli (**Document No.16**).
11. In terms of the Order dated 10.03.2023 bearing No. NA AA EE/322/BMR/2022 issued by the Under Secretary, Department of Urban Development, Bengaluru (**Document No.17**), we observe that the Property-A along with other properties have been accorded permission for the change of land use from agricultural purposes to non-agricultural residential purposes. In this regard, we have been provided with: (i) Letter dated 06.05.2022 bearing No. BIAAPA/TP01/CLU/11/2017-18/260 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.18**); (ii) Letter dated 10.11.2022 bearing No. BMRDA/BIAAPA/CLU/53/2022-23 issued by the Commissioner, Bengaluru Metropolitan Region Development Authority (**Document No.19**); (iii) Fees Intimation Letter dated 03.04.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/10 issued by the Joint Director and Member

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Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.20**) and (iv) Order dated 19.06.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/584 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.21**).

12. Upon an application made by Mr. Anil H. Lad, we observe that the Property-A has been converted to 'Residential-Layout' purpose vide Official Memorandum dated 09.08.2023 bearing No. 516320 issued by the office of Deputy Commissioner, Bengaluru Rural District, Bengaluru (**Document No.22**). In this regard, we have been provided with the Letter dated 06.06.2023 bearing No. ALN (DE TU) SR:40/2023-24 issued by the office of Deputy Commissioner, Bengaluru Rural District (**Document No.23**).
13. Subsequently, in terms of the Sale Deed dated 06.12.2023 (Registered as Document No. DNH-1-12106-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.24**), we observe that Mr. Anil H. Lad, son of Late Heeroji Lad conveyed the Property-A in favour of M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar.
14. In terms of the Form 11B (E-Khatha) dated 29.12.2023 issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department in connection with the Property-A (**Document No.25**), we observe that the Property-A has been assigned with property bearing No. 150300201200620021, measuring 7891.30 Square Meters and M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar is reflected as the owner of the Property-A. Further, in terms of the Receipt dated 22.01.2025 bearing No. 06905/1503002012/24-25, issued by the Jalige Grama Panchayath, Bengaluru Rural District (**Document No.26**), we observe that the property tax with respect to the Property-A has been paid for the period 2024-25.
15. We have been provided with the RTC's issued with respect to Survey No. 40/1 for the period (i) 1974-75 to 1982-83; and (ii) 1984-85 to 2023-24 (**Document No.27**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property-A. We have not been provided with the RTC's issued with respect to Survey No. 40/1 for the period 1968-69 to 1973-74. In this regard, we have been provided with the Endorsement dated 11.01.2024 bearing No. 1108, issued by the Office of Tahsildar, Devanahalli Taluk (**Document No.28**), confirming that the said RTC's are mutilated.

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16. In terms of the Village Map of Indrasanahalli Village (**Document No.29**), we observe the shape and location of Survey No. 40.

We observe that a water channel passes through the property bearing Survey No. 40. In the event of the said channel passing through the Property-A the requisite buffer zone as per the zonal regulations will be required to be maintained.

17. In terms of extract of the Hissa Survey Tippani and RR Pakka Book (**Document No.30**), we observe that property bearing Survey No. 40, measuring 10 Acres 20 Guntas excluding 24 Guntas of kharab has been bifurcated into seven portions Viz., properties bearing Survey Nos. 40/1 to 40/7.
18. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No.31**), we observe that the Survey No. 40/1 measures an extent of 01 Acre 38 Guntas excluding 04 Guntas of 'B' kharab.
19. We observe from the Endorsement dated 13.02.2024 bearing No. PTCL(DE):C.R(Endorsement):/07/2024, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No.32**), that there are no proceedings initiated under the provisions of The Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands) Act, 1978 with respect to the portion of the Property-A, measuring 01 Acre 36 Guntas along with other properties as on 13.02.2024.
20. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub-Registrar ('EC's') with respect to Property-A along with other properties for the period: (i) 01.04.1970 to 08.03.2006; (ii) 01.04.2004 to 07.01.2018; (iii) 20.11.2004 to 31.01.2019; and (iv) 20.01.2019 to 09.02.2024 (**Document No.33**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected. *We have not been provided with the EC's for the period 10.02.2024 to till date, with respect to the Property-A.*

B. Property-B

21. We observe from the extract of Record of Rights Register bearing RR No. 137 (**Document No.34**) issued with respect to property bearing Survey No. 40/2, situated at

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Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District that Mr. Thimmaiah, son of Mr. Muneppa is reflected as the holder of the said property.

22. In terms of the Sale Deed dated 28.04.1972 (Registered as Document No. 349/1972-73, Book-I, Volume No. 1025, at Pages 57 to 58, at the Office of Sub-Registrar, Devanahalli) (**Document No.35**), we observe that: (i) Mr. Thimmappa, son of Mr. Muniyappa; and (ii) Mr. Muniyappa, son of Mr. Thimmappa conveyed the property bearing Survey No. 40/2, measuring 02 Acres 07 Guntas, situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District in favour of Mr. Nanjundappa, son of Mr. Era Nagappa.
23. In terms of the Sale Deed dated 04.02.2005 (Registered as Document No. DNH-1-04533-2004-05, Book-1, stored in C.D. No. DNHD36, at the Office of Sub-Registrar, Devanahalli) (**Document No.36**), we observe that Mr. Nanjundappa, son of Late Era Nagappa conveyed the property bearing Survey No. 40/2, measuring 02 Acres 06 Guntas, situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District Viz., **Property-B** in favour of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad represented by his General Power of Attorney Holder Mr. M. Poobalan, son of Mr. M. Muthuswamy. In this regard, we have been provided with the: (i) Extract of entry made in the Mutation Register bearing MR No. 34/2004-05 (**Document No.37**); (ii) General Power of Attorney dated 01.02.2005 (Registered on 03.02.2005 as Document No. GAN-4-00458-2004-05, Book-4, stored in C.D. No. GAND36, at the Office of Sub-Registrar, Gandhinagar, Bengaluru) (**Document No.38**), executed by Mr. Anil H. Lad, son of Mr. Heeroji V. Lad in favour of Mr. M. Poobalan, son of Mr. M. Muthuswamy.
24. Upon an application made by Mr. Anil H. Lad, we observe that the Property-B has been converted from agricultural purpose to residential purpose vide Official Memorandum dated 16.05.2005 bearing No. ALN:SR(DE)35:2005-06 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (**Document No.39**). In this regard, we have been provided with the: (i) Extract of entry made in the Mutation Register bearing MR No. 12/2005-06 (**Document No.40**); and (ii) Intimation Letter dated 04.05.2005 bearing No. ALN:SR(DE)35:2005-06 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (**Document No.41**).
25. In terms of the Agreement for Sale dated 18.01.2019 (Registered as Document No. DNH-1-09815-2018-19, Book-1, stored in C.D. No. DNHD687, at the office of Sub-

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Registrar, Devanahalli) (**Document No.42**), we observe that Mr. Anil H. Lad, son of Mr. Heeroji Lad agreed to convey the Property-B along with other properties in favour of: (i) M/s. Sri Manjunatha Builders & Developers represented by its Proprietor Mr. H.G. Vijay Kumar; and (ii) M/s. Central Government Telecom & Information Technology Employees' Housing Co-operative Society Limited represented by its President Mr. N.R. Hedge. Further, it states that Mr. K. Dhasharath Raj, BSNL Central & State Government IT/BT Employees (Working & Retired) House Building Co-operative Society Limited being the agreement holder has joined in the execution of the said Agreement for Sale dated 18.01.2019 as consenting witness. Thereafter, the said Agreement for Sale dated 18.01.2019 has been cancelled vide Cancellation Deed dated 05.09.2022 (Registered as Document No. DNH-1-06840-2022-23, Book-1, stored in C.D. No. DNHD1620, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.43**).

26. In terms of the Confirmation Deed dated 20.12.2022 (Registered as Document No. DNH-1-11809-2022-23, Book-1, stored in C.D. No. DNHD1698, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.44**), we observe that: (i) Mrs. Venkatamma, daughter of Mr. Nagappa; (ii) Mr. Venkatesh, son of Mr. Muniyappa; (iii) Mr. Gnanesh, son of Mr. Venkatesh; (iv) Ms. Lavanya, since minor represented by her natural guardian & father Mr. Venkatesh have confirmed that they do not have right, title and interest over the Property-B in favour of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad represented by his General Power of Attorney Holder Mr. M. Poobalan, son of Mr. M. Muthuswamy. We further observe that Mrs. Venkatamma and others had filed Original Suit No. 106/2013 before the Senior Civil Judge and JMFC, Devanahalli seeking 1/6th share in the Property-B along with other properties and the said suit was withdrawn on 06.12.2022. We have been provided with the Complaint, Written Statement, Order sheet and Memo dated 06.12.2022 (**Document No.45**). We further observe that Mrs. Venkatamma and others have confirmed the Sale Deed dated 04.02.2005 (Registered as Document No. DNH-1-04533-2004-05) executed in favour of Mr. Anil H. Lad.
27. We observe that Mr. Srinivas Lad, son of Mr. Vittal Rao Lad (uncle of Mr. Anil H. Lad) had filed a suit for partition bearing O.S. No. 36/ 2002, before the Civil Judge, Senior Division, at Hospet, Bellary District seeking partition of certain properties belonging to Mr. Vittal Rao Lad. In terms of the Judgement dated 13.03.2014 the said matter was dismissed (**Document No.46**). Thereafter, Mr. Srinivas Lad preferred an appeal against the order of dismissal in R.F.A No. 100063/ 2014, filed before the High Court of Karnataka, at Dharwad. We observe from the Order dated 07.08.2018 (**Document**

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No.47) that R.F.A No. 100063/ 2014 along with the connected matter (R.F.A No. 100122/ 2014) was disposed as per the compromise/ family arrangement arrived amongst the parties. We observe from the said Order that the parties had agreed to adhere to certain agreed terms including that the other family members will not make any claims against certain properties listed thereunder.

28. Subsequently, under contempt proceedings initiated by Mr. Sreenivas Lad in CCC No. 100170/2020 (Civil) (**‘Petitioner’**) against Mrs. Sakku Bhai H. Lad, wife of Late Heeroji & others (including Mr. Anil H. Lad) (**‘Contemnors’**), before the High Court of Karnataka, at Dharwad, Mr. Anil H. Lad had sought permission to sell the Property-B along with other properties in favour of M/s. SLV Infra Projects. In this regard, we have been provided with the Order dated 10.08.2023 (**Document No.48**). In terms of the said Order, we observe that the Contemnors have been directed to pay interest on the amount agreed to be paid by the Contemnors to the Petitioner under the Family arrangement (arrived amongst the parties in the R.F.A 100063/ 2014, discussed above) and the Contemnors were also required to make payment to the Karnataka State Legal Services Authority as costs.

We observe that the Contemnors have preferred an appeal bearing Civil Appeal No. 6480/ 2023 before the Supreme Court of India, against the aforementioned Order dated 10.08.2023, passed in CCC No. 100170/2020 and the said appeal is pending. However, the said appeal will not have any bearing on the Property-B as the present owner had entered into sale transaction with the leave of the court in CCC No. 100170/2020 and the payments made by the present owner to Mr. Srinivas Lad (on behalf of Mr. Anil H. Lad) has been acknowledged in the said Order.

29. Thereafter, Mr. Anil H. Lad, son of Late Heeroji Lad agreed to convey the Property-B along with other properties in favour of M/s. SLV Infra Projects represented by its proprietor Mr. R. Kishore Kumar under an Agreement for Sale dated 23.12.2022 (Registered as Document No. DNH-1-11980-2022-23, Book-1, stored in C.D. No. DNHD1701, at the Office of Sub-Registrar, Devanahalli (**Document No.49**).
30. In terms of the Sale Deed dated 06.12.2023 (Registered as Document No. DNH-1-12108-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.50**), we observe that Mr. Anil H. Lad, son of Late Heeroji Lad conveyed the Property-B in favour of M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar.

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31. In terms of the Order dated 10.03.2023 bearing No. NA AA EE/322/BMR/2022 issued by the Under Secretary, Department of Urban Development, Bengaluru (**Document No.51**), we observe that the Property-B along with other properties have been accorded permission for the change of land use from agricultural purposes to non-agricultural residential purposes. In this regard, we have been provided with: (i) Letter dated 06.05.2022 bearing No. BIAAPA/TP01/CLU/11/2017-18/260 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.52**); (ii) Letter dated 10.11.2022 bearing No. BMRDA/BIAAPA/CLU/53/2022-23 issued by the Commissioner, Bengaluru Metropolitan Region Development Authority (**Document No.53**); (iii) Fees Intimation Letter dated 03.04.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/10 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.54**) and (iv) Order dated 19.06.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/584 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.55**).
32. Upon an application made by Mr. Anil H. Lad, we observe that the Property-B has been converted to 'Residential-Layout' purpose vide Official Memorandum dated 09.08.2023 bearing No. 516333 issued by the office of Deputy Commissioner, Bengaluru Rural District, Bengaluru (**Document No.56**). In this regard, we have been provided with the Letter dated 06.06.2023 bearing No. ALN (DE TU) SR:40/2023-24 issued by the office of Deputy Commissioner, Bengaluru Rural District (**Document No.57**).
33. In terms of the Form 11B (E-Khatha) dated 29.12.2023 issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department (**Document No.58**), we observe that the Property-B has been assigned with property bearing No. 150300201200620016, measuring 8700.66 Square Meters and M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar is reflected as the owner of the Property-B. Further, in terms of the Receipt dated 22.01.2025 bearing No. 06904/1503002012/24-25, issued by the Jalige Grama Panchayath, Bengaluru Rural District (**Document No.59**), we observe that the property tax with respect to the Property-B has been paid for the period 2024-25.
34. We have been provided with the RTC's issued with respect to Survey No. 40/2 for the period: (i) 1974-75 to 1982-83; (ii) 1984-85 to 2023-24 (**Document No.60**). In terms of

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the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property-B. We have not been provided with the RTC's issued with respect to Survey No. 40/2 for the period 1968-69 to 1973-74. In this regard, we have been provided with the Endorsement dated 11.01.2024 bearing No. 1108, issued by the Office of Tahsildar, Devanahalli Taluk (**Document No.61**), confirming that the said RTC's are mutilated.

35. In terms of the Village Map of Indrasanahalli Village (**Document No.62**), we observe the shape and location of Survey No. 40.

We observe that a water channel passes through the property bearing Survey No. 40. In the event of the said channel passing through the Property-B the requisite buffer zone as per the zonal regulations will be required to be maintained.

36. In terms of extract of the Hissa Survey Tippani and RR Pakka Book (**Document No.63**), we observe that property bearing Survey No. 40, measuring 10 Acres 20 Guntas excluding 24 Guntas of kharab has been bifurcated into seven portions Viz., properties bearing Survey Nos. 40/1 to 40/7.
37. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No.64**), we observe that the Survey No. 40/2 measures an extent of 02 Acre 06 Guntas excluding 06 Guntas of 'B' kharab.
38. We observe from the Endorsement dated 13.02.2024 bearing No. PTCL(DE):C.R(Endorsement):/07/2024, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No.65**), that there are no proceedings initiated under the provisions of The Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands) Act, 1978 with respect to the Property-B along with other properties as on 13.02.2024.
39. We have been provided with the EC's with respect to Property-B along with other properties for the period: (i) 01.04.1970 to 08.03.2006; (ii) 01.04.2004 to 09.02.2024 (**Document No.66**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected. *We have not been provided with the EC's for the period from 10.02.2024 to till date.*

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C. Property-C

40. We observe from the extract of Record of Rights Register bearing RR No. 138 (**Document No.67**) and extract of RTC's for the period 1974-75 to 1982-83 (*discussed hereinbelow*) issued with respect to property bearing Survey No. 40/3, measuring 02 Acres 03 Guntas excluding 04 Guntas of Kharab, situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District viz., **Property-C** that Mr. Thimmaiah, son of Mr. Dodda Nagappa has been reflected as the holder of the Property-C.
41. In terms of the Sale Deed dated 24.01.1983 (Registered on 19.02.1983 as Document No. 1529/1982-83, Book-I, Volume No. 1280, at Pages 181 to 183, at the Office of Sub-Registrar, Devanahalli) (**Document No.68**), we observe that: (i) Mr. Venkatappa; and (ii) Mr. Thimarayappa, both sons of Mr. Thimmaiah conveyed portion of the Property-C, measuring 01 Acre in favour of Mr. Manchegowda, son of Mr. Patel Manchegowda. *We have not been provided with the extract of entry made in the Mutation Register bearing MR No. 6/1984-85.*

We have not been provided with the Title Document in the names of Mr. Thimmaiah and his sons Mr. Venkatappa and Mr. Thimarayappa. However, the RTCs for the period 1974-75 to 1982-83 reflect the name of Mr. Thimmaiah, son of Mr. Doddanagappa as the holder of the Property-C. It appears that subsequent to the death of Mr. Thimmaiah, his sons Mr. Venkatappa and Mr. Thimarayappa acquired the right, title and interest over the Property-C.

42. In terms of the Sale Deed dated 20.06.1986 (Registered on 11.08.1986 as Document No. 888/1986-87, Book-I, Volume No. 1331, at Pages 243 to 245, at the Office of Sub-Registrar, Devanahalli) (**Document No.69**), we observe that: Mr. Manchegowda, son of Mr. Manchegowda conveyed portion of the Property-C, measuring 01 Acre along with other property in favour of Mr. K. Ashwath Narayan, son of Mr. Kattappa. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 1/1987-88 (**Document No.70**).
43. In terms of the Sale Deed dated 20.09.1991 (Registered on 06.12.1991 as Document No. 1138/1991-92, Book-I, Volume No. 1416, at Pages 236 to 240, at the Office of Sub-Registrar, Devanahalli) (**Document No.71**), we observe that Mr. K. Ashwath Narayan, son of Mr. Kattappa conveyed portion of the Property-C, measuring 01 Acre along with other property in favour of Mr. A. Muralidhar, son of Late N. Ananthachar.

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In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 13/1991-92 (**Document No.72**). Further, we observe that the extract of entry made in the Mutation Register bearing MR No. 13/1991-92 has been reflected in the RTC's as MR No. 10/1991-92 and the same appears to be erroneous.

44. In terms of the Sale Deed dated 09.03.1992 (Registered on 25.06.1992 as Document No. 2163/1991-92, Book-I, Volume No. 1438, at Pages 22 to 25, at the Office of Sub-Registrar, Devanahalli) (**Document No.73**), we observe that Mr. A. Muralidhar, son of Late N. Ananthachar conveyed portion of the Property-C, measuring 01 Acre along with other property in favour of Mr. S. Muralidharan, son of Mr. Late S. Srinivasan. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 2/1992-93 (**Document No.74**).
45. Upon an application made by Mr. S. Muralidharan, son of Mr. Late S. Srinivasan, we observe that portion of the Property-C, measuring 01 Acre along with other property have been converted from agricultural purpose to residential purpose vide Official Memorandum dated 07.10.2004 bearing No. ALN:SR(DE)69:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (**Document No.75**). In this regard, we have been provided with the: (i) Intimation Letter dated 04.10.2004 bearing No. ALN:SR69:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (**Document No.76**); and (ii) Extract of entry made in the Mutation Register bearing MR No. 10/2004-05 (**Document No. 77**).
46. In terms of the Sale Deed dated 14.12.2004 (Registered as Document No. DNH-1-03571-2004-05, Book-1, stored in C.D. No. DNHD30, at the Office of Sub-Registrar, Devanahalli) (**Document No.78**), we observe that Mr. S. Muralidharan, son of Late S. Srinivasan conveyed portion of the Property-C, measuring 01 Acre along with other property in favour of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 13/2005-06 (**Document No.79**).
47. In terms of the extract of entry made in the Inheritance Certificate bearing IHR No. 84/1995-96 (**Document No.80**), we observe that the khatha with respect to remaining portion of the Property-C, measuring 21.08 Guntas each has been mutated in the names of Mr. Venkatappa and Mr. Thimmarayappa pursuant to the demise of their father Mr. Thimmaiah, son of Mr. Dodda Nagappa.

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48. In terms of the Sale Deed dated 13.09.1995 (Registered on 23.07.1997 as Document No. 2296/1995-96, Book-I, at Pages 153 to 157, at the Office of Sub-Registrar, Devanahalli) (**Document No.81**), we observe that Mr. Venkatappa and Mr. Thimmarayappa, both sons of Late Thimmaiah along with family members have conveyed portion of the Property-C, measuring 01 Acre 03 Guntas in favour of Mr. Narayanappa, son of Late Erra Nagappa.

In terms of the extract of entry made in the Mutation Register bearing MR No. 8/1996-97 (**Document No.82**), we observe that Mr. Narayanappa, son of Late Erra Nagappa had acquired portion of the Property-C, measuring 01 Acre 03 Guntas vide Sale Deed dated 01.03.1996 (Registered as Document No. 2297/1995-96, at the Office of Sub-Registrar, Devanahalli). However, upon perusal of the said Sale Deed dated 01.03.1996, we observe that the same is related to land bearing Survey No. 81, situated at Neveri Village of Devanahalli Taluk and not related to portion of the Property-C, measuring 01 Acre 03 Guntas. The said entry of registration document details in the Mutation Register bearing MR No. 8/1996-97 appears to be erroneous.

49. In terms of the Sale Deed dated 30.10.2004 (Registered as Document No. DNH-1-02703-2004-05, Book-1, stored in C.D. No. DNHD25, at the Office of Sub-Registrar, Devanahalli) (**Document No.83**), we observe that: (i) Mr. Narayanappa, son of Late Erra Nagappa; along with his family members namely (ii) Mrs. Venkatalakshamma, wife of Mr. Narayanappa; (iii) Mr. Nagesh, son of Mr. Narayanappa; (iv) Mrs. Roopa, wife of Mr. Nagesh; (v) Mr. Srinivas, son of Mr. Narayanappa; (vi) Mrs. Gangamma, wife of Mr. Srinivas; (vii) Mr. Prakash, son of Mr. Narayanappa; (viii) Mrs. Anuradha, wife of Mr. Prakash conveyed portion of the Property-C, measuring 01 Acre 03 Guntas in favour of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 14/2004-05 (**Document No.84**).
50. Upon an application made by Mr. Anil H. Lad, son of Mr. Heeroji V. Lad, we observe that portion of the Property-C, measuring 01 Acre 03 Guntas along with other properties have been converted from agricultural purpose to residential purpose vide Official Memorandum dated 22.12.2004 bearing No. ALN:SR(DE)114:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (**Document No.85**).
51. In terms of the extract of entry made in the Mutation Register bearing MR No. H2/2015-16 (**Document No.86**), we observe that the khatha with respect to the Property-C has

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been mutated in the name of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad in terms of Order dated 23.06.2016 bearing No. Adalath CR 1419/2015 passed by the Office of Tahsildar, Devanahalli.

52. In terms of the Agreement for Sale dated 18.01.2019 (Registered as Document No. DNH-1-09815-2018-19, Book-1, stored in C.D. No. DNHD687, at the office of Sub-Registrar, Devanahalli) (**Document No.87**), we observe that Mr. Anil H. Lad, son of Mr. Heeroji Lad agreed to convey the Property-C along with other properties in favour of: (i) M/s. Sri Manjunatha Builders & Developers represented by its Proprietor Mr. H.G. Vijay Kumar; and (ii) M/s. Central Government Telecom & Information Technology Employees' Housing Co-operative Society Limited represented by its President Mr. N.R. Hedge. Further, it states that Mr. K. Dhasharath Raj, BSNL Central & State Government IT/BT Employees (Working & Retired) House Building Co-operative Society Limited being the agreement holder has joined in the execution of the said Agreement for Sale dated 18.01.2019 as consenting witness. Thereafter, the said Agreement for Sale dated 18.01.2019 has been cancelled vide Cancellation Deed dated 05.09.2022 (Registered as Document No. DNH-1-06840-2022-23, Book-1, stored in C.D. No. DNHD1620, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.88**).
53. In terms of the Confirmation Deed dated 17.12.2022 (Registered as Document No. DNH-1-13150-2022-23, Book-1, stored in C.D. No. DNHD1723, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.89**), we observe that: (i) Mrs. Venkatamma, daughter of Mr. Nagappa; (ii) Mr. Venkatesh, son of Mr. Muniyappa; (iii) Mr. Gnanesh, son of Mr. Venkatesh; (iv) Ms. Lavanya, since minor represented by her natural guardian & father Mr. Venkatesh have confirmed that they do not have right, title and interest over the Property-C in favour of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad represented by his General Power of Attorney Holder Mr. M. Poobalan, son of Mr. M. Muthuswamy. We further observe that the Mrs. Venkatamma and others had filed Original Suit No. 106/2013 before the Senior Civil Judge and JMFC, Devanahalli seeking 1/6th share in the Property-C along with other properties and the said suit was withdrawn on 06.12.2022. We have been provided with the Complaint, Written Statement, Order sheet and Memo dated 06.12.2022 (**Document No.90**). We further observe that Mrs. Venkatamma and others have confirmed the Sale Deed dated 30.10.2004 (Registered as Document No. DNH-1-02703-2004-05) executed in favour of Mr. Anil H. Lad. We have also been provided with the General Power of Attorney dated 01.02.2005 (Registered on 03.02.2005 as Document No. GAN-4-00458-2004-05, Book-4, stored in C.D. No. GAND36, at the Office of Sub-Registrar, Gandhinagar,

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Bengaluru) (**Document No.91**), executed by Mr. Anil H. Lad, son of Mr. Heeroji V. Lad in favour of Mr. M. Poobalan, son of Mr. M. Muthuswamy.

54. We observe that Mr. Srinivas Lad, son of Mr. Vittal Rao Lad (uncle of Mr. Anil H. Lad) had filed a suit for partition bearing O.S. No. 36/ 2002, before the Civil Judge, Senior Division, at Hospet, Bellary District seeking partition of certain properties belonging to Mr. Vittal Rao Lad. In terms of the Judgement dated 13.03.2014 the said matter was dismissed (**Document No.92**). Thereafter, Mr. Srinivas Lad preferred an appeal against the order of dismissal in R.F.A No. 100063/ 2014, filed before the High Court of Karnataka, at Dharwad. We observe from the Order dated 07.08.2018 (**Document No.93**) that R.F.A No. 100063/ 2014 along with the connected matter (R.F.A No. 100122/ 2014) was disposed as per the compromise/ family arrangement arrived amongst the parties. We observe from the said Order that the parties had agreed to adhere to certain agreed terms including that the other family members will not make any claims against certain properties listed thereunder.
55. Subsequently, under contempt proceedings initiated by Mr. Sreenivas Lad in CCC No. 100170/2020 (Civil) (**‘Petitioner’**) against Mrs. Sakku Bhai H. Lad, wife of Late Hiroji & others (including Mr. Anil H. Lad) (**‘Contemnors’**), before the High Court of Karnataka, at Dharwad, Mr. Anil H. Lad had sought permission to sell the Property-C along with other properties in favour of M/s. SLV Infra Projects. In this regard, we have been provided with the Order dated 10.08.2023 (**Document No.94**). In terms of the said Order, we observe that the Contemnors have been directed to pay interest on the amount agreed to be paid by the Contemnors to the Petitioner under the Family arrangement (arrived amongst the parties in the R.F.A 100063/ 2014, discussed above) and the Contemnors were also required to make payment to the Karnataka State Legal Services Authority as costs.

We observe that the Contemnors have preferred an appeal bearing Civil Appeal No. 6480/ 2023 before the Supreme Court of India, against the aforementioned Order dated 10.08.2023, passed in CCC No. 100170/2020 and the said appeal is pending. However, the said appeal will not have any bearing on the Property-C as the present owner had entered into sale transaction with the leave of the court in CCC No. 100170/2020 and the payments made by the present owner to Mr. Srinivas Lad (on behalf of Mr. Anil H. Lad) has been acknowledged in the said Order.

56. Thereafter, Mr. Anil H. Lad, son of Late Heeroji Lad agreed to convey the Property-C along with other properties in favour of M/s. SLV Infra Projects represented by its

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proprietor Mr. R. Kishore Kumar under an Agreement for Sale dated 23.12.2022 (Registered as Document No. DNH-1-11980-2022-23, Book-1, stored in C.D. No. DNHD1701, at the Office of Sub-Registrar, Devanahalli (**Document No.95**).

57. In terms of the Confirmation Deed dated 02.09.2023 (Registered as Document No. DNH-1-06492-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.96**), we observe that: (i) Mr. Gopala; and (ii) Mr. Subbarayappa, both sons of Late Venkatappa have confirmed that they do not have right, title and interest over the Property-C in favour of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad. Further, we observe that the Original Suit No. 485/2021 was filed by (i) Mr. Gopala; and (ii) Mr. Subbarayappa before the Senior Civil Judge, Devanahalli against Mr. Anil H. Lad for seeking 1/6th share in the Property-C and the said suit was dismissed as not pressed. We have been provided with the Complaint, Written Statement, Order sheet and Memo dated 09.10.2023 (**Document No.97**). We further observe that Mr. Gopala and Mr. Subbarayappa have confirmed the: (i) Sale Deed dated 14.12.2004 (Registered as Document No. DNH-1-03571-2004-05, Book-1, stored in C.D. No. DNHD30, at the Office of Sub-Registrar, Devanahalli); and (ii) Sale Deed dated 30.10.2004 (Registered as Document No. DNH-1-02703-2004-05, Book-1, stored in C.D. No. DNHD25, at the Office of Sub-Registrar, Devanahalli), both executed in favour of Mr. Anil H. Lad.
58. In terms of the Sale Deed dated 06.12.2023 (Registered as Document No. DNH-1-12107-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.98**), we observe that Mr. Anil H. Lad, son of Late Heeroji Lad conveyed the Property-C in favour of M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar.
59. In terms of the Order dated 10.03.2023 bearing No. NA AA EE/322/BMR/2022 issued by the Under Secretary, Department of Urban Development, Bengaluru (**Document No.99**), we observe that the Property-C along with other properties have been accorded permission for the change of land use from agricultural purposes to non-agricultural residential purposes. In this regard, we have been provided with: (i) Letter dated 06.05.2022 bearing No. BIAAPA/TP01/CLU/11/2017-18/260 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.100**); (ii) Letter dated 10.11.2022 bearing No. BMRDA/BIAAPA/CLU/53/2022-23 issued by the Commissioner, Bengaluru Metropolitan Region Development Authority (**Document No.101**); (iii) Fees Intimation Letter dated 03.04.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/10 issued by the Joint Director and Member

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Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.102**); and (iv) Order dated 19.06.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/584 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.103**).

60. Upon an application made by Mr. Anil H. Lad, we observe that the Property-C has been converted to 'Residential-Layout' purpose vide Official Memorandum dated 09.08.2023 bearing No. 516443 issued by the office of Deputy Commissioner, Bengaluru Rural District, Bengaluru (**Document No.104**). In this regard, we have been provided with the Letter dated 06.06.2023 bearing No. ALN (DE TU) SR:40/2023-24 issued by the office of Deputy Commissioner, Bengaluru Rural District (**Document No.105**).
61. In terms of the Form 11B (E-Khatha) dated 29.12.2023 issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department (**Document No.106**), we observe that the Property-C has been assigned with property bearing No. 150300201200620020, measuring 8397.15 Square Meters and M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar is reflected as the owner of the Property-C. Further, in terms of the Receipt dated 24.01.2025 bearing No. 06903/1503002012/24-25, issued by the Jalige Grama Panchayath, Bengaluru Rural District (**Document No.107**), we observe that the property tax with respect to the Property-C has been paid for the period 2024-25.
62. In terms of the Mortgage Deed dated 19.11.2003 (Registered on 22.11.2003 as Document No. 2107/2003-04, Book-I, Volume No. 2024, at Pages 208 to 212, at the Office of Sub-Registrar, Devanahalli) (**Document No.108**), we observe that: (i) Mr. Narayanappa, son of Mr. Erra Nagappa along with his family members namely (ii) Mrs. Venkatalakshamma, wife of Mr. Narayanappa; (iii) Mr. Nagesh, son of Mr. Narayanappa; (iv) Mr. Srinivas, son of Mr. Narayanappa; (v) Mr. Prakash, son of Mr. Narayanappa mortgaged portion of the Property-C, measuring 01 Acre 03 Guntas in favour of Mr. N.K. Anjinappa, son of Mr. Krishnappa. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 7/2003-04 (**Document No.109**). Further, the said mortgage has been discharged vide Discharge Deed dated 25.10.2004 (Registered on 27.10.2004 as Document No. DNH-1-02624-2004-05, Book-1, stored in C.D. No. DNHD25, at the Office of Sub-Registrar, Devanahalli) (**Document No.110**). In this regard, we have been provided with the

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extract of entry made in the Mutation Register bearing MR No. 21/2004-05 (**Document No.111**).

63. We have been provided with the RTC's issued with respect to Survey No. 40/3 for the period: (i) 1974-75 to 1982-83; (ii) 1984-85 to 2023-24 (**Document No.112**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property-C. We have not been provided with the RTC's issued with respect to Survey No. 40/3 for the period 1968-69 to 1973-74. In this regard, we have been provided with the Endorsement dated 11.01.2024 bearing No. 1108, issued by the Office of Tahsildar, Devanahalli Taluk (**Document No.113**), confirming that the said RTC's are mutilated.
64. In terms of the Village Map of Indrasanahalli Village (**Document No.114**), we observe the shape and location of Survey No. 40.

We observe that a water channel passes through the property bearing Survey No. 40. In the event of the said channel passing through the Property-C the requisite buffer zone as per the zonal regulations will be required to be maintained.
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65. In terms of extract of the Hissa Survey Tippani and RR Pakka Book (**Document No.115**), we observe that property bearing Survey No. 40, measuring 10 Acres 20 Guntas excluding 24 Guntas of kharab has been bifurcated into seven portions Viz., properties bearing Survey Nos. 40/1 to 40/7.
66. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No.116**), we observe that the Survey No. 40/3 measures an extent of 02 Acre 03 Guntas excluding 04 Guntas of 'B' kharab.
67. We observe from the Endorsement dated 13.02.2024 bearing No. PTCL(DE):C.R(Endorsement):/07/2024, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No.117**), that there are no proceedings initiated under the provisions of The Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands) Act, 1978 with respect to the Property-C along with other properties as on 13.02.2024.
68. We have been provided with the EC's with respect to Property-C for the period: (i) 01.04.2004 to 07.01.2018; (ii) 01.04.2004 to 09.02.2024 (**Document No.118**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.

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We have been provided with the EC's for the period 01.04.1976 to 17.09.2005 and the same does not reflect certain transactions, in connection with the Property-C. In this regard, it is advisable to procure fresh EC's in connection with the Property-C for the period: (i) 01.04.1970 to 31.03.2004; and (ii) 10.02.2024 to till date.

D. Property-D

69. We observe from the Grant Certificate dated 29.03.1963 issued by the Office of Tahsildar, Devanahalli Taluk (**Document No.119**) that Mr. Munishami, son of Mr. Muniga was granted with the property bearing Survey No. 41, measuring 11 Acres 38 Guntas excluding 13 Guntas of Kharab, situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District (**'Survey No. 41'**) with a condition that the said Survey No. 41 cannot be alienated within 10 years from the date of grant.
70. In terms of the Sale Deed dated 16.12.1965 (Registered as Document No. 2749/1965-66, Book-I, Volume No. 947, at Pages 158 to 160, at the Office of Sub-Registrar, Devanahalli) (**Document No.120**), we observe that: (i) Mrs. Kempamma, wife of Mr. Munishami; (ii) Mr. Anjanappa, son of Mr. Muni Hanumappa; and (iii) Mr. Muni Rangappa conveyed Survey No. 41 in favour of Mrs. Ramanujamma, wife of Mr. Dodda Muniyappa.

We observe that Survey No. 41 granted to Mr. Munishami has been conveyed within the non-alienation period. However, the claims made by the legal heirs of Mr. Munishami seeking restoration of the Property-D was rejected (discussed below).

71. In terms of the Sale Deed dated 29.01.1981 (Registered on 30.01.1981 as Document No. 1861/1980-81, Book-I, Volume No. 1260, at Pages 194 to 196, at the Office of Sub-Registrar, Devanahalli) (**Document No.121**), we observe that Mrs. Ramanujamma, wife of Mr. Dodda Muniyappa conveyed the Survey No. 41 in favour of Mr. Manchegowda, son of Mr. Manchegowda @ Annaiah.
72. In terms of the Sale Deed dated 15.04.1985 (Registered on 20.04.1985 as Document No. 46/1985-86, Book-I, Volume No. 1315, at Pages 56 to 58, at the Office of Sub-Registrar, Devanahalli) (**Document No.122**), we observe that Mr. Manchegowda, son of Mr. Manchegowda conveyed a portion of Survey No. 41, measuring 05 Acres 39 Guntas in favour of Mr. K. Ashwath Narayana, son of Mr. Kattappa. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 2/1985-86 (**Document No.123**).

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73. In terms of the Sale Deed dated 20.09.1991 (Registered on 06.12.1991 as Document No. 1139/1991-92, Book-I, Volume No. 1416, at Pages 241 to 244, at the Office of Sub-Registrar, Devanahalli) (**Document No.124**), we observe that Mr. K. Ashwath Narayana, son of Mr. Kattappa conveyed the portion of Survey No. 41, measuring 05 Acres 39 Guntas in favour of Mr. A. Muralidhar, son of Late N. Anathachar. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 10/1991-92 (**Document No.125**).
74. In terms of the Sale Deed dated 09.03.1992 (Registered on 25.06.1992 as Document No. 2162/1991-92, Book-I, Volume No. 1438, at Pages 19 to 21, at the Office of Sub-Registrar, Devanahalli) (**Document No.126**), we observe that Mr. A. Muralidhar, son of Late N. Anathachar conveyed the portion of Survey No. 41, measuring 05 Acres 39 Guntas in favour of Mr. S. Muralidhar, son of Late S. Srinivasan. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 3/1992-93 (**Document No.127**).
75. In terms of the Sale Deed dated 15.04.1985 (Registered on 17.04.1985 as Document No. 47/1985-86, Book-I, Volume No. 1314, at Pages 58 to 60, at the Office of Sub-Registrar, Devanahalli) (**Document No.128**), we observe that Mr. Manchegowda, son of Mr. Manchegowda conveyed the remaining portion of Survey No. 41, measuring 05 Acres 39 Guntas in favour of Mr. K. Muni Venkatappa, son of Mr. Kattappa. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 1/1985-86 (**Document No.129**).
76. In terms of the Sale Deed dated 20.09.1991 (Registered on 06.12.1991 as Document No. 1137/1991-92, Book-I, Volume No. 1416, at Pages 232 to 235, at the Office of Sub-Registrar, Devanahalli) (**Document No.130**), we observe that Mr. K. Muni Venkatappa, son of Mr. Kattappa conveyed the portion of Survey No. 41, measuring 05 Acres 39 Guntas in favour of Mr. A. Muralidhar, son of Late N. Anathachar. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 11/1991-92 (**Document No.131**).
77. In terms of the Sale Deed dated 09.03.1992 (Registered on 25.06.1992 as Document No. 2161/1991-92, Book-I, Volume No. 1438, at Pages 16 to 18, at the Office of Sub-Registrar, Devanahalli) (**Document No.132**), we observe that Mr. A. Muralidhar, son of Late N. Anathachar conveyed the portion of Survey No. 41, measuring 05 Acres 39 Guntas in favour of Mr. S. Muralidharan, son of Late S. Srinivasan. In this regard, we

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have been provided with the extract of entry made in the Mutation Register bearing MR No. 4/1992-93 (**Document No.133**).

78. In terms of the Release Deed dated 12.03.1992 (Registered on 26.06.1992 as Document No. 2178/1991-92, Book-I, Volume No. 1438, at Pages 79 to 82, at the Office of the Sub-Registrar, Devanahalli) (**Document No.134**), we observe that: (i) Mr. Anjinappa, son of Mr. Muni Hanumappa; (ii) Mr. R. Ramesh, son of Mr. Muni Rangappa (Mr. Muni Rangappa, son of Mr. Muni Hanumappa); and (iii) Mrs. Kempamma, wife of Late Munishami released all their right, title and interest over the Survey No. 41 in favour of Mr. S. Muralidharan, son of Late S. Srinivasan. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 1/1992-93 (**Document No.135**).
79. Upon an application made by Mr. S. Muralidharan, son of Mr. Late S. Srinivasan, we observe that Survey No. 41 along with other property have been converted from agricultural purpose to residential purpose vide Official Memorandum dated 07.10.2004 bearing No. ALN:SR(DE)69:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (**Document No.136**). In this regard, we have been provided with the: (i) Intimation Letter dated 04.10.2004 bearing No. ALN:SR69:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru (**Document No.137**); and (ii) Extract of entry made in the Mutation Register bearing MR No. 10/2004-05 (**Document No.138**).
80. In terms of the Sale Deed dated 14.12.2004 (Registered as Document No. DNH-1-03571-2004-05, Book-1, stored in C.D. No. DNHD30, at the Office of Sub-Registrar, Devanahalli) (**Document No.139**), we observe that Mr. S. Muralidharan, son of Late S. Srinivasan conveyed Survey No. 41 along with other property in favour of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. 13/2005-06 (**Document No.140**).
81. In terms of the extract of entry made in the Mutation Register bearing MR No. H7/2016-17 (**Document No.141**), we observe that the khatha with respect to Survey No. 41 has been mutated in the name of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad in terms of Order dated 22.12.2016 bearing No. Adalath CR 197/2016-17 passed by the Office of Tahsildar, Devanahalli.

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82. In terms of the Agreement for Sale dated 18.01.2019 (Registered as Document No. DNH-1-09815-2018-19, Book-1, stored in C.D. No. DNHD687, at the office of Sub-Registrar, Devanahalli) (**Document No.142**), we observe that Mr. Anil H. Lad, son of Mr. Heeroji Lad agreed to convey the portion of Survey No. 41, measuring 09 Acres 38 Guntas along with other properties in favour of: (i) M/s. Sri Manjunatha Builders & Developers represented by its Proprietor Mr. H.G. Vijay Kumar; and (ii) M/s. Central Government Telecom & Information Technology Employees' Housing Co-operative Society Limited represented by its President Mr. N.R. Hedge. Further, it states that Mr. K. Dhasharath Raj, BSNL Central & State Government IT/BT Employees (Working & Retired) House Building Co-operative Society Ltd being the agreement holder has joined in the execution of the said Agreement for Sale dated 18.01.2019 as consenting witness. Thereafter, the said Agreement for Sale dated 18.01.2019 has been cancelled *vide* Cancellation Deed dated 05.09.2022 (Registered as Document No. DNH-1-06840-2022-23, Book-1, stored in C.D. No. DNHD1620, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.143**).
83. In terms of the extract of entry made in the Mutation Register bearing MR No. T11/2021-22 (**Document No.144**), we observe that the khatha with respect to Survey No. 41, measuring 11 Acres 38 Guntas has been mutated in the name of Mr. Anil H. Lad, son of Mr. Heeroji V. Lad in terms of Order dated 02.09.2021 bearing No. RRT CR 199/2020-21 passed by the Court of Tahsildar, Devanahalli (**Document No.145**) and the said Order dated 02.09.2021 confirms that the extent mentioned as 01 Acre 38 Guntas in column 9 of the RTC's for the period 2017-18 to 2020-21 has been rectified to 11 Acres 38 Guntas, with respect to Survey No. 41.
84. We observe that Mr. Srinivas Lad, son of Mr. Vittal Rao Lad (uncle of Mr. Anil H. Lad) had filed a suit for partition bearing O.S. No. 36/ 2002, before the Court of Civil Judge, Senior Division, at Hospet, Bellary District seeking partition of certain properties belonging to Mr. Vittal Rao Lad. In terms of the Judgement dated 13.03.2014 the said matter was dismissed (**Document No.146**). Thereafter, Mr. Srinivas Lad preferred an appeal against the order of dismissal in R.F.A No. 100063/ 2014, filed before the High Court of Karnataka, at Dharwad. We observe from the Order dated 07.08.2018 (**Document No.147**) that R.F.A No. 100063/ 2014 along with the connected matter (R.F.A No. 100122/ 2014) was disposed as per the compromise/ family arrangement arrived amongst the parties. We observe from the said Order that the parties had agreed to adhere to certain agreed terms including that the other family members will not make any claims against certain properties listed thereunder.

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85. Subsequently, under contempt proceedings initiated by Mr. Srinivas Lad in CCC No. 100170/2020 (Civil) (**‘Petitioner’**) against Mrs. Sakku Bhai H. Lad, wife of Late Hiroji & others (including Mr. Anil H. Lad) (**‘Contemnors’**), before the High Court of Karnataka, at Dharwad, Mr. Anil H. Lad had sought permission to sell the portion of Survey No. 41, measuring 07 Acres 38 Guntas viz., Property-D along with other properties in favour of M/s. SLV Infra Projects. In this regard, we have been provided with the Order dated 10.08.2023 (**Document No.148**). In terms of the said Order, we observe that the Contemnors have been directed to pay interest on the amount agreed to be paid by the Contemnors to the Petitioner under the Family arrangement (arrived amongst the parties in the R.F.A 100063/ 2014, discussed above) and the Contemnors were also required to make payment to the Karnataka State Legal Services Authority as costs.

We observe that the Contemnors have preferred an appeal bearing Civil Appeal No. 6480/ 2023 before the Supreme Court of India, against the aforementioned Order dated 10.08.2023, passed in CCC No. 100170/2020 and the said appeal is pending. However, the said appeal will not have any bearing on the Property-D as the present owner had entered into sale transaction with the leave of the court in CCC No. 100170/2020 and the payments made by the present owner to Mr. Srinivas Lad (on behalf of Mr. Anil H. Lad) has been acknowledged in the said Order.

86. Thereafter, Mr. Anil H. Lad, son of Late Heeroji Lad agreed to convey the Property-D along with other properties in favour of M/s. SLV Infra Projects represented by its proprietor Mr. R. Kishore Kumar under an Agreement for Sale dated 23.12.2022 (Registered as Document No. DNH-1-11980-2022-23, Book-1, stored in C.D. No. DNHD1701, at the Office of Sub-Registrar, Devanahalli) (**Document No.149**).
87. In terms of the Order dated 10.03.2023 bearing No. NA AA EE/322/BMR/2022 issued by the Under Secretary, Department of Urban Development, Bengaluru (**Document No.150**), we observe that the Property-D along with other properties have been accorded permission for the change of land use from agricultural purposes to non-agricultural residential purposes. In this regard, we have been provided with: (i) Letter dated 06.05.2022 bearing No. BIAAPA/TP01/CLU/11/2017-18/260 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.151**); (ii) Letter dated 10.11.2022 bearing No. BMRDA/BIAAPA/CLU/53/2022-23 issued by the Commissioner, Bengaluru Metropolitan Region Development Authority (**Document No.152**); (iii) Fees Intimation Letter dated 03.04.2023 bearing No.

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BIAAPA/TP01/CLU/11/2017-18/10 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.153**); and (iv) Order dated 19.06.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/584 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli (**Document No.154**).

88. Upon an application made by Mr. Anil H. Lad, we observe that Survey No. 41 has been converted to 'Residential-Layout' purpose vide Official Memorandum dated 09.08.2023 bearing No. 516477 issued by the office of Deputy Commissioner, Bengaluru Rural District, Bengaluru (**Document No.155**). In this regard, we have been provided with the Letter dated 06.06.2023 bearing No. ALN (DE TU) SR:40/2023-24 issued by the office of Deputy Commissioner, Bengaluru Rural District (**Document No.156**).
89. In terms of the Sale Deed dated 06.12.2023 (Registered as Document No. DNH-1-12110-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.157**), we observe that Mr. Anil H. Lad, son of Late Heeroji Lad conveyed the Property-D in favour of M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar.
90. In terms of the Form 11B (E-Khatha) dated 29.12.2023 issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department in connection with the Property-D (**Document No.158**), we observe that the Survey No. 41 has been assigned with property bearing No. 150300201200620019, measuring 48,359.53 Square Meters and M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar is reflected as the owner of the Survey No. 41. Further, in terms of the Receipt dated 24.01.2025 bearing No. 06906/1503002012/24-25, issued by the Jalige Grama Panchayath, Bengaluru Rural District (**Document No.159**), we observe that the property tax with respect to Survey No. 41 has been paid for the period 2024-25.
91. We observe that Case No. PTCL.SR(DE)1/2008-09 was filed before the Court of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura by Mr. Narasimha Murthy, son of Late Muniyappa & others seeking restoration of Survey No. 41 on the ground that the said property was granted to Mr. Munishami (person belonging to Schedule Caste) and the sale transactions were in contravention of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain

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Lands) Act, 1978 ('PTCL Act'). In terms of the Order dated 29.11.2008, the Court of the Assistant Commissioner held that Survey No. 41 does not come under the purview of PTCL Act (**Document No.160**) and hence, the said matter was rejected.

92. We observe that Mrs. Anitha, wife of Late Narasimha Murthy & others (as Appellant) filed an appeal bearing Case No. LND.SC/ST(A)14/2009-10 before the Court of the Deputy Commissioner & District Magistrate, Bengaluru Rural District against Order dated 29.11.2008 and the said appeal was dismissed vide Order dated 18.11.2013 (**Document No.161**).
93. We further observe that Mrs. Gangamma, wife of Mr. Thimmaiah and daughter of Mr. Muniyappa (as Appellant) had filed an appeal bearing Case No. LND.SC/ST(A) 08/2017 before the Court of the Deputy Commissioner & District Magistrate, Bengaluru Rural District against the Order dated 29.11.2008. In terms of the Order dated 04.01.2019 said appeal had been dismissed as 'not maintainable' (**Document No.162**).
94. In terms of the Petition, Memo dated 20.09.2023 and Order dated 21.09.2023 in Writ Petition No. 18130/2021 before the High Court of Karnataka at Bengaluru (**Document No.163**), we observe that Mrs. Gangamma, wife of Mr. Thimmaiah and daughter of Mr. Muniyappa (as Petitioner) filed this writ petition seeking to set aside the Order dated 04.01.2019 in Case No. LND.SC/ST(A)08/2017 passed by the Court of the Deputy Commissioner & District Magistrate, Bengaluru Rural District and Order dated 29.11.2008 in Case No. PTCL.SR(DE)1/2008-09 passed by the Court of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura. Further, in terms of the Memo dated 20.09.2023, the Petitioner had confirmed that there are no merits in her claims and hence sought for dismissal of the said petition as not pressed. Accordingly, the Hon'ble Court vide its Order dated 21.09.2023 has dismissed the writ petition as withdrawn.
95. We have been provided with the RTC's issued with respect to Survey No. 41 for the period: (i) 1974-75 to 1981-82; and (ii) 1983-84 to 2023-24 (**Document No.164**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property-D. We have not been provided with the RTC's issued with respect to Survey No. 41 for the period: (i) 1968-69 to 1973-74; (ii) 1982-83. In this regard, we have been provided with the Endorsement dated 11.01.2024 bearing No. 1108, issued by the Office of Tahsildar, Devanahalli Taluk (**Document No.165**), confirming that the said RTC's are mutilated.

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96. In terms of the Village Map of Indrasanahalli Village (**Document No.166**), we observe the shape and location of Survey No. 41.

We observe that a water channel passes through the property bearing Survey No. 41. In the event of the said channel passing through the Property-D the requisite buffer zone as per the zonal regulations will be required to be maintained.

97. In terms of extract of the Moola Phodi and L.R. Pakka Book issued with respect to Survey No. 41 (**Document No.167**), we observe the shape and location of Survey No. 41. In this regard, we have been provided with the Letter dated 04.05.2023 bearing No. ADLR/TNL/816/2022-23 issued by the Office of the Assistant Director of Land Records, Devanahalli Taluk, Bengaluru Rural District (**Document No.168**).
98. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No.169**), we observe that the Survey No. 41 measures an extent of 11 Acres 38 Guntas excluding 02 Guntas of 'A' kharab and 11 Guntas of 'B' kharab.
99. We observe from the Endorsement dated 13.02.2024 bearing No. PTCL(DE):C.R(Endorsement):/07/2024, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No.170**), that there are no proceedings initiated under the provisions of The Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands) Act, 1978 with respect to Survey No. 41 along with other properties as on 13.02.2024.
100. We have been provided with the EC's for the period: (i) 01.04.2004 to 17.12.2020; (ii) 01.04.2004 to 02.06.2023; (iii) 01.04.2004 to 09.02.2024 (**Document No.171**) and the same does not reflect certain transactions, in connection with the Property-D. *In this regard, it is advisable to procure fresh EC's in connection with the Property-D for the period 01.01.1963 to till date.*

III. **DEVELOPMENT ON THE PROPERTY:**

101. We observe that M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar (as 'Owner') has entered into a Joint Development Agreement dated 31.01.2024 (Registered as Document No. DNH-1-15533-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.172**), with White Lotus Allied Homes LLP (Represented by its Designated Partner, Mr. Pavan Kumar Adapa) (as 'Developer'), to

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develop the Property-A, Property-B and Property-C into a residential development comprising of luxury Villas/similar development. We observe that the parties have agreed that M/s. SLV Infra Projects will be entitled to 30% super built-up area in the project along with proportionate car parking spaces and the proportionate undivided interest in the common areas and common amenities and facilities in the project and White Lotus Allied Homes LLP will be entitled to 70% super built-up area in the project along with proportionate car parking spaces and the proportionate undivided interest in the common areas and common amenities and facilities in the project.

102. Further, we observe that M/s. SLV Infra Projects represented by its Proprietor, Mr. R. Kishore Kumar has executed the General Power of Attorney dated 31.01.2024 (Registered as Document No. DNH-4-01148-2023-24, Book-4, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No.173**), authorizing White Lotus Allied Homes LLP (Represented by its Designated Partner, Mr. Pavan Kumar Adapa) to do certain acts in connection with the Property-A, Property-B and Property-C and development of the project and conferring certain rights in favour of the Developer including power to sell/ convey the Developer's Share.
103. We observe that M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar (as 'Owner') has entered into a Joint Development Agreement dated 31.01.2024 (Registered as Document No. DNH-1-15532-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No.174**), with White Lotus Allied Homes LLP (Represented by its Designated Partner, Mr. Pavan Kumar Adapa) (as 'Developer'), to develop the Property-D into a residential development comprising of luxury Villas/similar development. We observe that the parties have agreed that M/s. SLV Infra Projects will be entitled to 30% super built-up area in the project along with proportionate car parking spaces and the proportionate undivided interest in the Common Areas and Common Amenities and Facilities in the project and White Lotus Allied Homes LLP will be entitled to 70% super built-up area in the project along with the proportionate car parking spaces and the proportionate undivided interest in the Common Areas and Common Amenities and Facilities in the project.
104. Further, we observe that M/s. SLV Infra Projects represented by its Proprietor, Mr. R. Kishore Kumar has executed the General Power of Attorney dated 31.01.2024 (Registered as Document No. DNH-4-01147-2023-24, Book-4, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No.175**), authorizing White Lotus Allied Homes LLP (Represented by its Designated Partner, Mr. Pavan Kumar Adapa) to do certain acts in connection with the Property-D and development of the project and

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conferring certain rights in favour of the Developer including power to sell/ convey the Developer's Share.

105. In terms of the Form 9 & Form 11A (E-Khatha) dated 24.01.2025 issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department (**Document No.176**), we observe that the Property-A, Property-B, Property-C and Property-D have been amalgamated (Viz., Property) and has been assigned with property bearing No. 150300201200620016, measuring 57,161.35 Square Meters.
106. In terms of the Development Plan dated 17.01.2025 bearing No. BIAAPA/TP/DP/LAO/106/2023-24/24-25, issued by the Member Secretary, Bengaluru International Airport Area Planning Authority (BIAAPA), Devanahalli (**Document No.177**), we observe that permission was accorded to M/s. White Lotus Allied Homes LLP for construction of residential buildings (group housing) consisting of Block 1 to Block 25 having built-up area of 42,563.58 Square Meters comprising of 95 Residential Units with Basement Floor + Ground Floor + 2 Upper Floors + Terrace Floor and 01 Club House/Commercial Unit with Basement Floor + Ground Floor + 1 Upper Floor + Terrace Floor (**'Project'**).
107. We have been provided with the following No Objection Certificates/ Clearance Letter/ Consent Letter/ Approvals for the development of the Project:
- (i) Consent for Establishment dated 02.08.2024 bearing Consent Order No. CTE-344686, issued by Karnataka State Pollution Control Board, Bengaluru (**Document No.178**);
 - (ii) No Objection Certificate for Height Clearance dated 05.08.2024, issued by Airports Authority of India (**Document No.179**); and
 - (iii) Environmental Clearance Letter dated 20.11.2024 bearing No. SEIAA 83 CON 2024, issued by Member Secretary, State Environment Impact Assessment Authority (SEIAA), Karnataka (**Document No.180**).

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) M/s. SLV Infra Projects represented by its Proprietor Mr. R. Kishore Kumar is the sole and absolute owner of all that piece and parcel of immovable property being converted for 'Residential-Layout' purpose and bearing E-Khatha No.

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150300201200620016, measuring 57,161.35 Square Meters (14 Acres 05 Guntas), situated at Indrasanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District Viz., Property;

- (ii) M/s. SLV Infra Projects has executed: (a) Joint Development Agreement dated 31.01.2024 (Registered as Document No. DNH-1-15533-2023-24) and General Power of Attorney dated 31.01.2024 (Registered as Document No. DNH-4-01148-2023-24) in connection with the development of the Property-A, Property-B and Property-C; and (b) Joint Development Agreement dated 31.01.2024 (Registered as Document No. DNH-1-15532-2023-24) and General Power of Attorney dated 31.01.2024 (Registered as Document No. DNH-4-01147-2023-24) in connection with the development of the Property-D, in favour of White Lotus Allied Homes LLP; and
- (iii) White Lotus Allied Homes LLP has obtained the requisite approvals for development of a residential Project over the Property.

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 does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered 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 Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

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ANNEXURE

LIST OF DOCUMENTS REVIEWED

SL. No.	Particulars of Documents
PROPERTY-A	
1.	Extract of Record of Rights Register bearing RR No. 136;
2.	Sale Deed dated 10.01.1979 (Registered on 15.01.1979 as Document No. 1907/1978-79, Book-I, Volume No. 1231, at Pages 209 to 210, at the Office of Sub-Registrar, Devanahalli;
3.	Extract of entry made in the Mutation Register bearing M.R. No. 6/1994-95;
4.	Extract of entry made in the RTP No. 54/1995-96;
5.	Sale Deed dated 30.10.2004 (Registered as Document No. DNH-1-02704-2004-05, Book-1, stored in C.D. No. DNHD25, at the Office of Sub-Registrar, Devanahalli);
6.	Extract of entry made in the Mutation Register bearing M.R. No. 15/2004-05;
7.	Official Memorandum dated 22.12.2004 bearing No. ALN:SR(DE)114:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru;
8.	Agreement for Sale dated 18.01.2019 (Registered as Document No. DNH-1-09815-2018-19, Book-1, stored in C.D. No. DNHD687, at the Office of Sub-Registrar, Devanahalli);
9.	Cancellation Deed dated 05.09.2022 (Registered as Document No. DNH-1-06840-2022-23, Book-1, stored in C.D. No. DNHD1620, at the Office of Senior Sub-Registrar, Devanahalli);
10.	Confirmation Deed dated 20.12.2022 (Registered as Document No. DNH-1-11816-2022-23, Book-1, stored in C.D. No. DNHD1698, at the Office of Senior Sub-Registrar, Devanahalli);
11.	Plaint, Written Statement, Order sheet and Memo dated 06.12.2022 in Original Suit No. 106/2013 before the Senior Civil Judge and JMFC, Devanahalli;
12.	General Power of Attorney dated 01.02.2005 (Registered on 03.02.2005 as Document No. GAN-4-00458-2004-05, Book-4, stored in C.D. No. GAND36, at the Office of Sub-Registrar, Gandhinagar, Bengaluru);
13.	Judgement dated 13.03.2014 in O.S. No. 36/ 2002, before the Civil Judge, Senior Division, at Hospet, Bellary District;
14.	Order dated 07.08.2018 in R.F.A No. 100063/ 2014, filed before the High Court of Karnataka, at Dharwad;

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15.	Order dated 10.08.2023 in CCC No. 100170/2020 (Civil), filed before the High Court of Karnataka, at Dharwad;
16.	Agreement for Sale dated 23.12.2022 (Registered as Document No. DNH-1-11980-2022-23, Book-1, stored in C.D. No. DNHD1701, at the Office of Sub-Registrar, Devanahalli;
17.	Order dated 10.03.2023 bearing No. NA AA EE/322/BMR/2022 issued by the Under Secretary, Department of Urban Development, Bengaluru;
18.	Letter dated 06.05.2022 bearing No. BIAAPA/TP01/CLU/11/2017-18/260 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
19.	Letter dated 10.11.2022 bearing No. BMRDA/BIAAPA/CLU/53/2022-23 issued by the Commissioner, Bengaluru Metropolitan Region Development Authority;
20.	Fees Intimation Letter dated 03.04.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/10 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
21.	Order dated 19.06.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/584 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
22.	Official Memorandum dated 09.08.2023 bearing No. 516320 issued by the office of Deputy Commissioner, Bengaluru Rural District, Bengaluru;
23.	Letter dated 06.06.2023 bearing No. ALN (DE TU) SR:40/2023-24 issued by the office of Deputy Commissioner, Bengaluru Rural District;
24.	Sale Deed dated 06.12.2023 (Registered as Document No. DNH-1-12106-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli);
25.	Form 11B (E-Khatha) dated 29.12.2023 with respect to property bearing No. 150300201200620021, measuring 7891.30 square meters, issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department;
26.	Receipt dated 22.01.2025 bearing No. 06905/1503002012/24-25, issued by the Jalige Grama Panchayath, Bengaluru Rural District;
27.	RTC's issued with respect to Survey No. 40/1 for the period (i) 1974-75 to 1982-83; and (ii) 1984-85 to 2023-24;
28.	Endorsement dated 11.01.2024 bearing No. 1108, issued by the Office of Tahsildar, Devanahalli Taluk;
29.	Village Map of Indrasanahalli Village;
30.	Extract of the Hissa Survey Tippani and RR Pakka Book with respect to Survey No. 40;

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31.	Extract of Karnataka Revision Settlement Akarband (Utharu);
32.	Endorsement dated 13.02.2024 bearing No. PTCL(DE):C.R(Endorsement):/07/2024, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura;
33.	EC's with respect to Property-A along with other properties for the period: (i) 01.04.1970 to 08.03.2006; (ii) 01.04.2004 to 07.01.2018; (iii) 20.11.2004 to 31.01.2019; and (iv) 20.01.2019 to 09.02.2024;
PROPERTY-B	
34.	Extract of Record of Rights Register bearing RR No. 137;
35.	Sale Deed dated 28.04.1972 (Registered as Document No. 349/1972-73, Book-I, Volume No. 1025, at Pages 57 to 58, at the Office of Sub-Registrar, Devanahalli);
36.	Sale Deed dated 04.02.2005 (Registered as Document No. DNH-1-04533-2004-05, Book-1, stored in C.D. No. DNHD36, at the Office of Sub-Registrar, Devanahalli);
37.	Extract of entry made in the Mutation Register bearing MR No. 34/2004-05;
38.	General Power of Attorney dated 01.02.2005 (Registered on 03.02.2005 as Document No. GAN-4-00458-2004-05, Book-4, stored in C.D. No. GAND36, at the Office of Sub-Registrar, Gandhinagar, Bengaluru);
39.	Official Memorandum dated 16.05.2005 bearing No. ALN:SR(DE)35:2005-06 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru;
40.	Extract of entry made in the Mutation Register bearing MR No. 12/2005-06;
41.	Intimation Letter dated 04.05.2005 bearing No. ALN:SR(DE)35:2005-06 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru;
42.	Agreement for Sale dated 18.01.2019 (Registered as Document No. DNH-1-09815-2018-19, Book-1, stored in C.D. No. DNHD687, at the office of Sub-Registrar, Devanahalli);
43.	Cancellation Deed dated 05.09.2022 (Registered as Document No. DNH-1-06840-2022-23, Book-1, stored in C.D. No. DNHD1620, at the Office of Senior Sub-Registrar, Devanahalli);
44.	Confirmation Deed dated 20.12.2022 (Registered as Document No. DNH-1-11809-2022-23, Book-1, stored in C.D. No. DNHD1698, at the Office of Senior Sub-Registrar, Devanahalli);
45.	Plaint, Written Statement, Order Sheet and Memo dated 06.12.2022 in Original Suit No. 106/2013 before the Senior Civil Judge and JMFC, Devanahalli;
46.	Judgement dated 13.03.2014 in O.S. No. 36/ 2002, before the Civil Judge, Senior Division, at Hospet, Bellary District;

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47.	Order dated 07.08.2018 in R.F.A No. 100063/ 2014, filed before the High Court of Karnataka, at Dharwad;
48.	Order dated 10.08.2023 in CCC No. 100170/2020 (Civil), filed before the High Court of Karnataka, at Dharwad;
49.	Agreement for Sale dated 23.12.2022 (Registered as Document No. DNH-1-11980-2022-23, Book-1, stored in C.D. No. DNHD1701, at the Office of Sub-Registrar, Devanahalli;
50.	Sale Deed dated 06.12.2023 (Registered as Document No. DNH-1-12108-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli);
51.	Order dated 10.03.2023 bearing No. NA AA EE/322/BMR/2022 issued by the Under Secretary, Department of Urban Development, Bengaluru;
52.	Letter dated 06.05.2022 bearing No. BIAAPA/TP01/CLU/11/2017-18/260 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
53.	Letter dated 10.11.2022 bearing No. BMRDA/BIAAPA/CLU/53/2022-23 issued by the Commissioner, Bengaluru Metropolitan Region Development Authority;
54.	Fees Intimation Letter dated 03.04.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/10 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
55.	Order dated 19.06.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/584 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
56.	Official Memorandum dated 09.08.2023 bearing No. 516333 issued by the office of Deputy Commissioner, Bengaluru Rural District, Bengaluru;
57.	Letter dated 06.06.2023 bearing No. ALN (DE TU) SR:40/2023-24 issued by the office of Deputy Commissioner, Bengaluru Rural District;
58.	Form 11B (E-Khatha) dated 29.12.2023 with respect to property bearing No. 150300201200620016, measuring 8700.66 square meters, issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department;
59.	Receipt dated 22.01.2025 bearing No. 06904/1503002012/24-25, issued by the Jalige Grama Panchayath, Bengaluru Rural District;
60.	RTC's issued with respect to Survey No. 40/2 for the period (i) 1974-75 to 1982-83; and (ii) 1984-85 to 2023-24;
61.	Endorsement dated 11.01.2024 bearing No. 1108, issued by the Office of Tahsildar, Devanahalli Taluk;
62.	Village Map of Indrasanahalli Village;

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63.	Extract of the Hissa Survey Tippani and RR Pakka Book with respect to Survey No. 40;
64.	Extract of Karnataka Revision Settlement Akarband (Utharu);
65.	Endorsement dated 13.02.2024 bearing No. PTCL(DE):C.R(Endorsement):/07/2024, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura;
66.	EC's with respect to Property-B along with other properties for the period: (i) 01.04.1970 to 08.03.2006; (ii) 01.04.2004 to 09.02.2024;
PROPERTY-C	
67.	Extract of Record of Rights Register bearing RR No. 138;
68.	Sale Deed dated 24.01.1983 (Registered on 19.02.1983 as Document No. 1529/1982-83, Book-I, Volume No. 1280, at Pages 181 to 183, at the Office of Sub-Registrar, Devanahalli);
69.	Sale Deed dated 20.06.1986 (Registered on 11.08.1986 as Document No. 888/1986-87, Book-I, Volume No. 1331, at Pages 243 to 245, at the Office of Sub-Registrar, Devanahalli);
70.	Extract of entry made in the Mutation Register bearing MR No. 1/1987-88;
71.	Sale Deed dated 20.09.1991 (Registered on 06.12.1991 as Document No. 1138/1991-92, Book-I, Volume No. 1416, at Pages 236 to 240, at the Office of Sub-Registrar, Devanahalli);
72.	Extract of entry made in the Mutation Register bearing MR No. 13/1991-92;
73.	Sale Deed dated 09.03.1992 (Registered on 25.06.1992 as Document No. 2163/1991-92, Book-I, Volume No. 1438, at Pages 22 to 25, at the Office of Sub-Registrar, Devanahalli);
74.	Extract of entry made in the Mutation Register bearing MR No. 2/1992-93;
75.	Official Memorandum dated 07.10.2004 bearing No. ALN:SR(DE)69:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru;
76.	Intimation Letter dated 04.10.2004 bearing No. ALN:SR69:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru;
77.	Extract of entry made in the Mutation Register bearing MR No. 10/2004-05;
78.	Sale Deed dated 14.12.2004 (Registered as Document No. DNH-1-03571-2004-05, Book-1, stored in C.D. No. DNHD30, at the Office of Sub-Registrar, Devanahalli);
79.	Extract of entry made in the Mutation Register bearing MR No. 13/2005-06;
80.	Extract of entry made in the Inheritance Certificate bearing IHR No. 84/1995-96;
81.	Sale Deed dated 13.09.1995 (Registered on 23.07.1997 as Document No. 2296/1995-96, Book-I, at Pages 153 to 157, at the Office of Sub-Registrar, Devanahalli);

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82.	Extract of entry made in the Mutation Register bearing MR No. 8/1996-97;
83.	Sale Deed dated 30.10.2004 (Registered as Document No. DNH-1-02703-2004-05, Book-1, stored in C.D. No. DNHD25, at the Office of Sub-Registrar, Devanahalli);
84.	Extract of entry made in the Mutation Register bearing MR No. 14/2004-05;
85.	Official Memorandum dated 22.12.2004 bearing No. ALN:SR(DE)114:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru;
86.	Extract of entry made in the Mutation Register bearing MR No. H2/2015-16;
87.	Agreement for Sale dated 18.01.2019 (Registered as Document No. DNH-1-09815-2018-19, Book-1, stored in C.D. No. DNHD687, at the office of Sub-Registrar, Devanahalli);
88.	Cancellation Deed dated 05.09.2022 (Registered as Document No. DNH-1-06840-2022-23, Book-1, stored in C.D. No. DNHD1620, at the Office of Senior Sub-Registrar, Devanahalli);
89.	Confirmation Deed dated 17.12.2022 (Registered as Document No. DNH-1-13150-2022-23, Book-1, stored in C.D. No. DNHD1723, at the Office of Senior Sub-Registrar, Devanahalli);
90.	Plaint, Written Statement, Order sheet and Memo dated 06.12.2022 in Original Suit No. 106/2013 before the Senior Civil Judge and JMFC, Devanahalli;
91.	General Power of Attorney dated 01.02.2005 (Registered on 03.02.2005 as Document No. GAN-4-00458-2004-05, Book-4, stored in C.D. No. GAND36, at the Office of Sub-Registrar, Gandhinagar, Bengaluru);
92.	Judgement dated 13.03.2014 in O.S. No. 36/ 2002, before the Civil Judge, Senior Division, at Hospet, Bellary District;
93.	Order dated 07.08.2018 in R.F.A No. 100063/ 2014, filed before the High Court of Karnataka, at Dharwad;
94.	Order dated 10.08.2023 in CCC No. 100170/2020 (Civil), filed before the High Court of Karnataka, at Dharwad;
95.	Agreement for Sale dated 23.12.2022 (Registered as Document No. DNH-1-11980-2022-23, Book-1, stored in C.D. No. DNHD1701, at the Office of Sub-Registrar, Devanahalli);
96.	Confirmation Deed dated 02.09.2023 (Registered as Document No. DNH-1-06492-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli);
97.	Plaint, Written Statement, Order sheet and Memo dated 09.10.2023 in Original Suit No. 485/2021 filed before the Senior Civil Judge, Devanahalli;
98.	Sale Deed dated 06.12.2023 (Registered as Document No. DNH-1-12107-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli);

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99.	Order dated 10.03.2023 bearing No. NA AA EE/322/BMR/2022 issued by the Under Secretary, Department of Urban Development, Bengaluru;
100.	Letter dated 06.05.2022 bearing No. BIAAPA/TP01/CLU/11/2017-18/260 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
101.	Letter dated 10.11.2022 bearing No. BMRDA/BIAAPA/CLU/53/2022-23 issued by the Commissioner, Bengaluru Metropolitan Region Development Authority;
102.	Fees Intimation Letter dated 03.04.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/10 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
103.	Order dated 19.06.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/584 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
104.	Official Memorandum dated 09.08.2023 bearing No. 516443 issued by the office of Deputy Commissioner, Bengaluru Rural District, Bengaluru;
105.	Letter dated 06.06.2023 bearing No. ALN (DE TU) SR:40/2023-24 issued by the office of Deputy Commissioner, Bengaluru Rural District;
106.	Form 11B (E-Khatha) dated 29.12.2023 with respect to property bearing No. 150300201200620020, measuring 8397.15 square meters, issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department;
107.	Receipt dated 24.01.2025 bearing No. 06903/1503002012/24-25, issued by the Jalige Grama Panchayath, Bengaluru Rural District;
108.	Mortgage Deed dated 19.11.2003 (Registered on 22.11.2003 as Document No. 2107/2003-04, Book-I, Volume No. 2024, at Pages 208 to 212, at the Office of Sub-Registrar, Devanahalli);
109.	Extract of entry made in the Mutation Register bearing MR No. 7/2003-04;
110.	Discharge Deed dated 25.10.2004 (Registered on 27.10.2004 as Document No. DNH-1-02624-2004-05, Book-1, stored in C.D. No. DNHD25, at the Office of Sub-Registrar, Devanahalli);
111.	Extract of entry made in the Mutation Register bearing MR No. 21/2004-05;
112.	RTC's issued with respect to Survey No. 40/3 for the period: (i) 1974-75 to 1982-83; (ii) 1984-85 to 2023-24;
113.	Endorsement dated 11.01.2024 bearing No. 1108, issued by the Office of Tahsildar, Devanahalli Taluk;
114.	Village Map of Indrasanahalli Village;
115.	Extract of the Hissa Survey Tippani and RR Pakka Book;

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116.	Extract of Karnataka Revision Settlement Akarband (Utharu);
117.	Endorsement dated 13.02.2024 bearing No. PTCL(DE):C.R(Endorsement):/07/2024, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura;
118.	EC's with respect to Property-C for the period: (i) 01.04.2004 to 07.01.2018; and (ii) 01.04.2004 to 09.02.2024;
PROPERTY-D	
119.	Grant Certificate dated 29.03.1963 issued by the Office of Tahsildar, Devanahalli Taluk;
120.	Sale Deed dated 16.12.1965 (Registered as Document No. 2749/1965-66, Book-I, Volume No. 947, at Pages 158 to 160, at the Office of Sub-Registrar, Devanahalli);
121.	Sale Deed dated 29.01.1981 (Registered on 30.01.1981 as Document No. 1861/1980-81, Book-I, Volume No. 1260, at Pages 194 to 196, at the Office of Sub-Registrar, Devanahalli);
122.	Sale Deed dated 15.04.1985 (Registered on 20.04.1985 as Document No. 46/1985-86, Book-I, Volume No. 1315, at Pages 56 to 58, at the Office of Sub-Registrar, Devanahalli);
123.	Extract of entry made in the Mutation Register bearing MR No. 2/1985-86;
124.	Sale Deed dated 20.09.1991 (Registered on 06.12.1991 as Document No. 1139/1991-92, Book-I, Volume No. 1416, at Pages 241 to 244, at the Office of Sub-Registrar, Devanahalli);
125.	Extract of entry made in the Mutation Register bearing MR No. 10/1991-92;
126.	Sale Deed dated 09.03.1992 (Registered on 25.06.1992 as Document No. 2162/1991-92, Book-I, Volume No. 1438, at Pages 19 to 21, at the Office of Sub-Registrar, Devanahalli);
127.	Extract of entry made in the Mutation Register bearing MR No. 3/1992-93;
128.	Sale Deed dated 15.04.1985 (Registered on 17.04.1985 as Document No. 47/1985-86, Book-I, Volume No. 1314, at Pages 58 to 60, at the Office of Sub-Registrar, Devanahalli);
129.	Extract of entry made in the Mutation Register bearing MR No. 1/1985-86;
130.	Sale Deed dated 20.09.1991 (Registered on 06.12.1991 as Document No. 1137/1991-92, Book-I, Volume No. 1416, at Pages 232 to 235, at the Office of Sub-Registrar, Devanahalli);
131.	Extract of entry made in the Mutation Register bearing MR No. 11/1991-92;
132.	Sale Deed dated 09.03.1992 (Registered on 25.06.1992 as Document No. 2161/1991-92, Book-I, Volume No. 1438, at Pages 16 to 18, at the Office of Sub-Registrar, Devanahalli);

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133.	Extract of entry made in the Mutation Register bearing MR No. 4/1992-93;
134.	Release Deed dated 12.03.1992 (Registered on 26.06.1992 as Document No. 2178/1991-92, Book-I, Volume No. 1438, at Pages 79 to 82, at the Office of the Sub-Registrar, Devanahalli);
135.	Extract of entry made in the Mutation Register bearing MR No. 1/1992-93;
136.	Official Memorandum dated 07.10.2004 bearing No. ALN:SR(DE)69:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru;
137.	Intimation Letter dated 04.10.2004 bearing No. ALN:SR69:2004-05 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Bengaluru;
138.	Extract of entry made in the Mutation Register bearing MR No. 10/2004-05;
139.	Sale Deed dated 14.12.2004 (Registered as Document No. DNH-1-03571-2004-05, Book-1, stored in C.D. No. DNHD30, at the Office of Sub-Registrar, Devanahalli);
140.	Extract of entry made in the Mutation Register bearing MR No. 13/2005-06;
141.	Extract of entry made in the Mutation Register bearing MR No. H7/2016-17;
142.	Agreement for Sale dated 18.01.2019 (Registered as Document No. DNH-1-09815-2018-19, Book-1, stored in C.D. No. DNHD687, at the office of Sub-Registrar, Devanahalli);
143.	Cancellation Deed dated 05.09.2022 (Registered as Document No. DNH-1-06840-2022-23, Book-1, stored in C.D. No. DNHD1620, at the Office of Senior Sub-Registrar, Devanahalli);
144.	Extract of entry made in the Mutation Register bearing MR No. T11/2021-22;
145.	Order dated 02.09.2021 bearing No. RRT CR 199/2020-21 passed by the Court of Tahsildar, Devanahalli;
146.	Judgement dated 13.03.2014 in O.S. No. 36/ 2002, before the Civil Judge, Senior Division, at Hospet, Bellary District;
147.	Order dated 07.08.2018 in R.F.A No. 100063/ 2014, filed before the High Court of Karnataka, at Dharwad;
148.	Order dated 10.08.2023 in CCC No. 100170/2020 (Civil), filed before the High Court of Karnataka, at Dharwad;
149.	Agreement for Sale dated 23.12.2022 (Registered as Document No. DNH-1-11980-2022-23, Book-1, stored in C.D. No. DNHD1701, at the Office of Sub-Registrar, Devanahalli);
150.	Order dated 10.03.2023 bearing No. NA AA EE/322/BMR/2022 issued by the Under Secretary, Department of Urban Development, Bengaluru;

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151.	Letter dated 06.05.2022 bearing No. BIAAPA/TP01/CLU/11/2017-18/260 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
152.	Letter dated 10.11.2022 bearing No. BMRDA/BIAAPA/CLU/53/2022-23 issued by the Commissioner, Bengaluru Metropolitan Region Development Authority;
153.	Fees Intimation Letter dated 03.04.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/10 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
154.	Order dated 19.06.2023 bearing No. BIAAPA/TP01/CLU/11/2017-18/584 issued by the Joint Director and Member Secretary, Town and Country Planning Authority and Bengaluru International Airport Area Planning Authority, Devanahalli;
155.	Official Memorandum dated 09.08.2023 bearing No. 516477 issued by the office of Deputy Commissioner, Bengaluru Rural District, Bengaluru;
156.	Letter dated 06.06.2023 bearing No. ALN (DE TU) SR:40/2023-24 issued by the office of Deputy Commissioner, Bengaluru Rural District;
157.	Sale Deed dated 06.12.2023 (Registered as Document No. DNH-1-12110-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli);
158.	Form 11B (E-Khatha) dated 29.12.2023 with respect to property bearing No. 150300201200620019, measuring 48,359.53 square meters, issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department;
159.	Receipt dated 24.01.2025 bearing No. 06906/1503002012/24-25, issued by the Jalige Grama Panchayath, Bengaluru Rural District;
160.	Order dated 29.11.2008 passed in Case No. PTCL.SR(DE)1/2008-09 filed before the Court of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura;
161.	Order dated 18.11.2013 passed in Case No. LND.SC/ST(A)14/2009-10 before the Court of the Deputy Commissioner & District Magistrate, Bengaluru Rural District;
162.	Order dated 04.01.2019 passed in Case No. LND.SC/ST(A) 08/2017 before the Court of the Deputy Commissioner & District Magistrate, Bengaluru Rural District;
163.	Petition, Memo dated 20.09.2023 and Order dated 21.09.2023 in Writ Petition No. 18130/2021 before the High Court of Karnataka at Bengaluru;
164.	RTC's issued with respect to Survey No. 41 for the period: (i) 1974-75 to 1981-82; and (ii) 1983-84 to 2023-24;
165.	Endorsement dated 11.01.2024 bearing No. 1108, issued by the Office of Tahsildar, Devanahalli Taluk;

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166.	Village Map of Indrasanahalli Village;
167.	Extract of the Moola Phodi and L.R. Pakka Book issued with respect to Survey No. 41;
168.	Letter dated 04.05.2023 bearing No. ADLR/TNL/816/2022-23 issued by the Office of the Assistant Director of Land Records, Devanahalli Taluk, Bengaluru Rural District;
169.	Extract of Karnataka Revision Settlement Akarband (Utharu);
170.	Endorsement dated 13.02.2024 bearing No. PTCL(DE):C.R(Endorsement):/07/2024, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura;
171.	We have been provided with the EC's for the period: (i) 01.04.2004 to 17.12.2020; (ii) 01.04.2004 to 02.06.2023; (iii) 01.04.2004 to 09.02.2024;
172.	Joint Development Agreement dated 31.01.2024 (Registered as Document No. DNH-1-15533-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli);
173.	General Power of Attorney dated 31.01.2024 (Registered as Document No. DNH-4-01148-2023-24, Book-4, at the office of the Senior Sub-Registrar, Devanahalli);
174.	Joint Development Agreement dated 31.01.2024 (Registered as Document No. DNH-1-15532-2023-24, Book-1, at the Office of Senior Sub-Registrar, Devanahalli);
175.	General Power of Attorney dated 31.01.2024 (Registered as Document No. DNH-4-01147-2023-24, Book-4, at the office of the Senior Sub-Registrar, Devanahalli);
176.	Form 9 & Form 11A (E-Khatha) dated 24.01.2025 issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department;
177.	Development Plan dated 17.01.2025 bearing No. BIAAPA/TP/DP/LAO/106/2023-24/24-25, issued by the Member Secretary, Bengaluru International Airport Area Planning Authority (BIAAPA), Devanahalli;
178.	Consent for Establishment dated 02.08.2024 bearing Consent Order No. CTE-344686, issued by Karnataka State Pollution Control Board, Bengaluru;
179.	No Objection Certificate for Height Clearance dated 05.08.2024, issued by Airports Authority of India; and
180.	Environmental Clearance Letter dated 20.11.2024 bearing No. SEIAA 83 CON 2024, issued by Member Secretary, State Environment Impact Assessment Authority (SEIAA), Karnataka.

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