

LEGAL REPORT

15th DECEMBER 2025

To,
M/s ACE REALTY VENTURES LIMITE.,
'The Falcon Towers', No.19,
Brunton Road,(Off M.G.Road),
Bangalore - 560 025.,

Sub: Title Search Report of immoveable property being agricultural vacant land bearing Survey No. 12/2, measuring 1 Acre, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District., duly converted from agricultural to non-agricultural residential purpose, vide Official Memorandum bearing No. 50229, dated 12.01.2024, which is hereinafter referred to as Schedule property, belonging to Prestige Projects

Ref: Project " MARIGOLD PHASE II " M/s ACE REALTY VENTURES
LIMITED

In this connection, the following is the Legal report:

The following is the Legal report in respect of immoveable property being agricultural vacant land bearing Survey No. 12/2, measuring 1 Acre, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District., duly converted from agricultural to non-agricultural residential purpose, vide Official Memorandum bearing No. 50229, dated 12.01.2024, which is hereinafter referred to as Schedule property, belonging to Prestige Projects and the same is based on the photocopies of the documents forwarded, on the assumption that the same are genuine

PART-I. DOCUMENTS SCRUTINISED

LIST OF DOCUMENTS SCRUTINISED

Sl. No.	Date of the Document	Name of the Document	Whether Original/ Copies
1.		Index of Land (IL);	Photocopies
2.		Record of Rights;	Photocopies
3.	15.06.2018	Extract of entry bearing MR No. 48/2010-11,	Photocopies



		made in Mutation Register;	
4.	04.06.2016	Absolute Sale Deed executed by Shri Gopalacharya , Shri Devraj G , Shri Harish Kumar G , Kumari Pavitra, Kumari Bhagyalaksmi, Kumari Manisha And Master Rohith in favour of Kumari Nagaratna H V registered as document no.DNH-1-01974-2016-17 in the sub registrar office Devanahalli	Certified Copy
5.	20.08.2022	Extract of entry bearing MR No.H22/2015-16, made in Mutation Register;	Photocopies
6.	08.11.2021	Absolute Sale Deed executed by Smt Nagaratna H V in favour of Shri Gopalaiah registered as document no.DNH-1-07160-2021-22 in the sub registrar office Devanahalli	Photocopies
7.	20.10.2022	Notarized Family Tree Affidavit of Shri Gopalacharya	Photocopies
8.	03.12.2022	Sale Deed executed by Shri Gopalaiah in favour of M/s ACE REALTY VENTURES registered as document no.DNH-1-11041-2022-23 in the sub registrar office Devanahalli	Photocopies
9.	04.10.2025	Extract of entry bearing MR No.H20/2022-23, made in Mutation Register;	Photocopies
10.	12.01.2024	Official Memorandum bearing No. 540229, Issued by the Deputy Commissioner, Bangalore Rural District, Bangalore, with respect to conversion of the Composite Property from agricultural to non-agricultural residential purpose, in respect of Sy No.12/01/2024;	Photocopies
11.		Karnataka Revision Akarband	Photocopies
12.	18.04.2021	Endorsement bearing No. ADLR/TCNO./4562/2021-22 issued by Superintendent (Civil) Assistant Director of Land Records Devanahalli Taluk	Photocopies
13.		Record of Rights, Tenancy and Crops Inspection Certificates (RTC's) issued with respect to	Photocopies



		Property-A for the periods :2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-18, 2018-2019, 2019-2020, 2020-21, 2021-22, 2022-2023, 2023-2024, 2024-2025, 2025-2026, in respect of Sy No.12/2	
14.	06.12.2014	Endorsement bearing No. 30/14-15 Sub-Divisional Officer's Office, Doddaballapura Sub-Division, Doddaballapura	Photocopies
15.	23.09.2022	Encumbrance Certificates for the period: 01.01.1940 to 31.03.2004	Photocopies
16.	04.20.2025	Encumbrance Certificates for the period: 01.01.2003 to 01.10.2025	Photocopies

PART-II. DETAILS OF THE PROPERTY (SCHEDULE PROPERTY):

II.

DESCRIPTION OF PROPERTY

All that piece and parcel of the immovable property being agricultural vacant land bearing Survey No. 12/2, measuring 1 Acre, situated at Maragondanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District., duly converted from agricultural to non-agricultural residential purpose, vide Official Memorandum bearing No. 50229, dated 12.01.2024, which is hereinafter referred to as 'Property-A' and bounded on the:

East by : Land in Sy.No.12/3 of Maragondanahalli Village;

West by : Land in Sy.No.12/4 of Maragondanahalli Village;

North by : Maragondanahalli Village Boundary and Land in Sy.No.33/5 and 30/2 of Chikkannahosahalli Village; and

South by : Land in Sy.No.153 of Maragondanahalli Village and Private Property.

FLOW OF TITLE



I have perused the documents furnished hereinabove and from the documents furnished, it is ascertained that Survey No.12/2 formed part of lands in Sy.No.12 of maragondanahalli Village, Kundana Hobli, Devanahalli Taluk Bengaluru Rural District. The recitals of documents indicate that lands in Sy.No.12/2 to an extent of 1 acre was was acquired by Shri Gopalaiah @ Gopalappa under an Oral Partition dt.14.01.1998. The name of Sri Gopalaiah @ Gopalappa was entered as owner and cultivator of the land in the revenue records asper M.R.No.12/1997-98 and the property acquired by him was assigned Sy.no.12/2

The said Sri Gopalaiah @ Gopalappa @ Gopalacharya along with his children Shriyuths: Devaraj, Harish Kumar.G, and grandchildren of Gopalaiah @ Gopalappa, Pavithra, Bhagyalakshmi, Manisha (children of Devaraj) and Rohit (Son of Harish Kumar G) sold the property to Kumari Nagarathna.H.B D/o R.G.Venkatachalaiah under a Sale Deed dt.04.06.2016 which is registered as document No.BNH-1-01974-2016-17 and stored in C.D.No.DNHD599 in the Office of Sub-Registrar, Devanahalli for valuable consideration. Accordingly, all the revenue records were changed as per MR No.H22/2015-16. Record of Rights furnished for the period from 2016 to 2021 shows the name of Smt. Nagarathna H.B. as the owner of the property. An Affidavit Family tree sworn by Sri Gopalaiah @ Gopalappa @ Gopalacharya is furnished, which indicates that his aforesaid family members.

Later, the said Smt. Nagarathna H.B., has sold the property in question to Shri Gopalaiah S/o Late Range Gowda by executing a Sale Deed dated 08.11.2021 which is registered as document no1DNH-1-07160-2021-22 and is stored in CD No.DNHD1399 in the Office of the Sub Registrar, Devenahalli for valuable consideration. All the revenue records were changed accordingly as per Mutation Register Extract bearing MR NO.H8/2021-22.

Later, the said G.Gopalaiah sold the property to M/s ACE Realty Ventures, a partnership firm, by executing a sale Deed dt.3.12.2022 which is registered as document No.DNH-1-11041/2022-



23 and stored in C.D.No.DNHD1687 in the Office of Sub-Registrar, Devanahalli, for valuable consideration.

The revenue records were changed in the name of M/s ACE Realty Ventures as per M.R.No.H20/2022-23.

The property which was an agricultural land, was converted from agricultural use to non-agricultural residential use as per Official Memorandum dt.12.01.2024 bearing No.540229. It is also seen that this revenue records were changed accordingly.

The following Endorsements are furnished which indicates that there are no violation of any law which are as follows:-

- 1) Endorsement dt.06.12.2014 indicates that there are no proceedings pending cases under the PTCL Act.
- 3) The Encumbrance Certificates furnished confirm that there are no registered charges.

Certain Revenue Records such as Karda, Tippani, Survey Sketch, Settlement Akarband are furnished, which indicates the ownership, shape & nature and the assessment details of the property.

The said M/s ACE Realty Ventures Limited approached the BIAAP/TP/BUB/43/2021-22/2023-24/040 has permitted a formation of a layout in respect of the aforesaid land in Sy.No.12/4 along with several other adjoining lands in different Survey Numbers.

It is pertinent to state and point out that the conversion order would be passed only after the Deputy Commissioner is fully satisfied that there are no contravention, whatsoever of the relevant provisions of The Karnataka Land Revenue Act 1961, Karnataka land Grant Rules, Karnataka Prohibition of Transfer of Certain Lands Act (PTCL), Land Revenue Rules relating to various aspects including, Green belt, before sanctioning the order. The Office of the Deputy Commissioner is also required to verify whether any acquisition proceedings under any scheme



of the Government and/or Bangalore Development Authority are pending or otherwise are pending. And only when the Deputy Commissioner is satisfied about all these aspects and after obtaining an independent inquiry with regard to the authenticity of the documents, a conversion Certificate would be granted. The Deputy Commissioner is duty bound to verify and satisfy himself regarding the change of land use and shall ensure that such conversion, shall not in any manner cause public nuisance. The Deputy Commissioner shall also ensure that change of land use are not inconsistent with Comprehensive Development Plans and Outlined Development Plans. Having obtained a conversion Certificate, it would therefore necessarily mean that all the mandatory stipulations have been complied and the lands in question are clear in all respects. Revenue records furnished such as Survey Sketch indicates the shape and measurements of the property. The Akarbandh extracts confirms the assessment details. The Village Map indicates the location of the property.

Further, it is to be noted that Section 133 of the Karnataka Land Revenue Act, made it clear that "an entry in the Record of Rights and a certified entry in the Register of Mutations or in a Patta Book shall be presumed to be true until the contrary is proved or a new entry is lawfully substituted therefore". Interpreting the said provision, The Hon'ble Supreme Court of India in Gurbaksh Singh vs Nikka Singh, reported in AIR 1963 SC 1917 held that the general presumption with respect to entries in the revenue records is presumed to be correct unless the said presumption is rebutted by producing cogent and reliable evidence. The general law relating to entries in the revenue records is that they are not the proof of title and they neither confer nor extinguish title to any property, but they are incidents of Ownership.

The Hon'ble High Court of Karnataka in Muniyappa vs G.Hanumantappa (Deceased) by LR and others reported in 2003 (2) Karnataka Law journal at page 294 held that "Entries in the Record of Rights raise presumption that what is stated therein is correct". The Hon'ble High Court of Karnataka further held that Court cannot disbelieve entries in the Record of Rights in absence of evidence to rebut presumption arising therefrom.

A handwritten signature in black ink is written over a circular official stamp. The stamp is purple and contains the text "DEPUTY COMMISSIONER" and "BANGALORE" around the perimeter, with a star in the center.

In view of the law laid down by the Apex Court and Hon'ble High Court in the aforesaid judgments, the possessory and ownership rights of the aforesaid owner of the Larger Property is confirmed and this presumption is further strengthened by the entries in the Record of Rights/Pahanies.

The title has flown clearly and is valid and marketable.

FINAL CERTIFICATE/OPINION:

BASED ON AND SUBJECT TO WHAT IS STATED ABOVE, IT IS CERTIFIED THAT M/s ACE REALTY VENTURES LIMITED HAVE A CLEAR AND MARKETABLE TITLE TO THE SCHEDULE PROPERTY, SUBJECT TO PRODUCTION OF UPDATED ENCUMBRANCE CERTIFICATE AND THE DOCUMENTS MENTIONED HEREINABOVE.



DEEPAK

DISCLAIMER:

The inspection report listing out the original title deeds, revenue records, survey records and related documents in relation to the aforementioned property is enclosed as Annexure 1. We have not conducted any separate searches including litigation. Also the documents perused do not reflect any violations of any of the statutes or do not demonstrate any irregularities in respect thereof.

