

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Ms. Anagha Bharadwaj, Associate.

Istus Residential Layout Private Limited

Date: January 19, 2026

No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by **Istus Residential Layout Private Limited**, a Company, having its registered office at No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of land bearing Survey No. 29/2, measuring 02 Acres 20 Guntas (no kharab land), converted for residential purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (hereinafter referred to as '**Subject Property**'). We have been informed by the Client that the Subject Property is intended to be developed into a residential layout ('**Project**').

II. Description of the Subject Property:

All that piece and parcel of land bearing Survey No. 29/2, measuring 02 Acres 20 Guntas (no kharab land), converted for residential-layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District. The Subject Property is bounded as follows:

East by	:	Land bearing Survey No. 60;
West by	:	Land bearing Survey No. 29/1;
North by	:	Land bearing Survey No. 28; and
South by	:	Land bearing Survey No. 59;

[The boundaries stated above, are as per the Sale Deed dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03547-2025-26]

III. List of documents/information provided:

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

Sl. No.	Particulars of Documents
1.	Record of Rights register bearing RR No. 44, reflecting the name of Mrs. Channakka as the owner of the land bearing Survey No. 29/2;
2.	Lease Deed dated 03.10.1944, registered on 05.10.1944, as Document No. 590/1944-45, at the Office of Sub-Registrar, Malur;
3.	Entry made in the Mysore Revision Settlement Register, issued by the office of Tahsildar, Malur Taluk;
4.	Sale Deed dated 01.05.1947, registered as Document No. 2111/1947-48, in Book-I, at the Office of Sub-Registrar, Malur;
5.	Affidavit dated 30.10.2025, sworn by Mr. Srinivasa Reddy, adopted son of Late Chikkapilla Reddy, denoting the Family Tree of Late Parlappa Reddy;
6.	Affidavit dated 09.03.2022, sworn by Mrs. Kalavathi, daughter of Late Muniyappa, denoting the Family Tree of Late Muniyappa and his wife Late Parvathamma;
7.	Family Tree issued by the Deputy Tahsildar, Malur Taluk, Kolar District reflecting the name of all the family members of Mrs. Kalavathi, daughter of Late Muniyappa;
8.	Death Certificate dated 08.01.1988, issued by the Corporation of the City of Bangalore, recording the death of Mr. Chinnanna Reddy, son of Abbaiah Reddy on 06.01.1988;
9.	Death Certificate dated 20.09.2010, issued by the Chief Registrar of Births and Deaths, recording the death of Mrs. Parvathamma, wife of Late Chinnanna Reddy on 15.09.2010;
10.	Death Certificate dated 27.04.2021, issued by the Chief Registrar of Births and Deaths, recording the death of Mr. Muniyappa, son of Late Dodda Pilla Reddy on 17.04.2021;
11.	Extract of entry made in the Mutation Register bearing MR No. 25/1993-94;
12.	Extract of entry made in the Mutation Register bearing MR No. 24/1994-95;
13.	Extract of entry made in the Mutation Register bearing MR No. 42/2013-14;
14.	Extract of entry made in the Mutation Register bearing MR No. H19/2021-22;
15.	Agreement for Sale dated 01.12.2021, registered as Document No. MLR-1-5498-2021-22 executed by Mrs. Anusuyamma, Mrs. Kalavathi, Mrs. Shanthamma, and Mrs.



Sl. No.	Particulars of Documents
	Rathnamma in favour of Mr. Syed Abdul Malik, <i>alias</i> Mr. S. A. Malik, son of S. A. Khadeer Sab with respect to the Subject Property;
16.	Sale Deed dated 09.05.2022, registered as Document No. MLR-01-01140-2022-23, in Book-I, at CD No. MLRD1003, at the Office of Sub-Registrar, Malur;
17.	Extract of entry made in the Mutation Register bearing MR No. H75/2021-22;
18.	Power of Attorney dated 17.11.2021, registered as Document No. BNS-4-00628-2021, Book-IV, stored in CD No. BNSD1386, at the Office of Sub-Registrar, Shivajinagara (Banaswadi);
19.	Deed of Confirmation/Consent dated 23.10.2025, registered on 27.10.2025, as Document No. MLR-1-07697-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar Taluk;
20.	Will dated 29.10.1982 registered as Document No. 43/1982-83 in Book-III, Volume 16, Pages 14 to 17, at the office of the Sub-Registrar, Malur;
21.	Official Memorandum dated 22.11.2023, bearing No. 556889, issued by the Office of the Deputy Commissioner, Kolar District, converting the Property for Layout-Residential purposes;
22.	Extract of entry made in the Mutation Register bearing MR No. T60/2023-24;
23.	Sale Deed dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03547-2025-26, at the Office of Sub-Registrar, K.G.F;
24.	Joint Development Agreement dated 15.12.2025, registered as Document No. MLR-1-09877/2025-26 executed by M/s. Mirai Estates LLP in favour of Istus Residential Layout Private Limited with respect to the Subject Property;
24-A.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
25.	General Power of Attorney dated 15.12.2025 registered as Document No. MLR-4-00576/2025-26 executed by M/s. Mirai Estates LLP in favour of Istus Residential Layout Private Limited with respect to the Subject Property;
26.	Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur;



Sl. No.	Particulars of Documents
27.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project;
28.	Reconstitution of Partnership Deed of M/s. Golden Properties, dated 29.02.2020, executed by and between the partners of M/s. Golden Properties;
29.	Form-C / Certificate of Registration of M/s. Golden Properties, dated 19.06.2019, bearing Registration No. KLR/F16/2019-20, issued by the Registrar of Firms, Kolar;
30.	LLP Agreement of M/s. Mirai Estates LLP dated 03.10.2024, executed by and between the partners of M/s. Mirai Estates LLP;
31.	Record of Rights, Tenancy and Crops Inspection Certificates (RTC's) issued with respect to the Subject Property for the period: (i) 1965-66 to 1970-71, (ii) 1980-81 to 1985-86, (iii) 1991-92 to 1994-95 and (iv) 2001-02 to 2025-26;
32.	Endorsement dated 28.11.2025, issued by the Office of Tahsildar, Malur;
33.	Extract of Village Map of Chikkatirupathi Village;
34.	Extract of Hissa Survey Tippani dated 01.07.1938, with respect to Survey No. 29;
35.	Extract of RR Pakka Book, with respect to Survey No. 29;
36.	Extract of Karnataka Revision Settlement Akarbandh with respect to Survey No. 29/2;
37.	Hudbust Extract with respect to Survey No. 29/2, denoting the shape and boundaries of the Subject Property;
38.	Encumbrance Certificate ('EC') issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2, measuring 02 Acres 20 Guntas, for the period 01.04.1930 to 31.03.2004;
39.	EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2, for the period 01.04.1940 to 31.03.1965;
40.	Nil EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas, for the period 01.04.1965 to 31.03.1990;
41.	Nil EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas, for the period 01.04.1990 to 31.03.2004;



Sl. No.	Particulars of Documents
42.	Nil EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas, for the period 01.04.2004 to 23.08.2021;
43.	EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas, for the period 24.08.2021 to 23.09.2025; and
44.	EC issued by the jurisdictional Sub-Registrar for the period EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2, measuring 02 Acres 20 Guntas, for the period 23.08.2021 to 29.11.2025.

IV. Title Flow:

Our analysis and observations upon review of the photocopies of the aforementioned documents are as follows:

1. Land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (**'Survey No. 29/2'**) was originally property belonging to Mrs. Channakka, as noted from the entry in the extract of Record of Rights register bearing RR No. 44 (**Document No. 01**). We have not been provided with any title document evidencing the manner in which Mrs. Channakka acquired ownership over land bearing Survey No. 29/2. Considering the antiquity of the said document, we have not insisted on its production. However, we note from the Hissa Survey Tippani dated 01.07.1938 issued with respect to Survey No. 29 (discussed in Section VIII of this Report) that Mrs. Channakka is recorded as the hissedar of Survey No. 29/2.
2. Subsequently, we note from the Lease Deed dated 03.10.1944, registered on 05.10.1944, as Document No. 590/1944-45, at the Office of Sub-Registrar, Malur (**Document No. 02**), that the land bearing Survey No. 29/2 was leased by Mr. Kaakappa, son of Daasappa in favour of Mr. Abbaiah Reddy, son of Parlapaapa Reddy, for a period of 15 (fifteen) years. In this regard, we have been provided with the entry made in the Mysore Revision Settlement Register, issued by the office of Tahsildar, Malur Taluk (**Document No. 03**), which records Mr. Abbaiah Reddy as the tenant of land bearing Survey No. 29/2.



3. Thereafter, Mr. Kaakappa, son of Daasappa sold land bearing Survey No. 29/2 in favour of Mr. Abbaiah Reddy, son of Parlapaapa Reddy under the Sale Deed dated 01.05.1947, registered as Document No. 2111/1947-48, in Book-I, at the Office of Sub-Registrar, Malur (**Document No. 04**).

We have not been provided with any document evidencing transfer of ownership, title and interest in Survey No. 29/2 from Mrs. Channakka to Mr. Kaakappa. It is stated to be not available. Considering the antiquity of the said document and in view of the fact that Mr. Abbaiah Reddy and thereafter his legal heirs were in continuous uninterrupted possession of land bearing Survey No. 29/2 for more than 78 (seventy-eight) years and there are no challenges on record from Mrs. Channakka and / or her legal heirs, any risk of adverse claim is now mitigated, by limitation of time.

4. We have been provided with the Affidavit dated 30.10.2025, sworn by Mr. Srinivasa Reddy, adopted son of Late Chikkapilla Reddy (**Document No. 05**), denoting the Family Tree of Late Paralapaapa Reddy *alias* Parala Pillareddy, father of Mr. Abbaiah Reddy and his wife Late Muniyamma. We note from the said document that Late Parlapaapa Reddy and his wife Late Muniyamma had 02 (two) sons namely:
- (i) First son, Mr. Abbaiah Reddy (deceased) and his wife Mrs. Nanjamma (deceased) and had 02 (two) children namely: Mr. Chinnanna Reddy (deceased) and Mr. Chikkapilla Reddy (deceased). Late Chinnanna Reddy was married to Mrs. Parvathamma (deceased). Late Chikkapilla Reddy was married to Mrs. Gowramma (deceased). We note that Late Chinnanna Reddy and Late Chikkapilla Reddy died issueless. However, we note that Mr. Chikkapilla Reddy had adopted Mr. Srinivasa Reddy as his son.
 - (ii) Second son, Chikkaboda Reddy (deceased) and his wife Mrs. Gowramma (deceased) had a son, Dodda Pilla Reddy (deceased). Late Dodda Pilla Reddy and his wife Mrs. Gowramma (deceased) and they had a son, Mr. Muniyappa (now deceased). Late Muniyappa and his wife Mrs. Parvathamma (now deceased) had 04 (four) children, namely: Mrs. Shanthamma, Mrs. Anusuyamma, Mr. Munirathna and Mrs. Kalavathi.
5. We have been provided with the Affidavit dated 09.03.2022, sworn by Mrs. Kalavathi, daughter of Late Muniyappa (**Document No. 06**), denoting the Family Tree of Late Muniyappa and his wife Late Parvathamma. Late Muniyappa and his wife Mrs. Parvathamma (now deceased) have (four) children, namely: Mrs. Shanthamma, Mrs. Anusuyamma, Mr. Munirathna and Mrs.



Kalavathi. This Affidavit is in consonance with the Affidavit dated 30.10.2025, sworn by Mr. Srinivasa Reddy. We have also been provided with Family Tree issued by the Deputy Tahsildar, Malur Taluk, Kolar District reflecting the name of all the family members of Mrs. Kalavathi, daughter of Late Muniyappa (**Document No. 07**). We note from the said document that Mrs. Kalavathi is married to Mr. Balaji Rao B and they have a son named Mr. Santosh B.

6. Further, we have been provided with the following:

- (i) Death Certificate dated 08.01.1988, issued by the Corporation of the City of Bangalore, recording the death of Mr. Chinnanna Reddy, son of Abbaiah Reddy on 06.01.1988 (**Document No. 08**);
- (ii) Death Certificate dated 20.09.2010, issued by the Chief Registrar of Births and Deaths, recording the death of Mrs. Parvathamma, wife of Late Chinnanna Reddy on 15.09.2010 (**Document No. 09**); and
- (iii) Death Certificate dated 27.04.2021, issued by the Chief Registrar of Births and Deaths, recording the death of Mr. Muniyappa, son of Late Dodda Pilla Reddy on 17.04.2021 (**Document No. 10**).

We have not been provided with the Death Certificates of Late Parala Paapareddy *alias* Parala Pilla Reddy; Late Muniyamma, Late Abbaiah Reddy, Late Nanjamma, Late Chikkaboda Reddy and that of his wife Late Gowramma; Late Chikkapilla Reddy and that of his wife Mrs. Gowramma; Late Doddapilla Reddy and that of his wife Late Gowramma and Late Parvathamma wife of Late Muniyappa. They are stated to be not available.

7. Upon the demise of Mr. Abbaiah Reddy and his other legal heirs stated above, Mr. Muniyappa son of Late Dodda Pilla Reddy i.e., only surviving legal heir (apart from Mr. Srinivasa Reddy, adopted son of Late Chikkapilla Reddy) of Late Abbaiah Reddy was recorded as the khatedar of land bearing Survey No. 29/2 in all revenue records *vide* entry made in the Mutation Register extract bearing MR No. 25/1993-94 (**Document No. 11**).
8. We have been provided with another Mutation Register extract bearing MR No. 24/1994-95 (**Document No. 12**) which denotes transfer of khata to the name of Mr. Muniyappa son of Late Dodda Pilla Reddy with respect to land bearing Survey No. 29/2, pursuant to demise of one 'Mr. Annaiah Reddy'. We infer that the said entry is an inadvertent error and the name of



Mr. Abbaiah Reddy is erroneously recorded as 'Mr. Annaiah Reddy'. We have therefore not sought for any clarification in this regard.

9. Thereafter, we have been provided with the entry made in the Mutation Register extract bearing MR No. 42/2013-14 (**Document No. 13**). We note from the said mutation register that Mr. Muniyappa was recorded as the khatedar of the land bearing Survey No. 29/2, measuring 02 Acres 02 Guntas, based on the Order passed by the Deputy Commissioner, Kolar District dated 07.02.2014, bearing No. 875/2013-14. We further note that the RTCs for the period from 2001-02 to 2013-14, the extent of land bearing Survey No. 29/2 in Column No. 9 of the RTCs is recorded as 02 Acres 02 Guntas instead of 02 Acres 20 Guntas. However, this has been rectified in the subsequent RTCs for the period from 2014-15 to 2025-26, which record the extent of Survey No. 29/2 in Column No. 9 as 02 Acres 20 Guntas.

We had sought for the Order passed by the Deputy Commissioner, Kolar District dated 07.02.2014, bearing No. 875/2013-14 and we have been informed that the same is not available. Further, we have been informed that the said document is an internal procedural document and therefore an endorsement of non-availability cannot not be issued.

10. We have been provided with the entry made in the Mutation Register extract bearing MR No. H19/2021-22 (**Document No. 14**). We note from the said mutation register that, upon the death of Mr. Muniyappa, son of Dodda Pilla Reddy, the khata with respect to the land bearing Survey No. 29/2, measuring 02 Acres 20 Guntas, i.e., the Subject Property herein was mutated and transferred in the name of his 04 (four) children, namely: Mrs. Kalavathi, Mrs. Shanthamma, Mrs. Anusuyamma, and Mrs. Rathnamma.
11. Thereafter, Mrs. Anusuyamma, Mrs. Kalavathi, Mrs. Shanthamma, and Mrs. Rathnamma, agreed to convey the Subject Property in terms of an Agreement for Sale dated 01.12.2021, registered as Document No. MLR-1-5498-2021-22, Book-I, stored in CD No. MLRD883, at the Office of Sub-Registrar, Malur Taluk, Kolar District (**Document No. 15**), in favour of Mr. Syed Abdul Malik, *alias* Mr. S. A. Malik, son of S. A. Khadeer Sab.
12. Subsequent thereto, all the children and grandchildren of Late Muniyappa, namely: (i) Mrs. Kalavathi, (ii) Mrs. Shanthamma, (iii) Mrs. Anusuyamma, (iv) Mrs. Rathnamma, all daughters of Late Muniyappa, (v) Mr. Sridhar M, son of Shanthamma (acting for self and as a minor guardian for his daughter Ms. Pranavi S Reddy), (vi) Ms. Pranavi S Reddy, daughter of Sridhar M, (vii) Mr. Raghunath Reddy M, son of Shanthamma (acting for self and as a minor guardian



for his daughter Ms. Kruthagna Reddy), (viii) Ms. Kruthagna Reddy, daughter of Raghunath Reddy M, (ix) Mr. Shekar M, son of Shanthamma (acting for self and as a minor guardian for his daughter Ms. Dhanvi S), (x) Ms. Dhanvi S, daughter of Shekar M, (xi) Mr. D. Raghavendra, son of Anusuyamma (acting for self and as a minor guardian for his son Master Kavan), (xii) Kavan, son of D. Raghavendra, (xiii) Mrs. Vedha, daughter of Anusuyamma, (acting for self and as a minor guardian for her children Master Aryan and Ms. Ankitha), (xiv) Master Aryan, son of Vedha, (xv) Ms. Ankitha, daughter of Vedha, (xvi) Mrs. Pavithra, daughter of Rathnamma (acting for self and as a minor guardian for her children Master Likith and Ms. Teja), (xvii) Master Likith, son of Pavithra, (xviii) Ms. Teja, daughter of Pavithra, (xix) Mrs. Shoba, daughter of Rathnamma (acting for self and as a minor guardian for her children Ms. Lekhana and Master Yashwanth Reddy), (xx) Ms. Lekhana daughter of Shoba, (xxi) Master Yashwanth Reddy, son of Shoba, (xxii) Mr. Vinay Kumar A, son of Rathnamma, (xxiii) Mr. Venu, son of Rathnamma, and (xxiv) Mr. Santhosh B, son of Kalavathi sold land bearing Survey No. 29/2 in favour of, M/s. Golden Properties, a Partnership Firm, represented by its partners namely: (i) Mr. S. A. Malik, son of Late S. A. Khadeer, (ii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, and (iii) Mr. Abdul Azeez Qader, son of Late A. Qader, represented by his constituted attorney Mr. Waseem Akram, under the Sale Deed dated 09.05.2022, registered as Document No. MLR-1-01140-2022-23, in Book-I, at the Office of Sub-Registrar, Malur Taluk (**Document No. 16**). Pursuant to the execution of the said Sale Deed dated 09.05.2022, we have been provided with the entry made in the Mutation Register extract bearing MR No. H75/2021-22 (**Document No. 17**), evidencing the transfer of khata with respect to land bearing Survey No. 29/2 in the name of M/s. Golden Properties.

13. In this regard, we have been provided with the Power of Attorney dated 17.11.2021, registered as Document No. BNS-4-00628-2021, Book-IV, stored in CD No. BNSD1386, at the Office of Sub-Registrar, Shivajinagara (Banaswadi) (**Document No. 18**), executed by Mr. Abdul Azeez Qader, son of Late A. Qader, appointing Mr. Waseem Akram, son of Moula, authorising him to purchase immovable property, anywhere in India.

We have not been provided with the Family Tree issued by the jurisdictional Tahsildar/Village Accountant reflecting all the family members of (i) Mrs. Shanthamma, (ii) Mrs. Anusuyamma, and (iii) Mrs. Rathnamma. It is stated to be not available. We have been informed that the family members of Mrs. Shanthamma, Mrs. Anusuyama and Mrs. Rathnamma have joined in the execution of the Sale Deed dated 09.05.2022 for reason of abundant caution. Since Mrs. Shanthamma, Mrs. Anusuyamma and Mrs. Rathnamma have executed the Sale Deed in their individual capacity, and their family members do not have any independent share, right, title



and interest over the Subject Property, non-availability of the Family Tree is not a material issue.

14. Mr. G. Srinivasa Reddy, adopted son of Late Chinnanna Reddy confirmed the execution of aforementioned Sale Deed dated 09.05.2022, registered as Document No. MLR-1-01140-2022-23, thereby confirming the right, title and interest of M/s Golden Properties with respect to land bearing Survey No. 29/2, *vide* Deed of Confirmation/Consent dated 23.10.2025, registered on 27.10.2025, as Document No. MLR-1-07697-2025-26, sin Book-I, at the Office of Sub-Registrar, Kolar Taluk (**Document No. 19**). In this regard, we have been provided with a Will dated 29.10.1982 registered as Document No. 43/1982-83 in Book-III, Volume 16, Pages 14 to 17, at the office of the Sub-Registrar, Malur (**Document No. 20**), executed by Mr. Chinnanna Reddy son of Late Abbaiah Reddy bequeathing his assets in favour of his adopted son Mr. Srinivasa Reddy, to corroborate that Mr. Srinivasa Reddy is the adopted son of Mr. Chinnanna Reddy.
15. We note that from the Official Memorandum dated 22.11.2023, bearing No. 556889, issued by the Deputy Commissioner, Kolar District (**Document No. 21**) that land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas i.e., the Subject Property herein has been converted for Residential-Layout purposes. In this regard, we have been provided with the entry made in the Mutation Register extract bearing MR No. T60/2023-24 (**Document No. 22**).
16. Subsequent thereto, we note that M/s. Golden Properties, represented by its Partners namely: (i) Mr. S. A. Malik, son of Late S. A. Khadeer, (ii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, and (iii) Mr. Abdul Azeez Qader, son of Late A. Qader sold the Subject Property to M/s. Mirai Estates LLP, a Limited Liability Partnership incorporated under the provisions of Limited Liability Partnership Act, 2008, represented by its Partner Mr. Rishi Agarwal, son of Ashok Kumar Agarwal, in terms of Sale Deed dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03547-2025-26, at the Office of Sub-Registrar, K.G.F (**Document No. 23**).

V. Development of the Subject Property:

17. With an intention to develop the Subject Property into a residential layout development, M/s. Mirai Estates LLP has entered into a Joint Development Agreement dated 15.12.2025, registered as Document No. MLR-1-09877/2025-26 in Book-I, at the office of the Sub-Registrar, Kolar (Malur), (**Document No. 24**) with Istus Residential Layout Private Limited ('**Istus**'), a



Company incorporated under the provisions of the Companies Act, 1956 ('JDA') for development of the Subject Property into a residential layout development ('Project'). In terms of the JDA, the M/s. Mirai Estates LLP is entitled to 50% of developed saleable sital area in the Project and Istus is entitled to the remaining 50% of the developed saleable sital area in the Project. Istus is entitled to mortgage its share i.e., 50% of the developed saleable sital area in the Subject Property and its development rights in the Subject Property. Under the JDA, Istus is entitled to integrate the Subject Property into adjoining lands and develop the Subject Property along with adjoining lands, as a composite Project. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus (**Document No. 24-A**), which collectively outline its purpose, objects, and scope of operations and management.

18. Pursuant to the JDA, M/s. Mirai Estates LLP has empowered and authorised Istus under the General Power of Attorney dated 15.12.2025, registered as Document No. MLR-4-00576/2025-26, Book-IV, at the Office of Sub-Registrar, Kolar (Malur) (**Document No. 25**), as their constituted attorney *inter alia* to carry out all acts, deeds and things in connection with development of the Project, as contemplated under the JDA.
19. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur (**Document No. 26**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Subject Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 27**).

VI. Partnership Documents:

20. We have been provided with the Reconstitution of Partnership Deed of M/s. Golden Properties, dated 29.02.2020, executed by and between the partners of M/s. Golden Properties (**Document No. 28**), having its principal place of business at S. A. Malik Building, Opposite Government Junior College, Malur Hosur Road, Malur Town, Malur, Kolar District, Karnataka – 563 230. The Partnership originally comprised of 06 (six) partners, namely: (i) Mr. S. A. Malik, son of Late S. A. Khader, (ii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, (iii) Mr. S. A. Nasir, son of Late S. A. Khader, (iv) Mr. Shripal Jain, son of Gautam Chand, (v) Mr. Abdul Azeez Qader, son of Late A. Qader, and (vi) Mr. S. Ashok Kumar, son of A. R. Shivaram. The date of commencement of the Partnership is denoted as 02.05.2019. The business of M/s.



Golden Properties is to undertake construction of apartments, villas, and other civil works of all kinds and all the partners of M/s. Golden Properties are designated as Working Partners.

21. In terms of the said Reconstitution of Partnership Deed dated 29.02.2020, we note that Mr. S. A. Nasir, son of Late S. A. Khader, has retired from the Partnership of M/s. Golden Properties and Mr. Talasila Rajendra Prasad, son of A. R. Shivaram, has been inducted into the Partnership of M/s. Golden Properties. We further note that the continuing partners, namely Mr. S. A. Malik, Mr. A. Ramakrishna Reddy, and Mr. Abdul Azeez Qader, are authorized to execute documents relating to the sale and purchase of immovable properties on behalf of the firm, i.e., M/s. Golden Properties. In this regard, we have been provided with Form-C / Certificate of Registration of M/s. Golden Properties, dated 19.06.2019, bearing Registration No. KLR/F16/2019-20, issued by the Registrar of Firms, Kolar (**Document No. 29**).

We have not been provided with Partnership Deed of M/s. Golden Properties dated 29.02.2020 and Form No. V issued by the Registrar of Firms. They are stated to be not available.

22. We have been provided with the LLP Agreement of M/s. Mirai Estates LLP dated 03.10.2024, executed by and between the partners of M/s. Mirai Estates LLP (**Document No. 30**), having its registered office at No. 73B, Industrial Layout, Koramangala, Bangalore – 560 034. The LLP comprises of Mr. Ashok Agarwal son of Gulab Chand Agarwal, his son Mr. Rishi Agarwal and Mrs. Mamta Agarwal, daughter of Mr. Satish Kumar Gupta as Partners. The date of commencement of the Partnership is denoted as 03.10.2024. Mr. Ashok Kumar Agarwal and Mr. Rishi Agarwal are the Designated Partners of the LLP.

We have not been provided with the Certificate of Incorporation with respect to M/s. Mirai Estates LLP. It is advisable to obtain and verify the same.

VII. Record of Rights, Tenancy and Crops ('RTCs'):

23. We have been provided with the RTCs for the periods: (i) 1965-66 to 1970-71, (ii) 1980-81 to 1985-86, (iii) 1991-92 to 1994-95 and (iv) 2001-02 to 2025-26, with respect to the land bearing Survey No. 29/2 (**Document No. 31**). Entry in the said RTCs are in consonance with the flow of title of Subject property, as discussed in this Report.



We have been provided with the Endorsement dated 28.11.2025, issued by the Office of Tahsildar, Malur (**Document No. 32**) stating that the RTCs with respect to land bearing Survey No. 29/2 for the periods: (i) 1971-72 to 1979-80, (ii) 1986-87 to 1990-91, (iii) 1995-96 to 2000-01 are mutilated and not available.

VIII. Survey Records:

24. We have been provided with Village Map of Chikkatirupathi Village (**Document No. 33**) which denotes the location and shape of Survey No. 29 in Chikkatirupathi Village.
25. We have been provided with the Hissa Survey Tippani dated 01.07.1938 (**Document No. 34**) and RR Pakka Book (**Document No. 35**) issued with respect to land Survey No. 29, which denotes that land bearing Survey No. 29 measuring 04 Acres 38 Guntas was bifurcated on 01.07.1938, into 02 (two) sub-divisions viz., Survey No. 29/1 and Survey No. 29/2. We note that Mrs. Channakka was recorded as the hissedar of the land bearing Survey No. 29/2, measuring 02 Acres 20 Guntas.
26. Extract of Karnataka Revision Settlement Akarbandh issued with respect to Subject Property (**Document No. 36**) denote that the total and actual extent of Survey No. 29/2 is 02 Acres 20 Guntas, there being no kharab land.
27. Extract of Hudbust issued with respect to Survey No. 29/2 (**Document No. 37**), denotes the shape and boundaries of the Subject property. We infer from the said Hudbust that there are no encroachments on the Subject Property.

IX. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and Property Tax Paid Receipts with respect to the Subject Property. We have been informed that the property tax would be paid and E-khata would be obtained at the time of issuance of Final Residential Layout Plan.

X. Encumbrance Certificates ('ECs'):



28. We have been provided with the EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2, measuring 02 Acres 20 Guntas, for the period 01.04.1930 to 31.03.2004 (**Document No. 38**). Entries in the said EC are in consonance with the flow of title of land bearing Survey No. 29/2, as discussed in this Report, for that period.
29. We have been provided with the EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2, for the period 01.04.1940 to 31.03.1965 (**Document No. 39**). Entries in the said EC are in consonance with the flow of title with respect to land bearing Survey No. 29/2, as discussed in this Report, for that period.
30. We have been provided with Nil EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas, for the period 01.04.1965 to 31.03.1990 (**Document No. 40**).
31. We have been provided with Nil EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas, for the period 01.04.1990 to 31.03.2004 (**Document No. 41**).
32. We have been provided with Nil EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas, for the period 01.04.2004 to 23.08.2021 (**Document No. 42**).
33. We have been provided with EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2 measuring 02 Acres 20 Guntas, for the period 24.08.2021 to 23.09.2025 (**Document No. 43**). Entries in the said EC are in consonance with the flow of title of the Subject Property discussed in this Report, for that period.
34. We have been provided with the EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2, measuring 02 Acres 20 Guntas, for the period 23.08.2021 to 29.11.2025 (**Document No. 44**). Entries in the said EC is in consonance with the flow of title of the Subject Property discussed in this Report, for that period.

XI. Endorsements:

We have not been provided with the following documents:



- (i) Latest Endorsement issued by the jurisdictional Assistant Commissioner to the effect that no proceedings have been initiated/pending with respect to Subject Property under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
- (ii) Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Subject Property; and
- (iii) Latest Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Subject Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

In view of the fact that the Subject Property is converted for non-agricultural residential purposes and the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XII. Litigation:

35. We have not conducted any independent online litigation search in the name of the present owner of the Subject Property.

XIII. Mortgages and Charges:

36. We have been informed by the present owner of the Subject Property that there is no subsisting mortgage with respect to the Subject Property.

We note from the EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 29/2, for the period 01.04.1940 to 31.03.1965 that Mr. Kaakappa, had mortgaged the Subject property in favour of Mrs. Akkamma *vide* Mortgage Deed dated 30.04.1941, bearing Document No. 1289.



We had sought for the document evidencing the discharge of the said Mortgage. We have been informed that the said document is not available.

We have not been provided with any document evidencing discharge of the above-mentioned mortgage. Mr. Kaakappa eventually sold land bearing Survey No. 29/2 in favour of Mr. Abbaiah Reddy vide Sale Deed dated 01.05.1947, (as discussed in Paragraph No. 3 of this Report).

In view of the fact that considerable time has since elapsed and that Mrs. Akkamma has neither objected to sale of land bearing Survey No. 29/2 in favour of Mr. Abbaiah Reddy nor it appears that she has filed any proceeding on record, for repayment of loan amount, any claim by Mrs. Akkamma, is barred by limitation of time.

XIV. Original inspection:

37. **We have not verified original documents pertaining to the Subject Property.**

XV. Public Notice:

38. Public Notice was issued on 23.08.2025 with respect to the Subject Property, in Times of India (English Edition) & Vijaya Karnataka (Kannada Edition), both having circulation in Bangalore and Kolar, calling for objections if any, on the joint development arrangement with respect to the Subject Property. In response to the same, we have not received any objections as on date of issue of this Report.

XVI. Opinion on the Title of the Subject Property:

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

- (i) M/s. Mirai Estates LLP, having its registered office at No. 73B, Industrial Layout, Koramangala, Bangalore, Bangalore South, Karnataka, India, 560034, is the absolute owner, having clear, marketable title with respect to residentially converted land bearing Survey No. 29/2, measuring 02 Acres 20 Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (i.e., Subject Property herein).



M/s. Mirai Estates LLP has acquired the Subject Property under the Sale Deed dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03547-2025-26;

- (ii) M/s. Mirai Estates LLP has entered into a Joint Development Agreement dated 15.12.2025, registered as Document No. MLR-1-09877/2025-26 with Istus Residential Layout Private Limited, a Company incorporated under the provisions of the Companies Act, 2013, having its registered office at 6A, 2nd Floor, Kabra Excelsior, 7th Cross, 1st Block, Koramangala, Bangalore, Karnataka India 560034 for development of the Subject Property along with lands adjoining the Subject Property, into residential layout development (more fully discussed in Paragraph 17 of this Report). In terms of the JDA, M/s. Mirai Estates LLP and Istus are equally entitled to developed saleable sital area in the Project; and
- (iii) Pursuant to the Joint Development Agreement dated 15.12.2025, registered as Document No. MLR-1-09877/2025-26, Istus has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Subject Property (along with other lands situated at Chikkatirupathi Village) into a residential plotted development.



Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru

This Title Report is subject to the following qualifications:

- (a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*



- (b) *This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) *This Title Report provides our view on the marketability of title with respect to the Subject Property and does not purport to comment on its suitability for development.*
- (d) *This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*
- (e) *We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (f) *We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Subject Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; & Ms. Anagha Bharadwaj, Associate.

Istus Residential Layout Private Limited

Date: January 22, 2026

No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by Istus Residential Layout Private Limited, a Company, having its registered office at No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of lands bearing: (i) Survey No. 31/3 measuring 1 Acre 16 Guntas (no kharab land), converted for residential purposes ('**Property-A**'); and (ii) Survey No. 31/4 measuring 10 ½ Guntas (no kharab land) ('**Property-B**'), both situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (Property-A and Property-B together admeasure 02 Acres 26 ½ Guntas and are hereinafter collectively referred to as the '**Composite Property**'). We have been informed by the Client that the Composite Property is intended to be developed into a residential layout.

II. Description of the Composite Property:

A. Description of Property-A:

All that piece and parcel of land bearing Survey No. 31/3 measuring 1 Acre 16 Guntas (no kharab land), converted for residential-layout purposes situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-A is bounded as follows:

East by	:	Land belonging to Vijaya Bhaskar Reddy;
West by	:	Land bearing Survey No. 31/1;
North by	:	Land belonging to Munireddy; and
South by	:	Land bearing Survey No. 30.

[The boundaries stated above, are as per the Official Memorandum dated 12.04.2024 bearing No. 647141]

B. Description of Property-B:

All that piece and parcel of agricultural land being portion measuring 10 ½ Guntas in Survey No. 31/4 (no kharab land), situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-B is bounded as follows:

East by : Land bearing Survey No. 31/3;
West by : Remaining portion of Survey No. 31/4;
North by : Land belonging to Munireddy; and
South by : Land bearing Survey No. 30.

[The boundaries stated above, are as per the Sale Deed dated 03.10.2025, registered as Document No. 6885/2025-26]

III. List of documents/information provided:

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

Sl. No.	Particulars of Documents
1.	Illegible copy of Order passed by the Land Tribunal, bearing No. LRF 1376/1974-75;
2.	Order passed by the Office of Special Tahsildar bearing No. PRM 325/1979-78, with respect to Survey No. 31, measuring 02 Acres 36 Guntas;
3.	Form 10 extract issued by the jurisdictional Tahsildar, pursuant to Order bearing No. LRF 1376/1974-75 and PRM 325/1979-78;
4.	Mutation Register extract bearing MR No. 20/1987-88;
5.	Endorsement dated 27.06.2022, issued by the Tahsildar bearing No. 330/2022-23, confirming the non-availability of Index of Lands, Record of Rights Register and RTCs with respect to Survey No. 31;

Sl. No.	Particulars of Documents
6.	Affidavit dated 09.10.2023 sworn by Mr. Y. Krishnappa son of Late Yallappa, denoting the Genealogical Tree of Mr. Munishami <i>alias</i> Dhobi Muniswamy;
7.	Mutation Register extract, bearing MR No. 5/1988-89;
8.	Mutation Register extract, bearing MR No. 11/1993-94;
9.	Entry made in the Mutation Register extract bearing MR No. 06/1999-2000;
10.	Hissa Survey Tippany dated 11.11.1998;
11.	Partition Deed dated 30.10.2023 (Registered as Document No. MLR-1-06696-2023-24, Book-I, at the Office of the Sub-Registrar, Malur), by and amongst the family members of Mr. Krishnappa, son of Late Yellappa;
12.	Entry made in the Mutation Register extract bearing MR No. H31/2023-24;
13.	Affidavit dated 10.10.2023, sworn by Mr. Y. Krishnappa son of Late Yallappa;
14.	Agreement for Sale dated 02.02.2023 (Registered as Document No. MLR-1-10048-2022-23, in Book – I, CD No. MLRD1206, at the Office of Sub-Registrar, Malur) executed by Mr. Krishnappa, son of Late Yallappa and Others in favour of (i) Mr. S. A. Malik, son of S. A. Khadir Saab (ii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, and (iii) Mr. S. A. Nasir, son of S. A. Khadir Saab, with respect to Survey No. 31/1, measuring 01 Acre, 20 Guntas (Out of 02 Acres 16 Guntas);
15.	Sale Deed dated 22.11.2023 (Registered on 01.12.2023, as Document No. MLR-1-07759-2023-24, in Book – I, at the Office of Sub-Registrar, Malur) executed by Mr. Krishnappa, son of Late Yallappa and Others in favour of (i) Mr. S. A. Malik, son of S. A. Khadir Saab (ii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, and (iii) Mr. S. A. Nasir, son of S. A. Khadir Saab, with respect to Survey No. 31/1, measuring 01 Acre, 16 Guntas (Out of 02 Acres 16 Guntas);

Sl. No.	Particulars of Documents
16.	Confirmation Deed dated 10.11.2025, registered on 11.11.2025, as Document No. MLR-1-8301-2025-26 executed by Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy and Mr. S. A. Nasir, son of S. A. Khader Sab in favour of Mr. Syed Abdul Malik with respect to Property-A;
17.	Entry made in the Mutation Register extract bearing MR No. H37/2023-24;
18.	Official Memorandum dated 12.04.2024, bearing No. 647141, issued by the Office of the Deputy Commissioner, Kolar District, converting Property-A for Layout-Residential purposes;
19.	Affidavit dated 27.03.2024, attested by the present owner of Property-A, Mr. Syed Abdul Malik <i>alias</i> Mr. S. A. Malik, son of S. A. Khader Sab;
20.	Challan dated 05.04.2024, evidencing payment of conversion fee with respect to Property-A;
21.	Entry made in the Mutation Register extract bearing MR No. T88/2023-24;
22.	Release Deed dated 01.12.2023, registered as Document No. MLR-1-07764-2023-24, stored in Book-I, at the Office of Sub-Registrar, Malur Taluk, Kolar District;
23.	Partition Deed dated 09.04.2025, registered on 15.04.2025, on MLR-1-00420-2025-26, stored in Book-I, at the Office of Sub-Registrar, Malur Taluk, Kolar District;
24.	Entry made in the Mutation Register extract bearing MR No. H64/2024-25;
25.	Entry made in the Mutation Register extract bearing MR No. T101/2024-25;
26.	Genealogical Tree dated 09.10.2025, of Mr. Venkateshappa, son of Late Yallappa, reflecting all his family members, issued by the Deputy Tahsildar;
27.	Agreement for Sale dated 26.07.2025, registered on 28.07.2025, as Document No. MLR-04174-2025-26, at the Office of Sub-Registrar, Malur Taluk, Kolar District;

Sl. No.	Particulars of Documents
28.	Sale Deed dated 03.10.2025, registered on 04.10.2025, as Document No. MLR-1-06885-2025-26, stored in Book-I, at the Office of Sub-Registrar, Malur Taluk, Kolar District;
29.	Entry made in the Mutation register extract bearing MR No. H30/2025-26;
30.	Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Kolar Gold Field), with Istus Residential Layout Private Limited;
30-A.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
31.	General Power of Attorney dated 31.10.2025 registered on 03.11.2025, as Document No. KGF-4-00253-2025-26, stored in Book-IV, at the Office of Sub-Registrar, Kolar (Kolar Gold Field);
32.	Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur;
33.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project;
34.	RTCs for the periods: (i) 1965-66 to 1974-75; (ii) 1991-92 to 1995-96; and (iii) 2001-02 with respect to the Larger Extent;
35.	Endorsement dated 27.06.2022, issued by the Tahsildar bearing No. 330/2022-23, issued by the Office of Tahsildar, Malur Taluk;
36.	Endorsement dated 08.12.2025, bearing No. RK/R/CR/353/2025-26, issued by the Office of Tahsildar, Malur Taluk;
37.	RTCs issued for the period 2004-05 to 2023-24 with respect to the land bearing Survey No. 31/1, measuring 02 Acres 16 Guntas;

Sl. No.	Particulars of Documents
38.	RTCs issued for the period 2024-25 and 2025-26 with respect to Property-A;
39.	RTCs issued for the period 2024-25 and 2025-26 with respect to Property-B;
40.	Extract of Moola Tippani with respect to Survey No. 31;
41.	Village Map of Chikkatirupati Village;
42.	Hissa Survey Tippani and RR Pakka Book issued with respect to Survey No. 31 measuring 02 Acres 16 Guntas;
43.	Hissa Survey Tippani dated 24.01.2025 and RR Pakka Book issued with respect to Survey No. 31/1 measuring 01 Acre;
44.	Karnataka Revision Settlement Akarband issued with respect to Survey No. 31/3;
45.	Encumbrance Certificate issued by the jurisdictional Sub-Registrar with respect to Survey No. 31/1, measuring 02 Acres 16 Guntas for the period 01.04.1965 to 31.03.2004;
46.	Nil Encumbrance Certificate issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 31/1, measuring 02 Acres 16 Guntas, for the period 01.04.1965 to 31.03.2004;
47.	Encumbrance Certificate issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 31/3, measuring 01 Acre 16 Guntas, for the periods 01.03.2004 to 14.03.2024 and 01.04.2024 to 29.11.2025.

IV. Title Flow:

Our analysis and observations upon review of the photocopies of the aforementioned documents are as follows:

Flow of Title with respect to the land bearing Survey No. 31 measuring 02 Acre 36 Guntas:

1. In terms of the Order passed by the Land Tribunal, bearing LRF No. 1376/1974-75 (**Document No. 01**) and the Order passed by the Office of Special Tahsildar, bearing PRM No. 325/1979-78 (**Document No. 02**), we note that Mr. Dhobi Muniswamy (name of the grantee is not very clearly legible) was registered as the occupant of the land bearing Survey No. 31, measuring 02 Acres 36 Guntas ('**Larger Extent**'). In this regard, we have been provided with Form 10 Certificate (date is not legible) issued by the jurisdictional Tahsildar (**Document No.03**) and the entry made in the Mutation Register extract bearing MR No. 20/1987-88 (**Document No. 04**) recording Mr. Dhobi Muniswamy as the khatedar of the Larger Extent, pursuant to the said Order passed by the Land Tribunal.

We have not been provided with legible certified copy of the Order passed by the Land Tribunal, bearing LRF No. 1376/1974-75, the Order passed by the Office of Special Tahsildar, bearing PRM No. 325/1979-78 and the Form 10 extract issued by the jurisdictional Tahsildar. It is advisable to obtain and verify the same.

2. We have been provided with an Endorsement dated 27.06.2022, bearing No. RTI/CR/330/2022-23 issued by the Office of Tahsildar, Malur Taluk (**Document No.05**), to the effect that the register comprising Index of Lands and Record of Rights Register extract with respect to the land bearing Survey No. 31 of Chikkatirupathi Village are mutilated and accordingly a copy of the said documents cannot be issued.
3. We note from the Affidavit dated 09.10.2023 sworn by Mr. Y. Krishnappa son of Late Yallappa, denoting the Genealogical Tree of Mr. Munishami *alias* Dhobi Muniswamy (**Document No. 06**) which denotes that Mr. Munishami (now deceased) and his wife Mrs. Akkamma (now deceased) had 04 (four) children, namely: (i) Mrs. Yallamma (now deceased), (ii) Mrs. Chinnamma (now deceased), (iii) Mrs. Venkatamma (now deceased) and (iv) Mr. Yallappa (now deceased). It is further noted that:
 - i. Mrs. Yallamma (now deceased) had 03 (three) children, namely: (a) Mr. Rajamma, (b) Mr. Krishnappa and (c) Mrs. Gowramma;
 - ii. Mrs. Chinnamma (now deceased) had 04 (four) children, namely: (a) Mr. Gopalappa, (b) Mr. Muniyappa, (c) Mrs. Lakkamma and (d) Mrs. Parvathamma;



- iii. Mrs. Venkatamma (now deceased) had 06 (six) children, namely: (a) Mr. Muniyappa, Mr. Venkatagiriappa, Mr. Giddappa, Mr. Narayanappa, Mrs. Chinnamma and Mrs. Vasanthamma; and
- iv. Mr. Yallappa (now deceased) and his wife Mrs. Mallamma (now deceased) had four children, namely: (i) Late Muniyamma, (ii) Mr. Y. Krishnappa, (iii) Mr. Venkateshappa and (iv) Mrs. Shanthamma.

We have not been provided with the Death Certificates of Mr. Munishami and his deceased legal heirs. They are stated to be not available.

- 4. Further, we note from the entry made in the Mutation Register extract, bearing MR No. 5/1988-89 (**Document No.07**) that Mr. Dhobi Muniswamy died intestate leaving behind his son Mr. Yallappa and daughter-in-law Mrs. Mallamma. Subsequently, Mr. Yallappa, son of Dhobi Muniswamy also died intestate leaving behind his wife Mrs. Mallamma and sons Mr. Y. Krishnappa and Mr. Venkateshappa. Upon the death of Mr. Dhobi Muniswamy and Mr. Yallappa, the eldest son of Late Yallappa, i.e., Mr. Y. Krishnappa, was recorded as the khatedar of the Larger Extent.
- 5. We note from the entry made in the Mutation Register extract, bearing MR No. 11/1993-94 (**Document No. 08**) that Mr. Y. Krishnappa, son of Late Yallappa conveyed the land bearing Survey No. 31, measuring 20 Guntas (a portion of Larger Extent) in favour of Mr. Nanjappa, son of Baalappa *vide* Sale Deed dated 16.08.1993, registered as Document No. 696/1993-94. Subsequent to the said conveyance, an extent of 02 Acres 16 Guntas continued to remain with Mr. Y. Krishnappa (Property-A, i.e., Survey No. 31/3 and Property-B, i.e., Survey No. 31/4 have been carved out of the said remaining extent, i.e., 02 Acres 16 Guntas.)

We have not been provided with the Sale Deed dated 16.08.1993, registered as Document No. 696/1993-94. However, the portion of land conveyed by virtue of Sale Deed dated 16.08.1993 does not form part of this report. Hence, we have not insisted on its production.

- 6. We note from the entry made in the Mutation Register extract, bearing MR No. 06/1999-2000 (**Document No. 09**) that Mr. Y. Krishnappa, son of Late Yallappa was recorded as the khatedar of the remaining extent of the land measuring 02 Acres 16 Guntas in Survey No. 31, by virtue of the Order passed by the Shirastedar bearing No. 209/1999-2000.
- 7. We have been provided with the Hissa Survey Tippany dated 11.11.1998 (**Document No.10**), that the land bearing Survey No. 31, measuring 02 Acres 36 Guntas was bifurcated into 02



(two) subdivisions, i.e., Survey No. 31/1, measuring 02 Acres 16 Guntas and Survey No. 31/2, measuring 20 Guntas. We note from the said document that Mr. Y. Krishnappa was the hissedar of the land bearing Survey No. 31/1, and Mrs. Muniyamma was the hissedar of the land bearing Survey No. 31/2.

8. Thereafter, the legal heirs of Late Munishami *alias* Dhobi Muniswamy i.e., (i) Mr. Y. Krishnappa, son of Late Yallappa; (ii) Mrs. Raajamma, Mr. Krishnappa and Mrs. Gowramma, all children of Late Yallamma; (iii) Mr. Gopalappa, Mr. Muniyappa, Mrs. Lakshamma, and Mrs. Parvathamma, all children of Late Chinnamma; (iv) Mr. Muniyappa, Mr. Venkatagiriappa, Mr. Giddappa, Mr. Narayanappa, Mrs. Chinnamma and Mrs. Vasanthamma, all children of Late Venkatamma, effected a partition of their joint family properties including land bearing Survey No. 31/1 measuring 02 Acres 16 Guntas in terms of the Partition Deed dated 30.10.2023, registered on 31.10.2023, as Document No. MLR-1-06696-2023-24 in Book-I, at the office of Sub-Registrar, Malur Taluk (**Document No.11**) whereby the land bearing Survey No. 31/1, measuring 02 Acres 16 Guntas was allotted to the exclusive share of Mr. Y. Krishnappa, son of Late Yallappa. Pursuant to the said partition, we note from the entry made in the Mutation Register extract bearing MR No. H31/2023-24 (**Document No.12**) that Mr. Y. Krishnappa, son of Late Yallappa was recorded as the khatedar of the land bearing Survey No. 31/1, measuring 02 Acres 16 Guntas.
9. We note from the aforementioned Partition Deed dated 30.10.2023, that Mrs. Muniyamma, Mrs. Shantamma and Mr. Venkateshappa, all children of Late Yallappa were not included as parties to the said Partition. Nevertheless, we note that the said legal heirs of Late Yallappa have eventually joined as a Vendors in the subsequent transactions with respect to the Composite Property (discussed hereafter).

The Affidavit dated 09.10.2023, denoting the Family Tree of Late Munishami does not record the details of Late Munishami's deceased daughters' spouse(s). We are informed by the Client that all surviving legal heirs of Late Yallamma, Late Chinnamma and Late Venkatamma have been included as parties to the Partition Deed dated 30.10.2023.

Flow of Title with respect to land bearing Survey No. 31/1 measuring 1 Acre 16 Guntas i.e., Property-A herein:

10. We note from the Affidavit dated 10.10.2023, sworn by Mr. Y. Krishnappa son of Late Yallappa, denoting the Genealogical Tree of Late Yallappa (**Document No. 13**) that Mr. Yallappa (now deceased) and his wife Mrs. Mallamma (now deceased) had 04 (four) children, namely: (i) Mrs.



Muniyamma (now deceased), (ii) Mr. Y. Krishnappa, (iii) Mr. Venkateshappa and (iv) Mrs. Shanthamma. It is further noted that:

- i. Mrs. Muniyamma (now deceased) had 02 (two) daughters, namely: (a) Mrs. Lakshmi, and (c) Mrs. Manjula;
- ii. Mr. Y. Krishnappa is married to Mrs. Chinnamma and they have 02 (two) sons, namely: (a) Mr. Muniraju and (b) Mr. Ramesha. Mr. Muniraju is married to Mrs. Roopa and they have 02 (two) minor daughters, Ms. Hemavathi and Ms. Harshitha. Mr. Ramesha is married to Mrs. Prathibha and they have 02 (two) minor children, Ms. Yashaswini and Master Kishan;
- iii. Mr. Venkateshappa is married to Mrs. Lakshamma and they have 02 (two) sons, namely: (a) Mr. Murali V and (b) Mr. Rajeeva. Mr. Murali V is married to Mrs. Mamatha and they have a minor daughter Ms. Gaanavi. Mr. Rajeeva is married to Mrs. Lakshamma and they have a minor son Master Yuvaraj; and
- iv. Mrs. Shanthamma is unmarried and does not have any children.

We have not been provided with the following Death Certificate of Mrs. Muniyamma. It is stated to be not available.

11. Mr. Y. Krishnappa, Mr. Venkateshappa and Mrs. Shanthamma, all children of Late Yallappa, along with Mr. Muniraja K and Mr. Ramesha K, both sons of Y. Krishnappa and; Mr. Murali V, Mr. Rajeev V and Mrs. Lakshmi, all children of Mr. Venkateshappa agreed to sell portion measuring 1 Acre 20 Guntas in Survey No. 31/1 in terms of an Agreement for Sale dated 02.02.2023, registered as Document No. MLR-1-10048-2022-23, stored in Book-I, CD No. MLRD1206, at the Office of Sub-Registrar, Malur Taluk, Kolar District (**Document No. 14**), in favour of (i) Mr. Syed Abdul Malik *alias* Mr. S. A. Malik, son of S. A. Khader Sab, (ii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy and (iii) Mr. S. A. Nasir, son of S. A. Khader Sab.
12. Thereafter, (i) Mr. Y. Krishnappa, son of Late Yallappa; (ii) Mr. Muniraja K, son of Krishnappa (acting for self and as father and natural guardian of his minor children Ms. Hema and Ms. Harshitha); (iii) Mrs. Roopa, wife of Mr. Muniraja, (iv) Mr. Ramesha K., son of Krishnappa (acting for self and as father and natural guardian of his minor children Ms. Yashaswini and Mr. Kishan); (v) Mrs. Prathiba V, wife of Mr. Ramesha K. (vi) Mr. Venkateshappa, son of Late Yallappa, (vii) Mr. Murali V, son of Venkateshappa; (viii) Mrs. Mamatha, wife of Mr. Murali V. (acting for self and as mother and natural guardian of his minor daughter Ms. Ganavi); (ix) Mr. Rajeev V, son of Mr. Venkateshappa; (x) Mrs. Lakshmi S, wife of Mr. Rajeev V (acting for self



and as mother and natural guardian Mr. Viraa R.); (xi) Mrs. Lakshmi *alias* Lakshamma, daughter of Late Muniyamma (xii) Mrs. Manjula, daughter of Late Muniyamma, and (xiii) Mrs. Shanthamma, daughter of Late Yallappa, sold a portion of land measuring 1 Acre 16 Guntas in land bearing Survey No. 31/1, in favour of Mr. Syed Abdul Malik *alias* Mr. S. A. Malik, son of S. A. Khader Sab *vide* Sale Deed dated 22.11.2023, registered on 01.12.2023, as Document No. MLR-1-07759-2023-24 stored in Book-I, CD No. MLRD1206, at the Office of Sub-Registrar, Malur Taluk, Kolar District (**Document No. 15**).

We note from the Affidavit dated 10.10.2023, denoting the Family Tree of Late Yallappa that the name of Mr. Rajeev's son is recorded as Master Yuvaraj and the Sale Deed dated 22.11.2023 records the same as Mr. Viraa R. We have been informed by the Client that the entry in the Affidavit dated 10.10.2023 is a typographical error.

We note from the recitals of the Sale Deed dated 22.11.2023, registered on 01.12.2023, as Document No. MLR-1-07759-2023-24 that the entire Sale Consideration of Rs. 1,12,00,000/- (Rupees One Crore Twelve Lakhs Only) was paid by M/s. Golden Builders and Developers, a partnership firm, instead of Mr. Syed Abdul Malik. In this regard, it is advisable to obtain and verify a Letter of Confirmation Cum Undertaking, from M/s. Golden Builders and Developers, Mr. A. Ramakrishna Reddy and Mr. S. A. Nasir, confirming the right, title and interest of Mr. Syed Abdul Malik with respect to Property-A.

13. Upon the execution of the Sale Deed dated 22.11.2023, the agreement holders Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy and Mr. S. A. Nasir, son of S. A. Khader Sab confirmed the right, title and interest of Mr. Syed Abdul Malik *alias* Mr. S. A. Malik, son of S. A. Khader Sab with respect to Property-A, under the Confirmation Deed dated 10.11.2025, registered on 11.11.2025, as Document No. MLR-1-8301-2025-26, in Book – I, at the Office of Sub-Registrar, Malur Taluk, Kolar District (**Document No. 16**).
14. Subsequent thereto, we note from the entry made in the Mutation Register extract bearing MR No. H37/2023-24 (**Document No. 17**), that Mr. Syed Abdul Malik *alias* Mr. S. A. Malik, son of S. A. Khader Sab has been recorded as the khatedar of Property-A.
15. We note from the Official Memorandum dated 12.04.2024, bearing No. 647141, issued by the Deputy Commissioner, Kolar District (**Document No. 18**) that the land bearing Survey No. 31/3, measuring 01 Acre 16 Guntas, i.e., Property-A herein has been converted for Residential-Layout purposes. In this regard, we have been provided with the Affidavit dated 27.03.2024,



attested by the present owner of Property-A, Mr. Syed Abdul Malik (**Document No.19**), Challan dated 05.04.2024, evidencing payment of conversion fee with respect to Property-A (**Document No. 20**) and entry made in the Mutation Register extract bearing MR No. T88/2023-24 (**Document No.21**) recording the said conversion.

Flow of Title with respect to Property-B, i.e., the land bearing Survey No. 31/4, measuring 10 ½ Guntas (earlier part of Survey No. 31/1):

16. As discussed in Paragraph 8 above, Mr. Krishnappa was allotted land bearing Survey No. 31/1 measuring 2 Acres 16 Guntas under the Partition Deed dated 30.10.2023. However, his siblings Mrs. Muniyamma, Mrs. Shantamma and Mr. Venkateshappa, all children of Late Yallappa were not included as parties to the said Partition.
17. We note from the Affidavit dated 10.10.2023 that Mrs. Muniyamma, daughter of Late Yallappa had passed away. We have not been provided with her Death Certificate. It is stated to be not available.
18. Mrs. Lakshmi and Mrs. Manjula, both daughters of Late Muniyamma, and Mrs. Shantamma, released and relinquished all their share, right, title and interest over the land bearing Survey No. 31/1, measuring 01 Acre, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District in favour of their brothers Mr. Krishnappa and Mr. Venkateshappa, both sons of Late Yellappa, under the Release Deed dated 01.12.2023, registered as Document No. MLR-1-07764-2023-24, stored in Book-I, at the Office of Sub-Registrar, Malur Taluk, Kolar District (**Document No.22**).
19. Subsequently, Mr. Y. Krishnappa and Mr. Venkateshappa, both sons of Late Yallappa, executed a Partition Deed dated 09.04.2025, registered on 15.04.2025, on MLR-1-00420-2025-26, stored in Book-I, at the Office of Sub-Registrar, Malur Taluk, Kolar District (**Document No. 23**) with respect to the land bearing Survey No. 31/1, measuring 01 Acre, wherein 20 Guntas (from and out of 01 Acre) was allotted to the share of Mr. Y. Krishnappa, son of Late Yallappa and the remaining 20 Guntas was allotted to the share of Mr. Venkateshappa, son of Late Yallappa.
20. Pursuant thereto, we note from the entry made in the Mutation Register extract bearing MR No. H64/2024-25 (**Document No. 24**) that Mr. Y. Krishnappa was recorded as the khatedar of the portion of the land bearing Survey No. 31/1, measuring 20 Guntas and Mr. Venkateshappa was recorded as the khatedar of the remaining portion of the land bearing Survey No. 31/1, measuring 20 Guntas.



21. Thereafter, we note from the Hissa Survey Tippani dated 21.04.2025 and RR Pakka Book dated 21.04.2025 that the land bearing Survey No. 31/1, measuring 01 Acre was subject to phodi and was bifurcated into 02 (two) sub-divisions viz., Survey No. 31/1, measuring 20 Guntas and 31/4 measuring 20 Guntas. Pursuant to the said phodi, we have been provided with the entry made in the Mutation Register extract bearing MR No. T101/2024-25 (**Document No. 25**), wherein, we note that Mr. Y. Krishnappa was recorded as the khatedar of the land bearing Survey No. 31/1, measuring 20 Guntas and Mr. Venkateshappa was recorded as the khatedar of the land bearing Survey No. 31/4, measuring 20 Guntas.
22. We have been provided with the Genealogical Tree dated 09.10.2025, of Mr. Venkateshappa, son of Late Yallappa, issued by the office of Deputy Tahsildar, Malur Taluk, denoting all his family members (**Document No.26**). We note from the said Genealogical Tree that Mr. Venkateshappa, son of Late Yallappa and his wife Mrs. Lakshmi have 02 (two) sons, namely: Mr. V. Murali and Mr. V. Rajeev. We further note that Mr. V. Murali is married to Mrs. Mamatha M, and they have 02 (two) minor daughters, Ms. Gaanavi M and Ms. Deeksha M; Mr. V. Rajeev is married to Mrs. Lakshmi S and they have a minor son, Master Viraaj R.
23. Thereafter, (i) Mr. Venkateshappa, son of Late Yallappa, (ii) Mrs. Lakshmi, wife of Venkateshappa, (iii) Mr. V. Murali (acting for self and as a minor guardian of his minor daughter Ms. Gaanavi M), (iv) Mr. V. Rajeev (acting for self and as a minor guardian for his son Master Viraat R), agreed to sell a portion of land measuring 10 ½ Guntas in Survey No. 31/4 (out of 20 Guntas) i.e., Property-B herein, in favour of M/s. Golden Developers and Builders, a Partnership Firm, in terms of an Agreement for Sale dated 26.07.2025, registered on 28.07.2025, as Document No. MLR-04174-2025-26, at the Office of Sub-Registrar, Malur Taluk, Kolar District (**Document No. 27**). We observe that a certain amount of advance sale consideration was paid by M/s Golden Developers and Builders to the vendors.

We note that the name of Mr. V. Rajeev's son has been erroneously recorded as Master Viraat R, instead of Master Viraaj R in the Agreement for Sale dated 26.07.2025, registered on 28.07.2025, as Document No. MLR-04174-2025-26. The same is said to be a typographical error and we note that the name of Mr. V. Rajeev's son, Master Viraaj R has been accurately recorded in the subsequent Sale Deed dated 03.10.2025, discussed hereinbelow.

24. Pursuant thereto, (i) Mr. Venkateshappa, son of Late Yallappa, (ii) Mrs. Lakshmi, wife of Venkateshappa, (iii) Mr. V. Murali (acting for self and as a minor guardian of his minor daughter



Ms. Gaanavi M), (iv) Mr. V. Rajeev (acting for self and as a minor guardian of his minor son Master Viraaaj R), sold Property-B in favour of the Partners of M/s. Golden Developers and Builders, namely: (i) Mr. Appanna Ramakrishna Reddy *alias* A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, (ii) Mr. Syed Abdul Nasir, son of Late S. A. Khader and (iii) Mr. Syed Abdul Malik *alias* Mr. S. A. Malik, son of S. A. Khader Sab, *vide* Sale Deed dated 03.10.2025, registered on 04.10.2025, as Document No. MLR-1-06885-2025-26, stored in Book-I, at the Office of Sub-Registrar, Malur Taluk, Kolar District (**Document No. 28**).

25. We have been provided with the entry made in the Mutation Register extract bearing MR No. H30/2025-26, recording the transfer of khata with respect to Property-B in the names of (i) Mr. Appanna Ramakrishna Reddy *alias* A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, (ii) Mr. Syed Abdul Nasir, son of Late S. A. Khader and (iii) Mr. Syed Abdul Malik *alias* Mr. S. A. Malik, son of S. A. Khader Sab (**Document No. 29**), pursuant to the Sale Deed dated 03.10.2025.

It is clarified by the Client that although the Purchasers in the above-mentioned Sale Deed dated 03.10.2025 are denoted as Partners of M/s. Golden Developers and Builders, they have acquired Property-B in their individual capacity and not in their capacity as 'Partners' of M/s. Golden Developers and Builders. Further, the khata with respect to Property-B is mutated in the name of the above-mentioned purchasers in all revenue records *vide* entry in Mutation Register extract bearing MR No. H30/2025-26.

Nevertheless, it is advisable to obtain a Letter of Confirmation from M/s. Golden Builders and Developers confirming it does not have any right, title and interest in Property-B.

We observe that Ms. Deeksha, minor daughter of Mr. Murali is not included as party to the Sale Deed dated 03.10.2025. However, we note that vendors have executed the said Sale Deed for the purposes of legal and family necessities. Therefore, possibility of any claim from Ms. Deeksha, upon her attaining the age of majority, is remote.

V. Development of the Composite Property:

26. With an intention to develop the Composite Property and lands comprised in Survey Nos. 57/3, 58/1, 58/3, 58/5, 58/6, 58/7, 58/9, 58/10 58/11 and 58/12, all situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District, collectively admeasuring 10 Acres 4 ½ Guntas (**'JDA Land'**), (i) Mr. Syed Abdul Malik, son of Late Syed Abdul Khadeer Sab; (ii) Mr. A. Ramakrishna



Reddy, son of Late Patel Appanna Reddy; (iii) M/s. Golden Associates, a Partnership Firm; (iv) Mr. Abdul Aziz Qader, son of Late A. Qader; (v) Mr. Gautham Chand, son of Bavarlal; (vi) Mr. Shripal Jain, son of Goutham Chand; and (vii) Mr. Syed Abdul Nasir, son of Late S. A. Khader (**'Landowners of JDA Land'**) entered into a Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Kolar Gold Field), with Istus Residential Layout Private Limited, a Company incorporated under the provisions of the Companies Act, 1956 (**'Istus'**) (**Document No. 30**) (**'JDA'**) for development of the JDA Land into a residential layout development (**'Project'**). In terms of the JDA, the Landowners of the JDA Land are entitled to 50% of developed saleable sital area in the JDA Land and Istus is entitled to the remaining 50% of the developed saleable sital area in the JDA Land. Istus is entitled to mortgage its share i.e., 50% of the developed saleable sital area in the JDA Land and its development rights in the JDA Land. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus (**Document No. 30-A**), which collectively outline its purpose, objects, and scope of operations and management.

27. Pursuant to the JDA, the Landowners of the JDA Land have empowered and authorised Istus under the General Power of Attorney dated 31.10.2025 registered on 03.11.2025, as Document No. KGF-4-00253-2025-26, stored in Book-IV, at the Office of Sub-Registrar, Kolar (Kolar Gold Field) (**Document No. 31**), as their constituted attorney *inter alia* to carry out all acts, deeds and things in connection with development of the Project, as contemplated under the JDA.
28. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur (**Document No. 32**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes Property-A), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 33**).

Property-B is an agricultural land and is not converted for non-agricultural residential purposes. While Property-B is included for the purpose of development of the Project under the JDA, we observe that Property-B is not included in the Provisional Residential Layout Plan issued by the Malur Planning Authority. In order for Property-B to be utilized for residential layout purposes, the same must be converted for non-agricultural residential purposes.



VI. Record of Rights, Tenancy and Crops (RTCs):

RTCs with respect to the Larger Extent:

29. We have been provided with RTCs for the periods: (i) 1965-66 to 1974-75; (ii) 1991-92 to 1995-96; and (iii) 2001-02 with respect to the Larger Extent (**Document No. 34**). The said RTCs are in consonance with the flow of title of Larger Extent, as discussed in this Report.

We have not been provided with RTCs for the period 1975-76 to 1990-91 and for the 1996-97 to 2000-01 with respect to the Larger Extent. They are stated to be not available. We have instead been provided with an Endorsement dated 27.06.2022, issued by the Tahsildar bearing No. 330/2022-23, issued by the Office of Tahsildar, Malur Taluk stating that the RTCs issued with respect to Survey No. 31 are mutilated and not available (**Document No. 35**); and

another Endorsement dated 08.12.2025, bearing No. RK/R/CR/353/2025-26, issued by the Office of Tahsildar, Malur Taluk stating that the RTCs issued for the periods: (i) 1975-76; (ii) 1990-91; (iii) 1996-97; and (iv) 2000-01 are mutilated and not available (**Document No. 36**).

We have not been provided with RTCs for the period 2002-03 to 2003-04. They are stated to be not available. Since the RTCs for the period prior to and subsequent to the missing period are available and they do not indicate any discrepancy in the ownership and occupancy, we have not insisted on RTCs for the missing period.

30. We have been provided with RTCs issued for the period 2004-05 to 2023-24 with respect to the land bearing Survey No. 31/1, measuring 02 Acres 16 Guntas (**Document No. 37**). The said RTCs are in consonance with the flow of the land bearing Survey No. 31/1, measuring 02 Acres 16 Guntas, as discussed in this Report.

RTCs with respect to Property-A:

31. We have been provided with RTCs issued for the period 2024-25 and 2025-26 with respect to Property-A (**Document No. 38**). The said RTCs are in consonance with the flow of Property-A, as discussed in this Report.

RTCs with respect to Property-B:

32. We have been provided with RTCs issued for the period 2024-25 and 2025-26 with respect to Property-B (**Document No. 39**). The said RTCs are in consonance with the flow of Property-B, as discussed in this Report.

VII. Survey Records:

33. Original Survey Tippani extract issued with respect to Survey No. 31 (**Document No. 40**) records Mr. Baalakrishnappa, son of Sheetharamappa as the Karda. We have not been provided with any title document evidencing the manner in which Mr. Baalakrishnappa acquired right, title and interest with respect to Larger Extent. However, we have considered the Larger Extent from the date of the Order passed by the Land Tribunal in proceedings bearing LRF No. 1376/1974-75 and the Order passed by the Office of Special Tahsildar in proceedings bearing PRM No. 325/1979-78, granting occupancy rights in favour of Mr. Dhobi Muniswamy, under the provisions of the Karnataka Land Reforms Act, 1961, in this Report.
34. The Village Map of Chikkatirupati Village (**Document No. 41**) shows the shape and location of the land bearing Survey No. 31.
35. We note from the extract of Hissa Survey Tippani and RR Pakka Book issued with respect to Survey No. 31 measuring 02 Acres 16 Guntas (**Document No. 42**) that land bearing Survey No. 31 measuring 2 Acres 16 Guntas was bifurcated into 2 (two) sub-divisions i.e., Survey No. 31/1 measuring 01 Acre and Survey No. 31/3 measuring 01 Acre 16 Guntas.
36. We note from the extract of Hissa Survey Tippani dated 24.01.2025 and RR Pakka Book issued with respect to Survey No. 31/1 measuring 01 Acre (**Document No. 43**), which denotes that land bearing Survey No. 31/1 was bifurcated into 2 (two) sub-divisions i.e., Survey No. 31/1 and Survey No. 31/4, each measuring 20 Guntas.
37. Extract of Karnataka Revision Settlement Akarband issued with respect to Survey No. 31/3 (**Document No. 44**) denotes that the total and actual extent of Survey No. 31/3 as 01 Acre 16 Guntas, there being no kharab land;

We have not been provided with Akarband with respect to Property-B. It is advisable to obtain and verify the same.



VIII. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and Property Tax Paid Receipts with respect to Property-A. We have been informed that the property tax would be paid and E-khata would be obtained at the time of issuance of Final Residential Layout Plan.

IX. Encumbrance Certificates:

38. We have been provided with Encumbrance Certificate issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 31, measuring 02 Acres 36 for the period 01.04.1965 to 31.03.2004 (**Document No. 45**).

The above-mentioned Encumbrance Certificate records Document bearing No. 239, recorded in Book-I, Page No. 19, executed by jurisdictional Special Tahsildar, Malur, in favour of Mr. Dhobi Muniswamy, with respect to land bearing Survey No. 31 measuring 02 Acres 36 Guntas. It is advisable to obtain and verify the said document.

39. We have been provided with Nil Encumbrance Certificate issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 31/1, measuring 02 Acres 16 Guntas, for the period 01.04.1965 to 31.03.2004 (**Document No. 46**).
40. We have been provided with Encumbrance Certificate issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 31/3, measuring 01 Acre 16 Guntas, for the periods 01.03.2004 to 14.03.2024 and 01.04.2024 to 29.11.2025 (**Document No. 47**). The said EC records all registered transactions with respect to Survey No. 31/3 measuring 1 Acre 16 Guntas as discussed in this Report for that period.

It is advisable to obtain and verify the following ECs:

- (i) **EC for the period from 14.03.2024 to 31.03.2024 with respect to land bearing Survey No. 31/3, measuring 01 Acre 16 Guntas; and**
- (ii) **EC for the period from 24.01.2025, till date with respect to land bearing Survey No. 31/4, measuring 10 ½ Guntas.**



X. Endorsements:

We have not been provided with Nil Tenancy Certificate; Endorsement from the jurisdictional Assistant Commissioner confirming that there are no proceedings pending / initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to Property-A and non-acquisition endorsement from the jurisdictional Planning Authority, Karnataka Industrial Areas Development Board ('KIADB'), Karnataka Housing Board ('KHB') and the State / National Highway Authority.

In view of the fact that Property-A is converted for non-agricultural residential purposes and the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

It is advisable to obtain and verify Nil Tenancy Certificate; Endorsement from the jurisdictional Assistant Commissioner confirming that there are no proceedings pending / initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to Property-B and non-acquisition endorsement from the jurisdictional Planning Authority, KIADB, KHB and the State / National Highway Authority, with respect to Property-B.

XI. Litigation:

41. Online litigation search was carried out on 18.11.2025 by an external consultant Perfios Software Solutions Private Limited in the names of (i) Mr. Appanna Ramakrishna Reddy *alias* A. Ramakrishna Reddy, son of Late Patel Appanna Reddy; (ii) Mr. Syed Abdul Nasir, son of Late S. A. Khader; and (iii) Mr. Syed Abdul Malik *alias* Mr. S. A. Malik, son of S. A. Khader Sab, i.e., the present owners of Composite Property. **It is advisable to obtain Letter from the present owners stating that there are no pending litigations with respect to the Composite Property.**

XII. Mortgages and Charges:

42. We have been informed by the present owners of the Composite Property that there is no subsisting mortgage with respect to the Composite Property.

XIII. Original inspection:

43. **We have not verified original documents pertaining to the Composite Property.**

XIV. Public Notice:

44. Public Notice was issued on 23.08.2025 with respect to Property-A, in Times of India (English Edition) & Vijaya Karnataka (Kannada Edition), both having circulation in Bangalore and Kolar, calling for objections if any, on the joint development arrangement with respect to Property-A. In response to the same, we have not received any objections as on date of issue of this Report.
45. Public Notice was issued on 29.11.2025 with respect to Property-B, in Times of India (English Edition) & Vijaya Karnataka (Kannada Edition), both having circulation in Bangalore and Kolar. In response to the same, we have not received any objections as on date of issue of this Report.

XV. Opinion on the Title of the Composite Property:

46. Upon review of the above-mentioned documents and subject to our observations and comments hereinabove, we are of the opinion that:
- (i) Mr. Syed Abdul Malik *alias* Mr. S. A. Malik, son of S. A. Khader Sab is the absolute owner, having clear, marketable title with respect to residentially converted land bearing Survey No. 31/3, measuring 1 Acre 16 Guntas situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (i.e., Property-A herein). Mr. Syed Abdul Malik has acquired Property-A under the Sale Deed dated 22.11.2023, registered on 01.12.2023, as Document No. MLR-1-07759-2023-24;
 - (ii) Mr. Appanna Ramakrishna Reddy *alias* A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, Mr. Syed Abdul Nasir, son of Late S. A. Khader and Mr. Syed Abdul Malik *alias* Mr. S. A. Malik, son of S. A. Khader Sab, are the absolute owners having clear, marketable title with respect to agricultural land bearing land portion measuring 10 ½ Guntas in Survey No. 31/4. Mr. Appanna Ramakrishna Reddy, Mr. Syed Abdul Nasir and Mr Syed Abdul Malik have acquired Property-B under the Sale Deed dated 03.10.2025, registered on 04.10.2025, as Document No. MLR-1-06885-2025-26;
 - (iii) Mr. Syed Abdul Malik, Mr. Appanna Ramakrishna Reddy, Mr. Syed Abdul Nasir have entered into a Joint Development Agreement dated 31.10.2025, registered on



03.11.2025, as Document No. KGF-1-03548-2025-26 with Istus Residential Layout Private Limited, a Company incorporated under the provisions of the Companies Act, 2013, having its registered office at 6A, 2nd Floor, Kabra Excelsior, 7th Cross, 1st Block, Koramangala, Bangalore, Karnataka India – 560034, for development of the JDA Land into residential layout development (more fully discussed in Paragraph 26 of this Report). In terms of the JDA, the Landowners of the JDA Land and Istus are equally entitled to developed saleable sital area in the Project;

- (iv) Istus has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of Property-A along with adjoining lands, all situated at Chikkatirupathi Village, into a residential layout development (i.e., the Project herein); and
- (v) Property-B is an agricultural land and is not included for the purposes of the Project, in the Provisional Residential Layout Plan dated 24.12.2025. For Property-B to be utilised for residential purposes, the same must be converted for non-agricultural residential purposes.



Mr. Srinivas B.R.,
Partner
DSK Legal, Bengaluru

This Title Report is subject to the following qualifications:

- (a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) *This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) *This Title Report provides our view on the marketability of title with respect to the*



Composite Property and does not purport to comment on its suitability for development.

- (d) This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*
- (e) We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (vi) We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Composite Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Ms. Anagha Bharadwaj, Associate.

Istus Residential Layout Private Limited

Date: January 19, 2026

No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by Istus Residential Layout Private Limited, a Company, having its registered office at No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of land bearing Survey No. 57/3, measuring 26 ½ Guntas (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (hereinafter referred to as '**Subject Property**'). We have been informed by the Client that the Subject Property is intended to be developed into a residential layout ('**Project**').

II. Description and Location of the Subject Property:

All that piece and parcel of land bearing Survey No. 57/3 measuring 26 ½ Guntas (no kharab land), converted for Residential-Layout, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District. The Subject Property is bounded by:

East by	:	Land bearing Survey No. 58;
West by	:	Land bearing Survey No. 57/2;
North by	:	Land bearing Survey No. 58; and
South by	:	Land bearing Survey No. 56.

[The boundaries stated above, are as per the Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26 (discussed herein below)]

III. List of documents/information provided:

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

Sl. No.	Particulars of Documents
1.	Sale Deed dated 29.05.1947, registered as Document No. 2066/1946-47, stored in Book-I, at the Office of Sub-Registrar, Malur;
2.	Endorsement dated 08.12.2025, bearing No. RK/RTI/CR/351/2025-26 issued by the Office of Tahsildar, Malur Taluk;
3.	Sale Deed dated 23.06.1949, registered as Document No. 2588/1948-49, stored in Book-I, at the Office of Sub-Registrar, Malur;
4.	Sale Deed dated 28.06.1965, registered as Document No. 1029/1965-66, in Book- I, Volume No. 5485, at the Office of Sub-Registrar, Malur Taluk;
5.	Mutation Register extract bearing MR No. 21/1992-93;
6.	Sale Deed dated 12.10.1966, registered as Document No. 2337/1966-67 in Book-I, Volume-867, Pages-87 and 88, at the office of the Sub-Registrar, Malur Taluk;
7.	Mutation register extract bearing MR No. 23/1992-93;
8.	Gift Deed dated 19.03.2014, registered as Document No. MLR-1-09213-2013-14, stored in CD No. MLRD101, stored in Book-I, at the Office of Sub-Registrar, Malur;
9.	Sale Deed dated 06.03.2017, registered as Document No. MLR-1-07503-2016-17, stored in CD No. MLRD145, in Book-I, at the Office of Sub-Registrar, Malur;
10.	Entry made in the Mutation Register extract bearing MR No. H38/2016-17;
11.	Order dated 17.08.2021, passed by the Tahsildar in proceedings bearing No. RRT (D) CR/90/2018;
12.	Mutation register extract bearing MR No. T9/2021-22;
13.	Official Memorandum dated 06.09.2022 bearing No. 349919, issued by the Deputy Commissioner, Kolar District;
14.	Agreement for Sale dated 18.07.2018, registered as Document bearing No. MLR-1-02261-2018-19, stored in CD No. MLRD171, in Book-I, at the Office of Sub-Registrar, Malur;
15.	General Power of Attorney dated 27.08.2018, registered as Document No. MLR-4-00309-2018-19, in Book-IV, stored in CD No. MLRD173, at the office of the Sub-Registrar, Malur;



Sl. No.	Particulars of Documents
16.	Deed of Absolute Sale dated 21.06.2023, registered on 21.07.2023, as Document No. MLR-1-02927-2023-24, stored in Book-I, at the Office of Sub-Registrar, Malur;
17.	Mutation Register extract bearing MR No. H6/2023-24;
18.	Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Kolar Gold Field), with Istus Residential Layout Private Limited;
18-A.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
19.	General Power of Attorney dated 31.10.2025 registered on 03.11.2025, as Document No. KGF-4-00253-2025-26, stored in Book-IV, at the Office of Sub-Registrar, Kolar (Kolar Gold Field);
20.	Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur;
21.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project;
22.	RTCs issued for the period 2001-02 to 2013-14, with respect to Survey No. 57/2, measuring 01 Acre 13 Guntas;
23.	Endorsement dated 08.12.2025, bearing No. RK/RTI/CR/351/2025-26 issued by the Office of Tahsildar, Malur Taluk;
24.	RTCs issued for the period 2014-15 to 2025-26, with respect to the land bearing Survey No. 57/3;
25.	Original Survey Tippani extract issued with respect to the land bearing Survey No. 57;
26.	Extract of Hissa Survey Tippani dated 05.07.1938 issued with respect to land bearing Survey No. 57, measuring 02 Acres 24 Guntas;
27.	Extract of RR Pakka Book issued with respect to land bearing Survey No. 57, measuring 02 Acres 24 Guntas;
28.	The Village Map of Chikkatirupati Village;
29.	Extract of Hissa Survey Tippani dated 17.09.2010 issued with respect to Survey No. 57/2 measuring 1 Acre 13 Guntas;



Sl. No.	Particulars of Documents
30.	Extract of RR Pakka Book issued with respect to Survey No. 57/2 measuring 1 Acre 13 Guntas;
31.	Extract of Karnataka Revision Settlement Akarband issued with respect to Survey No. 57/3;
32.	EC issued by the jurisdictional Sub-Registrar, for the period 01.04.1938 to 31.03.2004, with respect to land bearing Survey No. 57/2, measuring 01 Acre 13 Guntas;
33.	EC issued by the jurisdictional Sub-Registrar, for the period 01.04.2004 to 29.11.2025, with respect to land bearing Survey No. 57/2, measuring 01 Acre 13 Guntas;
34.	Encumbrance Certificate issued by the jurisdictional Sub-Registrar, for the period 01.04.2014 to 28.10.2025, with respect to Survey No. 57/3, measuring (no kharab land); and
35.	EC issued by the jurisdictional Sub-Registrar, for the period 28.10.2025 to 29.11.2025, with respect to Subject Property.

IV. Title Flow:

Our analysis and observations upon review of the photocopies of the aforementioned documents are as follows:

1. We note from the recitals Sale Deed dated 29.05.1947, registered as Document No. 2066/1946-47, stored in Book-I, at the Office of Sub-Registrar, Malur (**Document No. 01**) that the land bearing Survey No. 57/2, measuring 01 Acre 13 Guntas ('**Larger Extent**') was initially owned by Mr. Abbaiah Reddy, son of Venkatiga. Upon the death of Mr. Abbaiah Reddy, son of Venkatiga, the Larger Extent was inherited by his wife Mrs. Venkatamma.
2. We have been provided with an Endorsement dated 08.12.2025, bearing No. RK/RTI/CR/351/2025-26 issued by the Office of Tahsildar, Malur Taluk (**Document No. 02**), to the effect that the register comprising Index of Lands and Record of Rights Register extract with respect to the land bearing Survey Nos. 57/2 and 57/3 of Chikkatirupathi Village are mutilated and accordingly a copy of the said documents cannot be issued.
3. Thereafter, Mrs. Venkatamma, wife of Late Abbaiah Reddy conveyed the Larger Extent in favour of Mr. Munivenkata Reddy, son of Muniyappa, by virtue of the Sale Deed dated 29.05.1947,



registered as Document No. 2066/1946-47, stored in Book-I, at the office of Sub-Registrar, Malur.

4. Subsequently, Mr. Munivenkata Reddy, son of Muniyappa sold the Larger Extent in favour of Mr. Ramaswamy, son of Abbaiah *vide* Sale Deed dated 23.06.1949, registered as Document No. 2588/1948-49, stored in Book-I, at the Office of Sub-Registrar, Malur (**Document No. 03**).
5. Thereafter, Mr. Ramaswamy, son of Abbaiah sold the land bearing Survey No. 57/2, measuring 01 Are 13 Guntas in favour of Mr. Giriappa, son of Thimmaiah *vide* Sale Deed dated 28.06.1965, registered as Document No. 1029/1965-66, in Book- I, Volume No. 5485, at the Office of Sub-Registrar, Malur Taluk (**Document No. 04**). In this regard, we have been provided with the entry made in the Mutation Register extract bearing MR No. 21/1992-93 (**Document No. 05**), recording the transfer of khata in the name of Mr. Giriappa, son of Thimmaiah.
6. Subsequent thereto, Mr. Giriappa son of Thimmaiah has sold the land bearing Survey No. 55/2, measuring 26 ½ Guntas in favour of Mrs. Chikkalakshmakka, *vide* Sale Deed dated 12.10.1966, registered as Document No. 2337/1966-67 in Book-I, Volume-867, Pages-87 and 88, at the office of the Sub-Registrar, Malur Taluk (**Document No. 06**). We understand that the survey number is erroneously recorded as 'Survey No. 55/2' instead of 'Survey No. 57/2' in the said Sale Deed. In this regard, we have been provided with Mutation register extract bearing MR No. 23/1992-93 (**Document No. 07**) whereby the erroneous entry of Survey No. 55/2 is rectified as 'Survey No. 57/2 measuring 26 ½ Guntas' and Mrs. Chikkalakshmakka was recorded as the khatedar of the land bearing Survey No. 57/3 measuring 26 ½ Guntas.

In this regard, it is advisable to obtain and verify the following documents:

- (i) **Legible copy of mutation register extract bearing MR No. 23/1992-93; and**
- (ii) **Encumbrance Certificate (EC) issued by the jurisdictional Sub-Registrar for the period 01.04.1966 to 31.03.2004, with respect to Survey No. 55/2 to ensure that the Sale Deed dated 12.10.1966, registered as Document No. 2337/1966-67 is appearing in the EC with respect to the Survey No. 55/2, for that period.**

7. We note from the Hissa Survey Tippani dated 17.09.2010 and RR Pakka Book issued with respect to the land bearing Survey No. 57/2, measuring 01 Acre 13 Guntas that land bearing Survey No. 57/2 was bifurcated into 02 (two) sub-divisions viz., lands bearing Survey Nos. 57/2,



measuring 26 ½ Guntas and 57/3 measuring 26 ½ Guntas i.e., the Subject Property herein. Further we note from the said RR Pakka Book that Mr. Krishnappa, son of Munivenkatappa was recorded as the hissedar of the land bearing Survey No. 57/2 and Mr. Munirajappa, son of Late Muniyappa (who eventually acquires the said land by way of a Gift from his grandmother Mrs. Chikkalakshmakka) was recorded as the hissedar of the Subject Property.

8. Subsequent thereto, we note that Mrs. Chikkalakshmakka, out of natural love and affection for her grandson Mr. Munirajappa, gifted the Subject Property in favour of Mr. Munirajappa, son of Late Muniyappa by virtue of Gift Deed dated 19.03.2014, registered as Document No. MLR-1-09213-2013-14, stored in CD No. MLRD101, stored in Book-I, at the Office of Sub-Registrar, Malur (**Document No. 08**). In pursuance of the said Gift Deed, we have been provided with the entry made in that Mutation Register extract bearing MR No. H38/2013-14, recording the transfer of khata in the name of Mr. Munirajappa, son of Late Muniyappa with respect to the Subject Property.
9. Thereafter, we note that the Subject Property was sold by (i) Mr. Munirajappa, son of Late Muniyappa (acting for self and as a natural guardian his minor children Master Pradeep M and Master Gowtham M); (ii) Mrs. Komala, wife Mr. Munirajappa; (iii) Mr. Manjunath, son of Late Muniyappa (acting for self and as a natural guardian his minor children Master Yashorohan and Master Mithun); (iv) Mrs. Amrutha, wife of Manjunath; (v) Mrs. Ramakka, daughter of Late Muniyappa, (vi) Mrs. Chikkathayamma, daughter of Late Muniyappa and (vii) Mrs. Renuka, daughter of Late Muniyappa, in favour of Mrs. Mamatha H. S., wife of Munireddy *vide* Sale Deed dated 06.03.2017, registered as Document No. MLR-1-07503-2016-17, stored in CD No. MLRD145, in Book-I, at the Office of Sub-Registrar, Malur (**Document No. 09**). Although Mr. Munirajappa acquired absolute right, title and interest with respect to the Subject Property by way of a Gift, his siblings and their family members are included as parties to the said Sale Deed for reason of abundant caution.
10. On an application made by Mrs. Mamatha H.S. for transfer of khata with respect to the Subject Property pursuant to the Sale Deed dated 06.03.2017 under mutation register extract bearing MR No. H38/2016-17 (**Document No. 10**), the application was rejected due to objection filed by one Mr. Venkateshappa, son of Late Ramaswamy.
11. Mrs. Mamatha H. S thereafter initiated revenue proceeding against the jurisdictional Revenue Authority and Mr. Venkateshappa, son of Late Ramaswamy, in proceedings bearing No. RRT (D) CR/90/2018, before the Tahsildar, Malur Taluk. The Tahsildar, Maluk Taluk *vide* Order dated 17.08.2021 (**Document No. 11**) ordered that the khata with respect to the Subject Property



be transferred to the name of Mrs. Mamatha H.S. Pursuant thereto, Mrs. Mamatha H.S. was recorded as the khatedar of the Subject Property in all revenue records *vide* entry in mutation register extract bearing MR No. T9/2021-22 (**Document No. 12**). We have been informed by the Client that no appeal has been preferred against the said Order of the Tahsildar, Malur Taluk.

12. Subsequently, the Subject Property was converted from agricultural to non-agricultural Residential-Layout purposes in terms of Official Memorandum dated 06.09.2022 bearing No. 349919, issued by the Deputy Commissioner, Kolar District (**Document No. 13**).
13. Thereafter, Mrs. Mamatha H.S., wife of Munireddy agreed to convey the Subject Property in favour of Mr. S. A. Mallik, son of S. A. Khader Sab and Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy in terms of an Agreement for Sale dated 18.07.2018, registered as Document bearing No. MLR-1-02261-2018-19, stored in CD No. MLRD171, in Book-I, at the Office of Sub-Registrar, Malur (**Document No. 14**). Subsequent to the execution of the said Agreement, Mrs. Mamatha H.S., wife of Munireddy authorised Mr. S. A. Mallik, son of S. A. Khader Sab to carry out the sale of Subject property by virtue of General Power of Attorney dated 27.08.2018, registered as Document No. MLR-4-00309-2018-19, in Book-IV, stored in CD No. MLRD173, at the office of the Sub-Registrar, Malur (**Document No. 15**).
14. Pursuant to the execution of the Agreement for Sale dated 18.07.2018 and General Power of Attorney dated 27.08.2018, Mrs. Mamatha H.S., wife of Munireddy, represented by her constituted attorney Mr. S. A. Mallik, son of S. A. Khader Sab sold the Subject Property in favour of Mr. S. A. Mallik, son of S. A. Khader Sab, *vide* Sale Deed dated 21.06.2023, registered on 21.07.2023, as Document No. MLR-1-02927-2023-24, in Book-I, at the Office of Sub-Registrar, Malur (**Document No. 16**). In this regard, we have been provided with the entry made in the Mutation Register extract bearing MR No. H6/2023-24 (**Document No. 17**), evidencing the transfer of khata with respect to Subject Property in the name of Mr. S. A. Mallik, son of S. A. Khader Sab. Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy has executed the said Sale Deed as a 'Confirming Party'.

V. Development of the Subject Property:

15. With an intention to develop lands bearing Survey Nos. 57/3 (i.e., the Subject Property herein), 31/3, 31/4, 58/1, 58/3, 58/5, 58/6, 58/7, 58/9, 58/10 58/11 and 58/12, all situated at Chikkaturupati Village, Lakkuru Hobli, Malur Taluk, Kolar District, collectively admeasuring 10 Acres 4 ½ Guntas (**JDA Land**), (i) Mr. Syed Abdul Malik, son of Late Syed Abdul Khader Sab;



(ii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy; (iii) M/s. Golden Associates, a Partnership Firm; (iv) Mr. Abdul Aziz Qader, son of Late A. Qader; (v) Mr. Gautham Chand, son of Bavarlal; (vi) Mr. Shripal Jain, son of Goutham Chand; and (vii) Mr. Syed Abdul Nasir, son of Late S. A. Khader (**'Landowners of JDA Land'**) entered into a Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Kolar Gold Field) (**Document No. 18**) (**'JDA'**), with Istus Residential Layout Private Limited, a Company incorporated under the provisions of the Companies Act, 1956 (**'Istus'**) for development of the JDA Land into a residential layout development (**'Project'**). In terms of the JDA, the Landowners of the JDA Land are entitled to 50% of developed saleable sital area in the JDA Land and Istus is entitled to the remaining 50% of the developed saleable sital area in the JDA Land. Istus is entitled to mortgage its share i.e., 50% of the developed saleable sital area in the JDA Land and its development rights in the JDA Land. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus (**Document No. 18-A**), which collectively outline its purpose, objects, and scope of operations and management.

16. Pursuant to the JDA, the Landowners of the JDA Land have empowered and authorised Istus under the General Power of Attorney dated 31.10.2025 registered on 03.11.2025, as Document No. KGF-4-00253-2025-26, stored in Book-IV, at the Office of Sub-Registrar, Kolar (Kolar Gold Field) (**Document No. 19**), as their constituted attorney *inter alia* to carry out all acts, deeds and things in connection with development of the Project, as contemplated under the JDA.
17. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur (**Document No. 20**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Subject Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 21**).

VI. Record of Rights, Tenancy and Crops (RTCs):

RTCs with respect to the Larger Extent:



18. We have been provided with RTCs for the period 2001-02 to 2013-14, with respect to the Larger Extent (**Document No. 22**). Entries in the said RTCs are in consonance with the flow of title of Larger Extent, as discussed in this Report.

We have not been provided with RTCs for the period 1968-69 to 2000-01. They are stated to be not available. We have been provided with an Endorsement dated 08.12.2025, bearing No. RK/RTI/CR/351/2025-26 issued by the Office of Tahsildar, Malur Taluk (**Document No. 23**), confirming that the RTCs with respect to the land bearing Survey Nos. 57/2 for the period 1960-70 to 2000-01 are mutilated and hence cannot be issued.

RTCs with respect to Subject Property:

19. We have been provided with RTCs for the period 2014-15 to 2025-26, with respect to the Subject Property (**Document No. 24**). Entries in the said RTCs are in consonance with the flow of title of Subject Property, as discussed in this Report.

VII. Survey Records:

20. Original Survey Tippani extract issued with respect to the land bearing Survey No. 57 (**Document No. 25**). In terms of the said extract of Original Survey Tippani, we observe the shape of the land bearing Survey No. 57. We further note that Mr. Baalakrishnaaiah was recorded as 'kards' of the land bearing Survey No. 57 in Chikkatirupati Village.
21. Extract of Hissa Survey Tippani dated 05.07.1938 (**Document No. 26**) and RR Pakka Book (**Document No. 27**) issued with respect to land bearing Survey No. 57, measuring 02 Acres 24 Guntas, wherein the said land was subject to phodi and bifurcated into 2 (two) sub-divisions i.e., Survey No. 57/1 and Survey No. 57/2. Further, we note that Mr. Shinnaga, son of Venkatiga was recorded as the khatedar of the land bearing Survey No. 57/1, measuring 01 Acre 11 Guntas and Mr. Abbaiah Reddy, son of Venkatiga was recorded as the khatedar of the land bearing Survey No. 57/2, measuring 01 Acre 13 Guntas.
22. The Village Map of Chikkatirupati Village (**Document No. 28**) shows the shape and location of the land bearing Survey No. 57.
23. Extract of Hissa Survey Tippani dated 17.09.2010 (**Document No. 29**) and RR Pakka Book (**Document No. 30**) issued with respect to Survey No. 57/2 denotes that land bearing Survey No. 57/2 measuring 1 Acre 13 Guntas was bifurcated into 02 (two) sub-divisions i.e., Survey



No. 57/2 measuring 26 ½ Guntas and 57/3 measuring 26 ½ Guntas i.e., the Subject Property. Further, Mr. Krishnappa, son of Munivenkatappa was recorded as the hissedar of the land bearing Survey No. 57/2, measuring 26 ½ Guntas and Mr. Munirajappa, son of Late Muniyappa was recorded as the hissedar of Survey No. 57/3 measuring 26 ½ Guntas i.e., the Subject Property herein.

24. Extract of Karnataka Revision Settlement Akarband issued with respect to Survey No. 57/3 (**Document No. 31**) denote the total and actual extent of Survey No. 57/3 as 26 ½ Guntas, there being no kharab land.

VIII. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and upto date Property Tax Paid Receipt with respect to the Subject Property. We have been informed that the Property Tax would be paid and E-khata would be obtained at the time of issuance of the Final Residential Layout Plan.

IX. Encumbrance Certificates (ECs):

25. We have been provided with the EC issued by the jurisdictional Sub-Registrar, for the period 01.04.1938 to 31.03.2004, with respect to land bearing Survey No. 57/2, measuring 01 Acre 13 Guntas (**Document No. 32**).

EC for the period from 01.04.1938 to 31.03.2004 is defective and does not reflect the following transactions:

- (i) Sale Deed dated 28.06.1965, registered as Document No. 1029/1965-66; and
- (ii) Sale Deed dated 12.10.1966, registered as Document No. 2377/1966-67.

We have been informed that the same is due to indexing error at the office of the jurisdictional Sub-Registrar. It is advisable to obtain and verify rectified EC for the said period recording all registered transactions with respect to erstwhile Survey No. 57/2 measuring 1 Acre 13 Guntas, for that period.

26. We have been provided with the EC issued by the jurisdictional Sub-Registrar, for the period 01.04.2004 to 29.11.2025, with respect to land bearing Survey No. 57/2, measuring 01 Acre 13 Guntas (**Document No. 33**).



27. We have been provided with the EC issued by the jurisdictional Sub-Registrar, for the period 01.04.2014 to 28.10.2025, with respect to Subject Property (**Document No. 34**). The said EC records all registered transactions with respect to Subject Property for the said period.
28. We have been provided with the EC issued by the jurisdictional Sub-Registrar, for the period 28.10.2025 to 29.11.2025, with respect to Subject Property (**Document No. 35**). The said EC records all registered transactions with respect to Subject Property for the said period.

X. Endorsements:

We have not been provided with the following:

- (i) Latest Endorsement issued by the jurisdictional Assistant Commissioner to the effect that no proceedings have been initiated/pending with respect to Subject Property under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
- (ii) Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Subject Property; and
- (iii) Latest Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that Subject Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

In view of the fact that the Subject Property is converted for non-agricultural residential purposes and the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XI. Litigation:

29. Online litigation search was carried out on 18.11.2025 by an external consultant Perfios Software Solutions Private Limited, in the name of Mr. Syed Abdul Malik, *alias* Mr. S. A. Malik, son of S. A. Khader Sab, i.e., the present owner of Subject Property. **It is advisable to obtain**



Letter from the present owner Mr. Syed Abdul Maluk stating that there are no pending litigations with respect to the Subject Property.

XII. Mortgages and Charges:

30. We have been informed by the present owner of the Subject Property that there is no subsisting mortgage with respect to the Subject Property.

XIII. Original inspection:

31. **We have not verified original documents pertaining to the Subject Property.**

XIV. Public Notice:

32. Public Notice was issued on 23.08.2025 with respect to the Subject Property, in Times of India (English Edition) & Vijaya Karnataka (Kannada Edition), both having circulation in Bangalore and Kolar, calling for objections if any, on the joint development arrangement with respect to the Subject Property. In response to the same, we have not received any objections as on date of issue of this Report.

XV. Opinion on the Title of the Subject Property:

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

- (i) Mr. Syed Abdul Malik, *alias* Mr. S. A. Malik, son of S. A. Khader Sab is the absolute owner, having clear, marketable title with respect to residentially converted land bearing Survey No. 57/3, measuring 26 ½ Guntas, situated at Chikkaturupati Village, Lakkur Hobli, Malur Taluk, Kolar District (i.e., Subject Property herein). Mr. S. A. Malik has acquired the Schedule Property under the Sale Deed dated 21.06.2023, registered on 21.07.2023, as Document No. MLR-1-02927-2023-24;
- (ii) Mr. Syed Abdul Malik, *alias* Mr. S. A. Malik has entered into a Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26 with Istus Residential Layout Private Limited, a Company incorporated under the provisions of the Companies Act, 2013, having its registered office at No. 6A, 2nd Floor, Kabra Excelsior, 7th Cross, 1st Block, Koramangala, Bangalore, Karnataka



India 560034 for development of the JDA Land into residential layout development (more fully discussed in Paragraph 15 of this Report). In terms of the JDA, the Landowners of the JDA Land and Istus are equally entitled to developed saleable sital area in the Project; and

- (iii) Pursuant to the Joint Development Agreement dated 15.12.2025, registered as Document No. MLR-1-09877/2025-26, Istus has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Project.



Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru

This Title Report is subject to the following qualifications:

- (a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) *This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) *This Title Report provides our view on the marketability of title with respect to the Subject Property and does not purport to comment on its suitability for development.*
- (d) *This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*

- (e) *We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*

- (f) *We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Subject Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Ms. Anagha Bharadwaj, Associate.

Istus Residential Layout Private Limited

Date: January 22, 2026

No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by **Istus Residential Layout Private Limited**, a Company, having its registered office at No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of lands bearing: (i) Survey No. 58/1 measuring 01 Acre (no kharab land) ('**Property-A**'); (ii) Survey No. 58/9 measuring 01 Acre 10 Guntas (no kharab land) ('**Property-B**'); (iii) Survey No. 58/10 measuring 01 Acre (no kharab land) ('**Property-C**'); (iv) Survey No. 58/11 measuring 01 Acre (no kharab land) ('**Property-D**'); and (v) Survey No. 58/12 measuring 01 Acre 15 Guntas (no kharab land) ('**Property-E**'), all converted for Residential-Layout purposes and situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (Property-A, Property-B, Property-C, Property-D and Property-E collectively admeasure 05 Acres 25 Guntas and are hereinafter collectively referred to as the '**Composite Property**'). We have been informed by the Client that the Composite Property is intended to be developed into a residential layout.

II. Description and Location of the Composite Property:

A. Description of Property-A:

All that piece and parcel of land bearing Survey No. 58/1 measuring 01 Acre (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-A is bounded as follows:

East by	:	Land bearing Survey Nos. 59 and 63;
West by	:	Land bearing Survey No. 58/9;
North by	:	Land bearing Survey No. 59; and
South by	:	Land bearing Survey No. 58/3 and 58/10.

B. Description of Property-B:

All that piece and parcel of land bearing Survey No. 58/9 measuring 01 Acre 10 Guntas (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-B is bounded as follows:

East by	:	Land bearing Survey No. 58/1;
West by	:	Land bearing Survey No. 58/2;
North by	:	Land bearing Survey No. 59; and
South by	:	Land bearing Survey Nos. 58/10 and 57.

C. Description of Property-C:

All that piece and parcel of land bearing Survey No. 58/10 measuring 01 Acre (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-C is bounded as follows:

East by	:	Land bearing Survey No. 58/3;
West by	:	Land bearing Survey No. 57;
North by	:	Land bearing Survey Nos. 58/1 and 58/9; and
South by	:	Land bearing Survey No. 58/11.

D. Description of Property-D:

All that piece and parcel of land bearing Survey No. 58/11 measuring 01 Acre (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-D is bounded as follows:

East by	:	Land bearing Survey No. 58/4;
West by	:	Land bearing Survey No. 57;
North by	:	Land bearing Survey No. 58/10; and

E. Description of Property-E:

All that piece and parcel of land bearing Survey No. 58/12 measuring 01 Acre 15 Guntas (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-E is bounded as follows:

East by : Land bearing Survey Nos. 58/4, 58/5, 58/6 and 58/7;
West by : Land bearing Survey Nos. 56 and 57;
North by : Land bearing Survey No. 58/11; and
South by : Land bearing Survey No. 56.

[The boundaries of Property-A, Property-B, Property-C, Property-D and Property-E, stated above, are as per the Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26 (discussed hereafter)].

III. List of documents/information provided:

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

Sl. No.	Particulars of Documents
1.	Extract of Record of Rights Register extract bearing RR No. 83;
2.	Copy of Endorsement dated 27.09.2025, bearing No. RK/RTI/CR/2024-25;
3.	Sale Deed dated 06.01.1956, registered as Document No. 1875/1955-56, stored in Book-I, Volume No. 609, pages 42 to 43 at the Office of Sub-Registrar, Malur Taluk;
4.	Sale Deed dated 26.02.1959, registered as Document No. 3067/1958-59, stored in Book-I, Volume No. 679, in the pages 23-25, at the Office of Sub-Registrar, Malur Taluk;
5.	Genealogical Tree of Mr. Muneppa dated 12.07.2018, issued by the office of Deputy Tahsildar, Malur Taluk, Kolar District;
6.	Letter of Partition dated 12.10.1961;
7.	Affidavit dated 01.01.2026 sworn by Mr. Pradeep V, son of Late Venkataswamy Reddy, recording the Family Tree of Mr. Busi Reddy;
8.	Memorandum recollecting Oral Partition with respect to Survey No. 58;
9.	Entry made in the Mutation Register extract bearing MR No. 86/2003-04;
10.	Extract of entry made in the Mutation Register extract bearing MR No. 06/2008-09;
11.	Entry made in the Mutation Register extract bearing MR No. 50/2009-10;

Sl. No.	Particulars of Documents
12.	Death Certificate dated 23.01.2008, recording the death of Mr. Busi Reddy, son of Muni Reddy on 21.01.2008;
13.	Mutation Notice dated 20.03.2009 with respect to Survey No. 58/1;
14.	Order of the Tahsildar dated 11.01.2010, passed in the proceedings bearing No. RRT (V) 41/2009-10;
15.	Entry made in the Mutation Register Extract bearing MR No. 38/2009-10;
16.	Plaint dated 14.07.2014, filed in O.S. No. 139/2014;
17.	Interim Application bearing IA No. 1, dated 14.07.2014 filed in O.S. No. 139/2014;
18.	Written Statements dated 08.08.2014, 18.07.2015, 04.04.2016, filed in O.S. No. 139/2014;
19.	Order dated 18.08.2018, passed in in O.S. No. 139/2014;
20.	Release Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-4-00330-2018-19, in Book-IV, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk;
21.	Release Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-4-00329-2018-19, in Book-IV, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk;
22.	Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03397-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk;
23.	Entry made in the Mutation Register extract bearing MR No. H7/2018-19;
24.	Unregistered General Power of Attorney dated 22.06.2018, executed by Mr. Harish Reddy;
25.	Unregistered General Power of Attorney dated 22.06.2018, executed by Mr. Lokesh Reddy;
26.	Official Memorandum dated 06.09.2022, bearing No. 350037;
27.	Entry made in the Mutation Register extract bearing MR No. T36/2022-23;
28.	Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03396-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk;

Sl. No.	Particulars of Documents
29.	Entry made in the Mutation Register extract bearing MR No. H11/2018-19;
30.	Official Memorandum dated 08.09.2022, bearing No. 349905;
31.	Entry made in the Mutation Register extract bearing MR No. T28/2022-23;
32.	Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03400-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk;
33.	Entry made in the Mutation Register extract bearing MR No. H9/2018-19;
34.	Official Memorandum dated 08.09.2022, bearing No. 350000;
35.	Entry made in the Mutation Register extract bearing MR No. T34/2022-23;
36.	Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03399-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk;
37.	Entry made in the Mutation Register extract bearing MR No. H10/2018-19;
38.	Official Memorandum dated 08.09.2022, bearing No. 350046;
39.	Entry made in the Mutation Register extract bearing MR No. T37/2022-23;
40.	Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03393-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk;
41.	Entry made in the Mutation Register extract bearing MR No. H8/2018-19;
42.	Official Memorandum dated 08.09.2022, bearing No. 349910;
43.	Entry made in the Mutation Register extract bearing MR No. T29/2022-23;
44.	Hissa Survey Tippani dated 01.08.2018 and Pakka Book Extract, issued with respect to Survey No. 58/1;
45.	Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Kolar Gold Field);
46.	Memorandum of Association and Articles of Association of Istus;

Sl. No.	Particulars of Documents
47.	General Power of Attorney dated 31.10.2025 registered on 03.11.2025, as Document No. KGF-4-00253-2025-26, stored in Book-IV, at the Office of Sub-Registrar, Kolar (Kolar Gold Field);
48.	Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur;
49.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority;
50.	RTCs for the periods: (i) 1965-66 to 1974-75; (ii) 1980-81 to 1990-91; and (iii) 1996-97 to 2008-09 with respect to Survey No. 58 measuring 9 Acres 28 Guntas i.e., the Larger Property herein;
51.	Endorsement dated 08.12.2025, bearing No. RK/CR/354/2025-26, issued by the Office of Tahsildar, Malur;
52.	RTCs issued for the period 2008-09 to 2018-19 with respect to land bearing Survey No. 58/1, measuring 05 Acres 25 Guntas;
53.	RTCs issued for the period 2019-20 to 2025-26 with respect to Property-A;
54.	RTCs issued for the period 2018-19 to 2025-26 with respect to Property-B;
55.	RTCs issued for the period 2018-19 to 2025-26 with respect to Property-C;
56.	RTCs issued for the period 2018-19 to 2025-26 with respect to Property-D;
57.	RTCs issued for the period 2018-19 to 2025-26 with respect to Property-E;
58.	Original Survey Tippani extract issued with respect to Survey No. 58;
59.	The Village Map of Chikkatirupati Village;
60.	Hissa Survey Tippani dated 08.10.2004 issued with respect to Survey No. 58;
61.	Hissa Survey Tippani dated 21.11.2006 and Pakka Book Extract issued with respect to Survey No. 58/1;
62.	Hissa Survey Tippani dated 01.08.2018 and Pakka Book Extract issued with respect to Survey No. 58/1;
63.	Karnataka Revision Settlement Akarband issued with respect to the Composite Property;
64.	EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58, measuring 09 Acres 28 Guntas, for the period 01.04.1921 to 31.03.1965;



Sl. No.	Particulars of Documents
65.	EC issued by the jurisdictional Sub-Registrar with respect to the Composite Property, for the period 01.04.2004 to 29.10.2025;
66.	Nil EC issued by the jurisdictional Sub-Registrar with respect to land bearing Survey Nos. 58/9, 58/10, 58/11 and 58/12, totally measuring 04 Acres 25 Guntas, for the period 01.04.2018 to 15.09.2025;
67.	ECs issued by the jurisdictional Sub-Registrar with respect to the Composite Property for the period 01.04.2025 to 15.12.2025;
68.	Nil Tenancy Certificate dated 31.07.2013 issued by the Office of Tahsildar, Malur Taluk;
69.	Endorsement dated 08.08.2013 bearing No. PTCL/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk; and
70.	Endorsement dated 31.07.2013 bearing No. LRF/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk.

IV. **Title Flow:**

Our analysis and observations upon review of the photocopies of the aforementioned documents are as follows:

Flow of Title with respect to Survey No. 58:

- Land bearing Survey No. 58, measuring 09 Acres 28 Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (**'Larger Property'**) originally belonged to Mr. Muneppa, son of Venkatappa. We note from the Record of Rights Register extract bearing RR No. 83 (**Document No. 01**) that the Larger Property was the ancestral property of Mr. Muneppa, son of Venkatappa. We have been provided with an Endorsement dated 27.09.2025, bearing No. RK/RTI/CR/2024-25 (**Document No. 02**), issued by the Office of Tahsildar, Malur Taluk stating that the Index of Land Register with respect to Survey No. 58 of Chikkatirupati Village is mutilated and not available.
- Upon the death of Mr. Muneppa, his grandsons, (i) Mr. Munivenkata Reddy, son of Muni Reddy (ii) Mr. Busi Reddy, son of Muni Reddy, along with (iii) Mr. Ramaswamy Reddy, (iv) Mr. Krishna Reddy, both sons of Munivenkata Reddy, (v) Mr. Srinivasa Reddy, (vi) Mr. Sarvesh Reddy and (vii) Mr. Venkatashyami Reddy, all sons of Busi Reddy sold the Larger Property in favour of Mr.



Chikkamarinanjappa, son of Doddamadappa, by virtue of Sale Deed dated 06.01.1956, registered as Document No. 1875/1955-56, stored in Book-I, Volume No. 609, pages 42 to 43 at the Office of Sub-Registrar, Malur Taluk **(Document No. 03)**.

3. Subsequently, Mr. Chikkamarinanjappa, re-sold the Larger Property in favour of (i) Mr. Munivenkata Reddy, (ii) Mr. Busi Reddy, both sons of Muni Reddy *vide* Sale Deed dated 26.02.1959, registered as Document No. 3067/1958-59, stored in Book-I, Volume No. 679, in the pages 23-25, at the Office of Sub-Registrar, Malur Taluk **(Document No. 04)**.
4. We note from the Genealogical Tree of Mr. Muneppa dated 12.07.2018, issued by the office of Deputy Tahsildar, Malur Taluk, Kolar District **(Document No. 05)**, that Muniyappa alias Muneppa (now deceased) was married to Mrs. Akkayamma (now deceased) and they had a son, Mr. Muni Reddy (now deceased). Mr. Muni Reddy and his wife Mrs. Seekamma (now deceased) had 02 (two) children, namely: (i) Mr. Munivenkata Reddy and Mr. Busi Reddy.

We have not been provided with the Death Certificate of Mr. Muneppa and that of his son Mr. Muni Reddy. They are stated to be not available.

5. Thereafter, we note from the Letter of Partition dated 12.10.1961 **(Document No. 06)** entered by and between the family members of Mr. Munivenkata Reddy and Mr. Busi Reddy, both sons of Mr. Muni Reddy, that the Larger Property was subject to Partition. The said Letter of Partition records that the property specified in Schedule-A was allotted to the share of Mr. Munivenkata Reddy and the property specified in Schedule-B was allotted to the share of Mr. Busi Reddy. However, Schedule-A and Schedule-B of Letter of Partition are stated to be not available. Considering the antiquity of the said document, we have not insisted on its production.
6. Affidavit dated 01.01.2026 sworn by Mr. Pradeep V, son of Late Venkataswamy Reddy, recording the Family Tree of Mr. Busi Reddy **(Document No. 07)**, that Mr. Busi Reddy (now deceased) and his wife Mrs. Goopellamma and had 07 (seven) children, namely:
 - (i) First daughter, Late Savithamma was married to Mr. Krishna Reddy and had 04 (four) children, namely: (i) Mrs. Sulochana, (ii) Mrs. Manjula, (iii) Mr. Suresh and (iv) Mrs. Suvarna;
 - (ii) First son, Mr. Srinivasa Reddy is married to Mrs. Kausalya and had 03 (three) children, namely: (i) Mr. Girish Reddy, married to Mrs. Tara and they have a daughter, Ms. Taniya; (ii) Mr. Harish Reddy, married to Mrs. Mala and the couple have 02 (two)



children, Master Neel and Ms. Shreya; and (iii) Mr. Lokesh Reddy, married to Mrs. Rani and the couple have 02 (two) children, Master Ishan and Ms. Arya;

- (iii) Second daughter, Mrs. Kanthamma;
- (iv) Second son, Late Sarvesh Reddy was married to Mrs. Lakshmamma and they have 04 (four) children, namely: (i) Mrs. Shailaja, (ii) Mr. Muni Reddy, (iii) Mrs. Vimala and (iv) Mr. Gopinath. Mr. Muni Reddy has two children i.e., Mr. Charan and Ms. Supritha. Mr. Gopinath has 02 (two) children, Ms. Mayika and Mr. Niyan;
- (v) Third son, Late Venkataswamy Reddy was married to Mrs. Raajamma and they had 02 (two) children, namely: Mrs. Rekha and Mr. Pradeep;
- (vi) Third daughter, Mrs. Neelamma; and
- (vii) Fourth daughter, Mrs. Yashodamma.

7. Subsequently, we note from the Memorandum recollecting Oral Partition (**Document No. 08**) entered by and between Mr. Busi Reddy and his sons Mr. Srinivasa Reddy, Mr. Sarvesh Reddy and Mr. Venkataswamy Reddy, that: (i) a portion measuring 1 Acres 05 Guntas in Survey No. 58 was allotted to the share of Mr. Busi Reddy; and (ii) a portion measuring 04 Acres 26 Guntas was allotted to the share of Mr. Srinivasa Reddy. The total extent in Survey No. 58 that was partitioned by Mr. Busi Reddy and his sons was 5 Acres 31 Guntas. However, upon bifurcation of land bearing Survey No. 58 in 2004, Mr. Busi Reddy and his sons were recorded as khatedars of only a portion measuring 5 Acres 25 Guntas. Mr. Busi Reddy and his family members have eventually only dealt with portion measuring 5 Acres 25 Guntas in Survey No. 58 which are at present comprised in Survey Nos. 58/1, 58/9, 58/10, 58/11 and 58/12 i.e., the Composite Property herein.
8. Notwithstanding the above-mentioned Partition, upon the demise of Mr. Muneppa and his son Mr. Muni Reddy, Mr. Busi Reddy, son of Mr. Muni Reddy was recorded as the khatedar of portion measuring 5 Acres 25 Guntas in Survey No. 58; and Mr. Ramaswamy Reddy and his brother Mr. Krishna Reddy, both sons of Mr. Munivenkata Reddy were recorded as the joint khatedars of portion measuring 3 Acres 20 Guntas, in all revenue records *vide* entry in mutation register extract bearing MR No. 86/2003-04 (**Document No. 09**).



We have not been provided with any Deed of Partition / Release whereby Mr. Busi Reddy and Mr. Munivenkata Reddy became absolutely entitled to the portions for which they were recorded as the khatedars in terms of MR No. 86/2003-04. However, we observe that Mr. Busi Reddy's family and Mr. Munivenkata Reddy's family have dealt only with respect to the portions for which they were recorded as the khatedars.

9. We note from the Hissa Survey Tippani of Survey No. 58 dated 08.10.2004 that the land bearing Survey No. 58, measuring 09 Acres 28 Guntas was bifurcated into 02 (two) sub-divisions viz., lands bearing Survey Nos. 58/1 and 58/2. Mr. Muneppa son of Mr. Venkatappa were recorded as the joint hissedars of the land bearing Survey No. 58/1 measuring 9 Acres 05 Guntas and Mr. Abbaiah Reddy, son of Annaiah Reddy was recorded as the hissedar of the land bearing Survey No. 58/2 measuring 23 Guntas.
10. We have been provided with the entry made in the Mutation Register extract bearing MR No. 06/2008-09 (**Document No. 10**), pursuant to the said bifurcation, evidencing the transfer of khata with respect to the land bearing Survey No. 58/1 measuring 09 Acres 05 Guntas, in the names of Mr. Busi Reddy and others and land bearing Survey No. 58/2 measuring 23 Guntas, in the names of Mr. P. K. Venugopal and Mr. Sarvesh Reddy.
11. Land bearing Survey No. 58/1 measuring 9 Acres 05 Guntas was further bifurcated on 21.11.2006 into 07 (seven) sub-divisions i.e., Survey Nos. 58/1, 58/3, 58/4, 58/5, 58/6 and 58/7. Portion measuring 5 Acres 25 Guntas which was held by Mr. Busi Reddy and his family members continued to be retained as Survey No. 58/1. The said bifurcation was recorded in all revenue records *vide* entry in mutation register extract bearing MR No. 50/2009-10 (**Document No. 11**).
12. We note from the Death Certificate of Mr. Busi Reddy issued by the Chief Registrar of Births and Deaths (**Document No. 12**) that Mr. Busi Reddy passed away on 21.01.2008.
13. Upon the death of Mr. Busi Reddy, his son Mr. Srinivasa Reddy applied to the jurisdictional revenue authority, for transfer of khata with respect to portion measuring 5 Acres 25 Guntas in Survey No. 58/1, as evident from the Mutation Notice dated 20.03.2009 (**Document No. 13**). However, one Mrs. Rajamma wife of Late Venkataswamy Reddy objected for transfer of khata with respect to the said land, in favour of Mr. Srinivasa Reddy. Pursuant thereto, Mr. Srinivasa Reddy initiated revenue proceeding against Mrs. Rajamma in proceeding bearing No. RRT (V) 41/2009-10, before the Tahsildar, Malur Taluk, Malur. Eventually, the said Mrs. Rajamma consented for transfer of khata with respect to portion measuring 5 Acres 25 Guntas



to the name of Mr. Srinivasa Reddy The Tahsildar, Maluk Taluk, Malur *vide* Order dated 11.01.2010 in proceeding bearing No. RRT (V) 41/2009-10 (**Document No. 14**) ordered that the khata with respect to portion of land measuring 5 Acres 25 Guntas in Survey No. 58/1 be transferred to the name of Srinivasa Reddy. Accordingly, Mr. B. Srinivasa Reddy, son of Late Busi Reddy was recorded as the khatedar of the land bearing Survey No. 58/1, measuring 05 Acres 25 Guntas *vide* entry made in the Mutation Register Extract bearing MR No. 38/2009-10 (**Document No. 15**).

14. Mrs. Neelamma and Mrs. Yashodamma, both daughters of Late Busi Reddy (**'Plaintiffs'**) filed a suit bearing O.S. No. 139/2014 before the Senior Civil Judge and JMFC, Malur, against: (i) Mr. Srinivasa Reddy (ii) Mr. Girish Reddy, (iii) Mr. Harish Reddy, (iv) Mr. Lokesh Reddy, all sons of Srinivasa Reddy, (v) Mrs. Lakshamma, (vi) Mrs. Shailaja, (vii) Mr. Muni Reddy, (viii) Mrs. Vimala, (ix) Mr. Gopinath, (x) Mrs. Raajamma, (xi) Mrs. Rekha, (xii) Mr. Pradeep, (xiii) Mr. Suresh Reddy, (xiv) Mrs. Sulochanamma, (xv) Mrs. Manjula, (xvi) Mrs. Vanaja, all children of Late Savithamma, (xvii) Mrs. Kanthamma, daughter of Late Busi Reddy, (xviii) Mrs. K. Lavanya, wife of R. Krishnamurthy, (xix) Mr. M. P. Manjunath, son of Late Putta Reddy, (xx) Mrs. G. Sridevi, wife of M. P. Manjunath, (xxi) Mr. Pillappa, son of Baalappa and (xxii) Mr. S. Ashok Kumar, son of Mr. Shivaram A. R (**'Defendants'**), praying for partition and separate possession of 2/7th share in the joint family properties, including the land bearing Survey No. 58/1, measuring 05 Acres 25 Guntas. In this regard, we have been provided with the following:

- (i) Complaint dated 14.07.2014 (**Document No. 16**), filed by the Plaintiffs;
- (ii) Interim Application bearing IA No. 1, dated 14.07.2014, (**Document No. 17**), filed by the Plaintiffs;
- (iii) Written Statement dated 08.08.2014 (**Document No. 18**), filed by the Defendant No. 19;
- (iv) Written Statement dated 18.07.2015 (**Document No. 18**), filed by the Defendant No. 21;
- (v) Written Statement dated 04.04.2016 (**Document No. 18**), filed by the Defendant Nos. 5,7 and 9; and
- (vi) Order dated 18.08.2018 (**Document No. 19**), passed by the Senior Civil Judge and JMFC, Malur in suit bearing O.S. No. 139/2014.



15. We note from the Order dated 18.08.2018, passed by the Senior Civil Judge and JMFC, Malur in suit bearing O.S. No. 139/2014 that the Plaintiffs filed a Memo with a prayer to dismiss the suit and accordingly, the original suit bearing O.S. No. 139/2014 was dismissed as not pressed.

We have not been provided with the aforementioned Memo filed by the Plaintiffs, praying for dismissal of the original suit bearing O.S. No. 139/2014 and the Certified copy of the Order dated 18.08.2018. It is advisable to obtain and verify the same.

16. Subsequently, (i) Mrs. Sulochana, (ii) Mrs. Manjula, (iii) Mr. Suresh and (iv) Mrs. Vanaja, all children of Late Savitramma (daughter of Late Busi Reddy); (v) Mrs. Kanthamma, (vi) Mrs. Neelamma and (vii) Mrs. Yashodamma, all children of Late Busi Reddy released all of their share, right, title and interest over their share of joint family properties for certain amount of consideration, in favour of: (i) Mr. B. Srinivasa Reddy, son of Late Busi Reddy, (ii) Mrs. Shailaja, (iii) Mr. Muni Reddy, (iv) Mrs. Vimala, (v) Mr. Gopinath, all children of Late Sarvesh Reddy and (vi) Mrs. Raajamma, wife of Late Venkataswamy Reddy, *vide* Release Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-4-00330-2018-19, in Book-IV, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk **(Document No. 20)**.
17. Mr. B. Srinivasa Reddy, son of Late Busi Reddy released all of his share, right, title and interest over his share of the joint family properties for certain amount of consideration, in favour of (i) Mrs. Shailaja, (iii) Mr. Muni Reddy, (iv) Mrs. Vimala, (v) Mr. Gopinath all children of Late Sarvesh Reddy; and (vi) Mrs. Raajamma, wife of Late Venkataswamy Reddy *vide* Release Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-4-00329-2018-19, in Book-IV, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk **(Document No. 21)**.
18. We note from the Hissa Survey Tippani dated 01.08.2018 issued with respect to Survey No. 58/1 that land bearing Survey No. 58/1 measuring 5 Acres 25 Guntas was further bifurcated into 05 (five) sub-divisions i.e., Survey Nos. 58/1, 58/9, 58/10, 58/11 and 58/12. Portions measuring 1 Acre each were assigned: (a) Survey Nos. 58/1 (i.e., Property-A herein), (b) 58/10 (i.e., Property-C herein) and (c) 58/11 (i.e., Property-D herein); Portion measuring 1 Acre 10 Guntas was assigned new Survey No. 58/9 (i.e., Property-B herein); and portion measuring 1 Acre 15 Guntas was assigned new Survey No. 58/12 (i.e., Property-E herein).

Flow of Title with respect to the land bearing Survey No. 58/1, measuring 01 Acre (i.e., Property-A, herein):



19. (i) Mr. B. Srinivasa Reddy (acting for self and as constituted attorney of his sons Mr. Lokesh Reddy and Mr. Harish Reddy); (ii) Mrs. Kanthamma, Mrs. Neelamma and Mrs. Yashodamma, all daughter of Late Busi Reddy; (iii) Mrs. Sulochana, Mrs. Manjula, Mr. Suresh, Mrs. Vanaja, all children of Late Savithamma (iv) Mrs. Kausalya, wife of Mr. B. Srinivasa Reddy, (v) Mr. Girish Reddy, son of Mr. B. Srinivasa Reddy; (vi) Ms. Taniya, daughter of Mr. Girish Reddy (vi) Mrs. Lakshamma, wife of Late Sarvesh Reddy, (vii) Mrs. S. Shailaja, Mr. S. Muni Reddy (acting for self and as father and natural guardian of his minor children Mr. Charan and Ms. Supritha), Mrs. S. Vimala, Mr. S. Gopinath (acting for self and as father and natural guardian of his minor children Ms. Mayika and Mr. Nihan); (viii) Mrs. Raajamma, wife of Late Venkataswamy Reddy; and (ix) Mrs. Rekha and Mr. Pradeep V (acting for self and as father and natural guardian of his minor daughter Ms. Harshitha Reddy), both children of Late Venkataswamy Reddy (hereinafter collectively referred to as the '**Vendors**') sold Property-A in favour of Mr. S. A. Malik, son of S. A. Khader Saab *vide* Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03397-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk (**Document No. 22**). We have been provided with the entry made in the Mutation Register extract bearing MR No. H7/2018-19 (**Document No. 23**), recording the transfer of khata with respect to Property-A in the name of Mr. S. A. Malik, son of S. A. Khader.
20. In this regard, we have been provided with the following:
- (i) Unregistered General Power of Attorney dated 22.06.2018 (**Document No. 24**), executed by Mr. Harish Reddy, son of B. Srinivasa Reddy, appointing his father Mr. B. Srinivasa Reddy, son of Busi Reddy and authorising him to *inter alia* sell, convey, transfer by way of execution of conveyance deed and to receive sale consideration with respect to Composite Property; and
- (ii) Unregistered General Power of Attorney dated 22.06.2018 (**Document No. 25**), executed by Mr. Lokesh Reddy, son of B. Srinivasa Reddy, appointing his father Mr. B. Srinivasa Reddy, son of Busi Reddy and authorising him to *inter alia* sell, convey, transfer by way of execution of conveyance deed and to receive sale consideration with respect to Composite Property.
21. Thereafter, we note that Property-A is converted for Residential - Layout purposes *vide* Official Memorandum dated 06.09.2022, bearing No. 350037 (**Document No. 26**). In pursuance of the said conversion, we have been provided with the entry made in the Mutation Register extract bearing MR No. T36/2022-23 (**Document No. 27**).



Flow of Title with respect to the land bearing Survey No. 58/9, measuring 01 Acre 10 Guntas (i.e., Property-B, herein):

22. The Vendors sold Property-B to Mr. Abdul Aziz Khader, son of Late Abdul Khader *vide* Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03396-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk **(Document No. 28)**. We have been provided with the entry made in the Mutation Register extract bearing MR No. H11/2018-19 **(Document No. 29)**, recording the transfer of khata with respect to Property-B in the name of Mr. Abdul Aziz Khader, son of Late Abdul Khader.
23. Thereafter, we note that Property-B is converted for Residential - Layout purposes *vide* Official Memorandum dated 08.09.2022, bearing No. 349905 **(Document No. 30)**. In pursuance of the said conversion, we have been provided with the entry made in the Mutation Register extract bearing MR No. T28/2022-23 **(Document No. 31)**.

Flow of Title with respect to the land bearing Survey No. 58/10, measuring 01 Acre (i.e., Property-C, herein):

24. The Vendors sold Property-C to Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy *vide* Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03400-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk **(Document No. 32)**. We have been provided with the entry made in the Mutation Register extract bearing MR No. H9/2018-19 **(Document No. 33)**, recording the transfer of khata with respect to Property-C in the name of A. Ramakrishna Reddy, son of Late Patel Appanna Reddy.
25. Thereafter, we note that Property-C is converted for Residential - Layout purposes *vide* Official Memorandum dated 08.09.2022, bearing No. 350000 **(Document No. 34)**. In pursuance of the said conversion, we have been provided with the entry made in the Mutation Register extract bearing MR No. T34/2022-23 **(Document No. 35)**.

Flow of Title with respect to the land bearing Survey No. 58/11, measuring 01 Acre (i.e., Property-D, herein):

26. The Vendors sold Property-D to Mr. S. A. Nasir, son of S. A. Khader *vide* Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03399-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk **(Document No. 36)**.



We have been provided with the entry made in the Mutation Register extract bearing MR No. H10/2018-19 (**Document No. 37**), recording the transfer of khata with respect to Property-D in the name of Mr. S. A. Nasir, son of S. A. Khader Saab.

27. Thereafter, we note that Property-D is converted for Residential - Layout purposes *vide* Official Memorandum dated 08.09.2022, bearing No. 350046 (**Document No. 38**). In pursuance of the said conversion, we have been provided with the entry made in the Mutation Register extract bearing MR No. T37/2022-23 (**Document No. 39**).

Flow of Title with respect to the land bearing Survey No. 58/12, measuring 01 Acre 15 Guntas (i.e., Property-E, herein):

28. The Vendors sold Property-E to Mr. Gautham Chand, son of Bhavarlal and Mr. Shripal Jain, son of Gautham Chand *vide* Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03393-2018-19, in Book-I, stored in CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk (**Document No. 40**). We have been provided with the entry made in the Mutation Register extract bearing MR No. H8/2018-19 (**Document No. 41**), recording the transfer of khata with respect to Property-E in the names of Mr. Gautham Chand, son of Bhavarlal and Mr. Shripal Jain, son of Gautham Chand.
29. Thereafter, we note that Property-E is converted for Residential - Layout purposes *vide* Official Memorandum dated 08.09.2022, bearing No. 349910 (**Document No. 42**). In pursuance of the said conversion, we have been provided with the entry made in the Mutation Register extract bearing MR No. T29/2022-23 (**Document No. 43**).

Re-survey and bifurcation of Composite Property:

30. We note from the Hissa Survey Tippani dated 01.08.2018 and extract of RR Pakka Book issued with respect to Survey No. 58/1 (**Document No. 44**) that land bearing Survey No. 58/1 measuring 05 Acres 25 Guntas bifurcated into 05 (five) sub-divisions viz., Survey Nos. 58/1, 58/9, 58/10, 58/11 and 58/12. We further note that the following:
- (i) A portion measuring 01 Acre in Survey No. 58/1 was retained as Survey No. 58/1, i.e., Property-A herein. Mr. S. A. Malik, son of S. A. Khader Saab was recorded as the hissedar of Survey No. 58/1;



- (ii) A portion measuring 01 Acre 10 Guntas in Survey No. 58/1 was assigned a new Survey No. 58/9, i.e., Property-B herein. Mr. Abdul Aziz Khader, son of Late Abdul Khader was recorded as the hissedar of Survey No. 58/9;
- (iii) A portion measuring 01 Acre in Survey No. 58/1 was assigned a new Survey No. 58/10, i.e., Property-C herein. Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy was recorded as the hissedar of Survey No. 58/10;
- (iv) A portion measuring 01 Acre in Survey No. 58/1 was assigned a new Survey No. 58/11, i.e., Property-D herein. Mr. S. A. Nasir, son of S. A. Khader Saab was recorded as the hissedar of Survey No. 58/11; and
- (v) A portion measuring 01 Acre 15 Guntas in Survey No. 58/1 was assigned a new Survey No. 58/12, i.e., Property-E herein. Mr. Gautham Chand, son of Bhavarlal and Mr. Shripal Jain, son of Gautham Chand were recorded as the joint hissedars of Survey No. 58/12.

V. Development of the Composite Property:

31. With an intention to develop lands bearing Survey Nos. 58/1, 58/9, 58/10, 58/11 and 58/12 (i.e., the Composite Property herein), 31/3, 31/4, 57/3, 58/3, 58/5, 58/6 and 58/7, all situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District, collectively admeasuring 10 Acres 4 ½ Guntas (**'JDA Land'**), (i) Mr. Syed Abdul Malik son of Late Syed Abdul Khadeer Sab; (ii) Mr. A. Ramakrishna Reddy son of Late Patel Appanna Reddy; (iii) M/s. Golden Associates, a Partnership Firm; (iv) Mr. Abdul Aziz Qader, son of Late A. Qader; (v) Mr. Gautham Chand, son of Bavarlal; (vi) Mr. Shripal Jain, son of Goutham Chand; and (vii) Mr. Syed Abdul Nasir, son of Late S. A. Khadeer (**'Landowners of JDA Land'**) entered into a Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Kolar Gold Field), with Istus Residential Layout Private Limited, a Company incorporated under the provisions of the Companies Act, 1956 (**'Istus'**) (**Document No. 45**) (**'JDA'**) for development of the JDA Land into a residential layout development (**'Project'**). In terms of the JDA, the Landowners of the JDA Land are entitled to 50% of developed saleable sital area in the JDA Land and Istus is entitled to the remaining 50% of the developed saleable sital area in the JDA Land. Istus is entitled to mortgage its share i.e., 50% of the developed saleable sital area in the JDA Land and its development rights in the JDA Land. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus (**Document No. 46**), which collectively outline its purpose, objects, and scope of operations and management.



32. Pursuant to the JDA, the Landowners of the JDA Land have empowered and authorised Istus under the General Power of Attorney dated 31.10.2025 registered on 03.11.2025, as Document No. KGF-4-00253-2025-26, stored in Book-IV, at the Office of Sub-Registrar, Kolar (Kolar Gold Field) (**Document No. 47**), as their constituted attorney *inter alia* to carry out all acts, deeds and things in connection with development of the Project, as contemplated under the JDA.
33. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur (**Document No. 48**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Composite Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 49**).

VI. Record of Rights, Tenancy and Crops (RTCs):

RTCs with respect to the Larger Property:

34. We have been provided with RTCs for the periods: (i) 1965-66 to 1974-75; (ii) 1980-81 to 1990-91; and (iii) 1996-97 to 2008-09 with respect to Survey No. 58 measuring 9 Acres 28 Guntas i.e., the Larger Property herein (**Document No. 50**). Entry in the said RTCs are in consonance with the flow of title of the Larger Property, as discussed in this Report.

We have been provided with an Endorsement dated 08.12.2025, bearing No. RK/CR/354/2025-26, issued by the Office of Tahsildar, Malur (**Document No. 51**), confirming that RTCs for the period 1974-75 to 1979-80 and 1991-92 to 1995-96 with respect to Larger Extent are mutilated and the same are not available.

RTCs with respect to the land bearing Survey No. 58/1, measuring 05 Acres 25 Guntas:

35. We have been provided with RTCs for the period 2008-09 to 2018-19 with respect to land bearing Survey No. 58/1, measuring 05 Acres 25 Guntas (**Document No. 52**). Entries in the said RTCs are in consonance with the flow of title of Survey No. 58/1, measuring 05 Acres 25 Guntas, as discussed in this Report.



RTCs with respect to Property-A:

36. We have been provided with RTCs for the period 2019-20 to 2025-26 with respect to Property-A (**Document No. 53**). Entry in the said RTCs are in consonance with the flow of title of Property-A, as discussed in this Report.

RTCs with respect to Property-B:

37. We have been provided with RTCs for the period 2018-19 to 2025-26 with respect to Property-B (**Document No. 54**). Entry in the said RTCs are in consonance with the flow of title of Property-B, as discussed in this Report.

RTCs with respect to Property-C:

38. We have been provided with RTCs for the period 2018-19 to 2025-26 with respect to Property-C (**Document No. 55**). Entry in the said RTCs are in consonance with the flow of title of Property-C, as discussed in this Report.

RTCs with respect to Property-D:

39. We have been provided with RTCs for the period 2018-19 to 2025-26 with respect to Property-D (**Document No. 56**). Entry in the said RTCs are in consonance with the flow of Property-D, as discussed in this Report.

RTCs with respect to the Property-E:

40. We have been provided with RTCs issued for the period 2018-19 to 2025-26 with respect to Property-E (**Document No. 57**). Entry in the said RTCs are in consonance with the flow of Property-E, as discussed in this Report.

VII. Survey Records:

41. Original Survey Tippani extract issued with respect to the Larger Property (**Document No. 58**) records Mr. Muneppa, son of Venkatappa as the Karda.
42. The Village Map of Chikkatirupati Village (**Document No. 59**) shows the shape and location of the land bearing Survey No. 58.

43. Extract of Hissa Survey Tippani dated 08.10.2004 issued with respect to Survey No. 58 (**Document No. 60**), that land bearing Survey No. 58 measuring 9 Acres 28 Guntas was bifurcated into two sub-divisions i.e., Survey No. 58/1 and 58/2. Portion measuring 9 Acres 05 Guntas was retained as Survey No. 58/1 and remaining portion measuring 23 Guntas was assigned Survey No. 58/2.
44. Extract of Hissa Survey Tippani dated 21.11.2006 and Pakka Book Extract issued with respect to Survey No. 58/1 (**Document No. 61**) denotes that land bearing Survey No. 58/1 measuring 9 Acres 05 Guntas was bifurcated into seven sub-divisions i.e., Survey Nos. 58/1, 58/3, 58/4, 58/5, 58/6 and 58/7. Portion measuring 5 Acres 25 Guntas which was held by Mr. Busi Reddy and his family members continued to be retained as Survey No. 58/1.
45. Extract of Hissa Survey Tippani dated 01.08.2018 and Pakka Book Extract issued with respect to Survey No. 58/1 (**Document No. 62**) denotes that land bearing Survey No. 58/1 measuring 05 Acres 25 Guntas bifurcated into 05 (five) sub-divisions viz., Survey Nos. 58/1, 58/9, 58/10, 58/11 and 58/12. We further note that the following:
- (i) A portion measuring 01 Acre in Survey No. 58/1 was retained as Survey No. 58/1, i.e., Property-A herein. Mr. S. A. Malik, son of S. A. Khader Saab was recorded as the hissedar of Survey No. 58/1;
 - (ii) A portion measuring 01 Acre 10 Guntas in Survey No. 58/1 was assigned a new Survey No. 58/9, i.e., Property-B herein. Mr. Abdul Aziz Khader, son of Late Abdul Khader was recorded as the hissedar of Survey No. 58/9;
 - (iii) A portion measuring 01 Acre in Survey No. 58/1 was assigned a new Survey No. 58/10, i.e., Property-C herein. Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy was recorded as the hissedar of Survey No. 58/10;
 - (iv) A portion measuring 01 Acre in Survey No. 58/1 was assigned a new Survey No. 58/11, i.e., Property-D herein. Mr. S. A. Nasir, son of S. A. Khader Saab was recorded as the hissedar of Survey No. 58/11; and
 - (v) A portion measuring 01 Acre 15 Guntas in Survey No. 58/1 was assigned a new Survey No. 58/12, i.e., Property-E herein. Mr. Gautham Chand, son of Bhavarlal and Mr. Shripal Jain, son of Gautham Chand were recorded as the joint hissedars of Survey No. 58/12.



46. Extract of Karnataka Revision Settlement Akarband issued with respect to the Composite Property (**Document No. 63**), denotes the following:
- (i) The total and actual extent of the land bearing Survey No. 58/1 as 01 Acre, there being no kharab land;
 - (ii) The total and actual extent of the land bearing Survey No. 58/9 as 01 Acre 10 Guntas, there being no kharab land;
 - (iii) The total and actual extent of the land bearing Survey No. 58/10 is 01 Acre, there being no kharab land;
 - (iv) The total and actual extent of the land bearing Survey No. 58/11 as 01 Acre there being no kharab land; and
 - (v) The total and actual extent of the land bearing Survey No. 58/12 as 01 Acre 15 Guntas, there being no kharab land.

VIII. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and Property Tax Paid Receipts with respect to the Composite Property. We have been informed that the property tax would be paid and E-khata would be obtained at the time of issuance of Final Residential Layout Plan.

IX. Encumbrance Certificates:

47. We have been provided with Encumbrance Certificate ('**EC**') issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58, measuring 09 Acres 28 Guntas, for the period 01.04.1921 to 31.03.1965 (**Document No. 64**). The said EC records all registered transactions with respect to Survey No. 58 for that period, as discussed in this Report.
48. We have been provided with the EC issued by the jurisdictional Sub-Registrar with respect to the Composite Property, for the period 01.04.2004 to 29.10.2025 (**Document No. 65**). The said EC records all registered transactions for that period.



49. We have been provided with the Nil EC issued by the jurisdictional Sub-Registrar with respect to lands bearing Survey Nos. 58/9, 58/10, 58/11 and 58/12, totally measuring 04 Acres 25 Guntas, for the period 01.04.2018 to 15.09.2025 **(Document No. 66)**.
50. We have been provided with ECs issued by the jurisdictional Sub-Registrar with respect to the Composite Property for the period 01.04.2025 to 15.12.2025 **(Document No. 67)**. The said records the Joint Development Agreement dated 31.10.2025, registered as Document No. 3548/2025-26 executed with respect to the Composite Property.

It is advisable to obtain and verify the following EC for the period from 01.04.1965 to 31.03.2004, with respect to the land bearing Survey No. 58, measuring 09 Acres 28 Guntas.

X. Endorsements:

51. We have been provided with Nil Tenancy Certificate dated 31.07.2013 issued by the Office of Tahsildar, Malur Taluk **(Document No. 68)** confirming that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Composite Property.
52. We have been provided with an Endorsement dated 08.08.2013 bearing No. PTCL/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk **(Document No. 69)** confirming that there are no proceedings pending under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to Composite Property.
53. We have been provided with an Endorsement dated 31.07.2013 bearing No. LRF/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk **(Document No. 70)** confirming that no applications have been filed under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to Composite Property.

We have not been provided with the Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.



In view of the fact that the Composite Property is converted for non-agricultural residential purposes and the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XI. Litigation:

54. Online litigation search was carried out on 18.11.2025 by an external consultant Perfios Software Solutions Private Limited in the names of (i) Mr. S. A. Malik, son of S. A. Khader Saab, (ii) Mr. Abdul Aziz Khader, son of Late Abdul Khader, (iii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, (iv) Mr. S. A. Nasir, son of S. A. Khader Saab, (v) Mr. Gautham Chand, son of Bhavarlal and (vi) Mr. Shripal Jain, son of Gautham Chand i.e., the present owners of Composite Property. **It is advisable to obtain a Letter from the present owners of the Composite Property viz., (i) Mr. S. A. Malik, (ii) Mr. Abdul Aziz Khader, (iii) Mr. A. Ramakrishna Reddy, (iv) Mr. S. A. Nasir, (v) Mr. Gautham Chand and (vi) Mr. Shripal Jain stating that there are no pending litigations with respect to the Composite Property.**

XII. Mortgages and Charges:

55. We have been informed by the present owner of the Composite Property that there is no subsisting mortgage with respect to the Composite Property.

XIII. Original inspection:

56. **We have not verified original documents pertaining to the Composite Property.**

XIV. Public Notice:

57. Public Notice was issued on 23.08.2025 with respect to the Composite Property, in Times of India (English Edition) & Vijaya Karnataka (Kannada Edition), both having circulation in Bangalore and Kolar, calling for objections if any, on the joint development arrangement with respect to the Subject Property. In response to the same, we have not received any objections as on date of issue of this Report.

XV. Opinion on the Title of the Composite Property:

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



- (i) Mr. S. A. Malik, son of S. A. Khader Saab is the absolute owner, having clear, marketable title with respect to residentially converted land bearing Survey No. 58/1 measuring 01 Acre, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (i.e., Property-A herein). Mr. S.A. Malik acquired Property-A under the Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03397-2018-19;
- (ii) Mr. Abdul Aziz Khader, son of Late Abdul Khader is the absolute owner having clear, marketable title with respect to land bearing land bearing Survey No. 58/9 measuring 01 Acre 10 Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (i.e., Property-B herein). Mr. Abdul Aziz Khader acquired Property-B under the Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03396-2018-19;
- (iii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy is the absolute owner having clear, marketable title with respect to land bearing land bearing Survey No. 58/10 measuring 01 Acre, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (i.e., Property-C herein). Mr. A. Ramakrishna Reddy acquired Property-C under the Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03400-2018-19;
- (iv) Mr. S. A. Nasir, son of S. A. Khader Saab is the absolute owner having clear, marketable title with respect to land bearing land bearing Survey No. 58/11 measuring 01 Acre, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (i.e., Property-D herein). Mr. S.A. Nasir acquired Property-D under the Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03399-2018-19;
- (v) Mr. Gautham Chand, son of Bhavarlal and Mr. Shripal Jain, son of Gautham Chand are the absolute owners having clear, marketable title with respect to land bearing land bearing Survey No. 58/12 measuring 01 Acre 15 Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (i.e., Property-E herein). Mr. Gautham Chand and Mr. Shripal Jain acquired Property-E under the Sale Deed dated 30.08.2018, registered on 03.09.2018, as Document No. MLR-1-03393-2018-19;



- (vi) Mr. S. A. Malik, Mr. Abdul Aziz Khader, Mr. A. Ramakrishna Reddy, Mr. S. A. Nasir, Mr. Gautham Chand and Mr. Shripal Jain have entered into a Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26 with Istus Residential Layout Private Limited, a Company incorporated under the provisions of the Companies Act, 2013, having its registered office at 6A, 2nd Floor, Kabra Excelsior, 7th Cross, 1st Block, Koramangala, Bangalore, Karnataka India – 560034, for development of the JDA Land (which includes the Composite Property) into residential layout development (more fully discussed in Paragraph 31 of this Report). In terms of the JDA, the Landowners of the JDA Land and Istus are equally entitled to developed saleable sital area in the Project; and
- (vii) Pursuant to the Joint Development Agreement dated 15.12.2025, registered as Document No. MLR-1-09877/2025-26, Istus Residential Layout Private Limited has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Project.



Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru

This Title Report is subject to the following qualifications:

- (a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) *This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*

- (c) *This Title Report provides our view on the marketability of title with respect to the Composite Property and does not purport to comment on its suitability for development.*
- (d) *This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*
- (e) *We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (f) *We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Composite Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Ms. Anagha Bharadwaj, Associate.

Istus Residential Layout Private Limited

Date: January 19, 2026

No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by Istus Residential Layout Private Limited, a Company, having its registered office at No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of land bearing Survey No. 58/2, measuring 02 Guntas (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (hereinafter referred to as '**Subject Property**'). We have been informed by the Client that the Subject Property is intended to be developed into a residential layout ('**Project**').

II. Description of the Subject Property:

All that piece and parcel of land bearing Survey No. 58/2 measuring 02 Guntas (no kharab land), situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District. The Subject Property is bounded by:

East by	:	Land bearing Survey No. 58/1;
West by	:	Land bearing Survey No. 38;
North by	:	Land bearing Survey No. 58/8; and
South by	:	Land bearing Survey No. 57;

[The boundaries stated above, are as per the Village Map and Survey Documents provided to us]

III. List of documents/information provided:

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



Sl. No.	Particulars of Documents
1.	Extract of Record of Rights Register extract bearing RR No. 83;
2.	Copy of Endorsement dated 27.09.2025, bearing No. RK/RTI/CR/2024-25;
3.	Genealogical Tree of Mr. Muneppa dated 12.07.2018, issued by the office of Deputy Tahsildar, Malur Taluk, Kolar District;
4.	Sale Deed dated 06.01.1956, registered as Document No. 1875/1955-56, stored in Book-I, Volume No. 609, pages 42 to 43 at the Office of Sub-Registrar, Malur Taluk;
5.	Sale Deed dated 26.02.1959, registered as Document No. 3067/1958-59, stored in Book-I, Volume No. 679, in the pages 23-25, at the Office of Sub-Registrar, Malur Taluk;
6.	Letter of Partition dated 12.10.1961;
7.	Sale Deed dated 19.07.1995, registered as Document No. 1133/1995-96, in Book-I, Volume No. 1362, Pages 135-136, in the Office of Sub-Registrar, Malur Taluk;
8.	Entry made in the Mutation Register extract bearing MR No. 4/1995-96;
9.	Sale Deed dated 10.07.2002, registered as Document No. 1242/2002-03, in the Office of Sub-Registrar, Malur Taluk;
10.	Mutation Register extract, bearing transaction No. 3178/2002-03, available online on the Bhoomi Portal;
11.	Extract of Hissa Survey Tippani dated 08.10.2004;
12.	Entry made in the Mutation Register extract bearing MR No. 06/2008-09;
13.	Sale Deed dated 25.10.2004, registered as Document No. MLR-1-01839-2004-05, Book-I, stored in CD no. MLRD6, in the Office of Sub-Registrar, Malur Taluk;
14.	Mutation Register extract, bearing MR No. 51/2004-05, available online on the Bhoomi Portal;
15.	Genealogical Tree of Mr. Muneppa dated 12.07.2018, issued by the office of Deputy Tahsildar, Malur Taluk, Kolar District;
16.	Affidavit dated 01.01.2026 sworn by Mr. Pradeep V, son of Late Venkataswamy Reddy;
17.	Death Certificate dated 11.07.2011, recording the death of Mr. Sarvesh Reddy, son of Busi Reddy on 21.06.2011;



Sl. No.	Particulars of Documents
18.	Entry made in the Mutation Register extract bearing MR No. 38/2011-12;
19.	Hissa Survey Tippani dated 04.12.2018 issued with respect to Survey No. 58/2, measuring 23 Guntas;
20.	RR Pakka Book issued with respect to Survey No. 58/2, measuring 23 Guntas;
21.	Akarband issued with respect to Survey No. 58/2, measuring 23 Guntas;
22.	Entry made in the Mutation Register extract bearing MR No. T19/2015-16;
23.	General Power of Attorney dated 03.09.2018, registered as Document No. MLR-4-00328-2018-19, in Book – IV, CD No. MLRD173, at the office of Sub-Registrar, Malur Taluk;
24.	Receipt dated 15.07.2018 issued by Mrs. Lakshamma wife of Late Sarvesh Reddy;
25.	Official Memorandum dated 19.09.2022, bearing No. 349922;
26.	Mutation Register extract, bearing MR No. T31/2022-23;
27.	Sale Deed dated 09.12.2025, registered on 10.12.2025, as Document No. MLR-1-09623-2025-26, in Book-I, at the Office of Sub-Registrar, Malur Taluk;
27-A.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
28.	Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur;
29.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project;
30.	RTCs issued for the period 1965-66 to 1974-75 with respect to the Larger Property;
31.	RTCs issued for the period 1980-81 to 1990-91 with respect to the Larger Property;
32.	Endorsement dated 08.12.2025, bearing No. RK/CR/354/2025-26, issued by the Office of Tahsildar, Malur;
33.	RTCs issued for the period 1996-97 to 2008-09 with respect to the Larger Property;
34.	RTCs issued for the period 2009-10 to 2016-17 with respect to land bearing Survey No. 58/2, measuring 23 Guntas;
35.	RTCs issued for the period 2016-17 to 2025-26, with respect to land bearing Survey No. 58/2, measuring 02 Guntas;



Sl. No.	Particulars of Documents
36.	Original Survey Tippani extract issued with respect to Survey No. 58;
37.	The Village Map of Chikkatirupati Village;
38.	Hissa Survey Tippani dated 08.10.2004 with respect to Survey No. 58;
39.	Hissa Survey Tippani dated 04.12.2018 and Pakka Book Extract with respect to Survey No. 58/2;
40.	Karnataka Revision Settlement Akarband issued with respect to Subject Property;
41.	EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58, measuring 09 Acres 28 Guntas for the period 01.04.1921 to 31.03.1965;
42.	EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58 and Survey No. 58/2, measuring 23 Guntas for the period 01.04.2004 to 29.10.2025;
43.	EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58/2 measuring 23 Guntas, for the period 01.04.2025 to 15.12.2025;
44.	Nil Tenancy Certificate dated 31.07.2013 issued by the Office of Tahsildar, Malur Taluk;
45.	Endorsement dated 08.08.2013 bearing No. PTCL/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk; and
46.	Endorsement dated 31.07.2013 bearing No. LRF/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk.

IV. **Title Flow:**

Our analysis and observations upon review of the photocopies of the aforementioned documents are as follows:

Flow of Title with respect to Survey No. 58:

1. Land bearing Survey No. 58, measuring 09 Acres 28 Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (**'Larger Property'**) originally belonged to Mr. Muneppa son of Venkatappa. We note from the Record of Rights Register extract bearing RR No. 83 (**Document No. 01**) that the Larger Property was the ancestral property of Mr. Muneppa, son of Venkatappa. We have been provided with an Endorsement dated 27.09.2025,



bearing No. RK/RTI/CR2024-25 (**Document No. 02**), issued by the Office of Tahsildar, Malur Taluk stating that the Index of Land Register with respect to Survey No. 58 of Chikkatirupathi Village is mutilated and hence the same cannot be issued.

2. We note from the Genealogical Tree of Mr. Muneppa dated 12.07.2018, issued by the office of Deputy Tahsildar, Malur Taluk, Kolar District (**Document No. 03**), that Muniyappa *alias* Muneppa (now deceased) was married to Mrs. Akkayamma (now deceased) and they had a son, Mr. Muni Reddy (now deceased). Mr. Muni Reddy and his wife Mrs. Seekalamma (now deceased) had 02 (two) children, namely: (i) Mr. Munivenkata Reddy and Mr. Busi Reddy.

We have not been provided with the Death Certificate of Mr. Muneppa and that of his son Mr. Muni Reddy. They are stated to be not available.

3. Upon the death of Mr. Muneppa, his grandsons, Mr. Munivenkata Reddy and Mr. Busi Reddy (both sons of Late Muni Reddy); and great-grandsons Mr. Ramaswamy Reddy and Mr. Krishna Reddy (both sons of Munivenkata Reddy); and, Mr. Srinivasa Reddy, Mr. Sarvesh Reddy and Mr. Venkatasamy Reddy [all sons of Busa Reddy (*alias* Busi Reddy)] sold the Larger Property in favour of Mr. Chikkamarinanjappa, son of Doddamadappa, by virtue of Sale Deed dated 06.01.1956, registered as Document No. 1875/1955-56, stored in Book-I, Volume No. 609, pages 42 to 43, at the Office of Sub-Registrar, Malur Taluk (**Document No. 04**).
4. Subsequently, Mr. Chikkamarinanjappa, re-sold the Larger Property in favour of (i) Mr. Munivenkata Reddy, (ii) Mr. Busi Reddy, both sons of Muneppa *vide* Sale Deed dated 26.02.1959, registered as Document No. 3067/1958-59, stored in Book-I, Volume No. 679, in the pages 23-25, at the Office of Sub-Registrar, Malur Taluk (**Document No. 05**).
5. Thereafter, we note from the Letter of Partition dated 12.10.1961 (**Document No. 06**) entered by and between the family members of Mr. Munivenkata Reddy and Mr. Busi Reddy, both sons of Mr. Muni Reddy, that the Larger Property was subject to Partition. The said Letter of Partition records that the property specified in Schedule-A was allotted to the share of Mr. Munivenkata Reddy and the property specified in Schedule-B was allotted to the share of Mr. Busi Reddy. However, Schedule-A and Schedule-B of Letter of Partition are stated to be not available. Considering the antiquity of the said document, we have not insisted on its production.

Flow of Title with respect to Survey No. 58, measuring 23 Guntas:



6. Thereafter, we note from the recitals of the Sale Deed dated 19.07.1995, registered as Document No. 1133/1995-96 (discussed hereinafter) that a portion measuring 23 Guntas in the Larger Property was indicted as the ancestral property of Mr. Krishna Reddy, son of Munivenkata Reddy and he that he was recorded as the khatedar of portion measuring 23 Guntas in Survey No. 58 in all revenue records *vide* entry in Mutation Register extract bearing MR No. 1/1995-96.

We have not been provided with any title document evidencing the manner in which Mr. Krishna Reddy son of Mr. Munivenkata Reddy acquired absolute right, title and interest with respect to a portion of land measuring 23 Guntas in the Larger Property and the aforementioned entry made in the Mutation Register extract bearing MR No. 1/1995-96. They are stated to be not available. It is unclear whether Mr. Krishna Reddy allotted exclusive right, title and interest with respect to portion measuring 23 Guntas in under the Oral Partition effected between the surviving legal heirs of Late Muneppa, as discussed in the Letter of Partition dated 12.10.1961.

Further, we have not been provided with any document evidencing transfer of absolute right, title and interest with respect to portion measuring 23 Guntas in the Larger Property by Mr. Munivenkata Reddy and his other children and Mr. Busi Reddy and his children, in favour of Mr. Krishna Reddy.

Mr. Krishna Reddy sold the said portion measuring 23 Guntas in favour of Mr. Avalappa *vide* Sale Deed dated 19.07.1995. More than 30 (thirty) years have since elapsed and there are no claims on record by any of the other legal heirs of Late Muneppa, challenging the entitlement of Mr. Avalappa and that of his subsequent transferees. Any claims or challenges now are barred by limitation of time.

7. Subsequently, Mr. Krishna Reddy, son of Munivenkata Reddy sold the portion measuring 23 Guntas in the Larger Property in favour of Mr. Avalappa, son of Doddavenkatappa by virtue of Sale Deed dated 19.07.1995, registered as Document No. 1133/1995-96, in Book-I, Volume No. 1362, Pages 135-136, in the Office of Sub-Registrar, Malur Taluk (**Document No. 07**). We note from the entry made in the Mutation Register extract bearing MR No. 4/1995-96 (**Document No. 08**) that the khata with respect to portion of land measuring 23 Guntas in the Larger Property was transferred in the name of Mr. Avalappa, son of Doddavenkatappa, pursuant to the said Sale Deed dated 19.07.1995.



8. Thereafter, Mr. Avalappa, son of Doddavenkatappa sold a portion of land measuring 23 Guntas in the Larger Property in favour of Mr. Abbaiah Reddy, son of Annaiah Reddy under the Sale Deed dated 10.07.2002, registered as Document No. 1242/2002-03, in the Office of Sub-Registrar, Malur Taluk (**Document No. 09**). We have perused the Mutation Register extract, bearing transaction No. 3178/2002-03 (**Document No. 10**), available online on the Bhoomi Portal and note that the khata with respect to portion measuring 23 Guntas in the Larger Property was transferred in the name of Mr. Abbaiah Reddy, son of Annaiah Reddy, pursuant to the said Sale Deed dated 10.07.2002.

The copy of the Sale Deed dated 10.07.2002, registered as Document No. 1242/2002-03 provided to us is the typed copy of the certified copy of the said Sale Deed. We note that the seal of the Office of the Sub-Registrar is missing in the copy provided to us. It is advisable to obtain and verify the original of the said Sale Deed in this regard.

Flow of Title with respect to portion measuring 02 Guntas in Survey No. 58 (at present land bearing Survey 58/2 measuring 02 Guntas i.e., the Subject Property herein):

9. We note from the Hissa Survey Tippani dated 08.10.2004 (**Document No. 11**) and entry in mutation register extract bearing MR No. 6/2008-09 (**Document No. 12**), that the Larger Property was subject to phodi and bifurcated into 02 (two) sub-divisions viz., land bearing Survey Nos. 58/1 and 58/2. Mr. Muneppa and Mr. Venkatappa were recorded as the joint hissedars of the land bearing Survey No. 58/1 measuring 9 Acres 05 Guntas and Mr. Abbaiah Reddy, son of Mr. Annaiah Reddy was recorded as the hissedar of the land bearing Survey No. 58/2 measuring 23 Guntas.
10. Subsequent thereto, Mr. Abbaiah Reddy, son of Annaiah Reddy, sold a portion of land measuring 02 Guntas in Survey No. 58 (part of Survey No. 58/2) in favour of Mr. Sarvesh Reddy, son of Busi Reddy, by virtue of Sale Deed dated 25.10.2004, registered as Document No. MLR-1-01839-2004-05, Book-I, stored in CD no. MLRD6, in the Office of Sub-Registrar, Malur Taluk (**Document No. 13**). We have perused the Mutation Register extract, bearing MR No. 51/2004-05 (**Document No. 14**), available online on the Bhoomi Portal and note that the khata with respect to portion measuring 02 Guntas in Survey No. 58/2 was transferred in the name of Mr. Sarvesh Reddy, son of Mr. Busi Reddy, pursuant to the said Sale Deed dated 25.10.2004.



11. We further note from the Genealogical Tree of Mr. Muneppa dated 12.07.2018, issued by the office of Deputy Tahsildar, Malur Taluk, Kolar District (**Document No. 15**) read with Affidavit dated 01.01.2026 sworn by Mr. Pradeep V, son of Late Venkataswamy Reddy (**Document No. 16**), that Mr. Busi Reddy (now deceased) and his wife Mrs. Goopellamma and had 07 (seven) children, namely:
- (i) First daughter, Late Savithamma was married to Mr. Krishna Reddy and had 04 (four) children, namely: (i) Mrs. Sulochana, (ii) Mrs. Manjula, (iii) Mr. Suresh and (iv) Mrs. Suvarna;
 - (ii) First son, Mr. Srinivasa Reddy is married to Mrs. Kausalya and had 03 (three) children, namely: (i) Mr. Girish Reddy, married to Mrs. Tara and they have a daughter, Ms. Taniya; (ii) Mr. Harish Reddy, married to Mrs. Mala and they have 02 (two) children, Master Neel and Ms. Shreya; and (iii) Mr. Lokesh Reddy, married to Mrs. Rani and they have 02 (two) children, Master Ishan and Ms. Arya;
 - (iii) Second daughter, Mrs. Kanthamma;
 - (iv) Second son, Late Sarvesh Reddy was married to Mrs. Lakshamma and they have 04 (four) children, namely: (i) Mrs. Shailaja, (ii) Mr. Muni Reddy, (iii) Mrs. Vimala and (iv) Mr. Gopinath. Mr. Muni Reddy has two children i.e., Mr. Charan and Ms. Supritha. Mr. Gopinath has two children Ms. Mayika and Mr. Niyan;
 - (v) Third son, Late Venkataswamy Reddy was married to Mrs. Raajamma and they had 02 (two) children, namely: Mrs. Rekha and Mr. Pradeep;
 - (vi) Third daughter, Mrs. Neelamma; and
 - (vii) Fourth daughter, Mrs. Yashodamma.
12. We have been provided with the Death Certificate dated 11.07.2011, recording the death of Mr. Sarvesh Reddy, son of Busi Reddy on 21.06.2011, issued by the Chief Registrar of Births and Deaths (**Document No. 17**).
13. Upon the death of Mr. Sarvesh Reddy, son of Busi Reddy on 21.06.2011, the khata with respect to portion of land measuring 02 Guntas in Survey No. 58/2 was transferred to the name of his



- wife Mrs. Lakshamma *vide* entry made in the Mutation Register extract bearing MR No. 38/2011-12 (**Document No. 18**).
14. We note from the Hissa Survey Tippani dated 04.12.2018 (**Document No. 19**), RR Pakka Book (**Document No. 20**), and Akarband (**Document No. 21**) issued with respect to Survey No. 58/2, measuring 23 Guntas situated at Chikkatirupati Village that the said land was subject to phodi and the land bearing Survey No. 58/2 was bifurcated into 02 (two) sub-divisions viz., Survey Nos. 58/2 and 58/8. We further note the following from the said Hissa Survey Tippani and the RR Pakka Book:
- (i) A portion measuring 02 Guntas in Survey No. 58/2 was retained as Survey No. 58/2, i.e., the Subject Property herein, and Mrs. Lakshamma, wife of Late Sarvesh Reddy was recorded as the hissedar; and
 - (ii) A portion measuring 21 Guntas in Survey No. 58/2 was assigned a new Survey No. 58/8 and Mr. P. K. Venugopal, son of Krishnappa was recorded as the hissedar of Survey No. 58/8.
15. We have been provided with the entry made in the Mutation Register extract bearing MR No. T19/2015-16 (**Document No. 22**), pursuant to the said bifurcation, evidencing the transfer of khata with respect to the land bearing Survey No. 58/2 measuring 02 Guntas, in the name of Mrs. Lakshamma, wife of Late Sarvesh Reddy and land bearing Survey No. 58/8 measuring 21 Guntas, in the name of Mr. P. K. Venugopal.
16. Thereafter, (i) Mrs. Lakshamma, wife of Late Sarvesh Reddy; (ii) Mrs. Shailaja; (iii) Mr. S. Munireddy (acting for self and as father and natural guardian of his minor children Ms. Supreetha and Mr. Charan), both children of Late Sarvesh Reddy; (iv) Mrs. Nirmala; (v) Mr. Gopinatha (acting for self and as father and natural guardian of his minor children Ms. Mayika and Mr. Niyan) (**'Legal Heirs of Late Sarvesh Reddy'**) appointed and authorised Mr. A. Ramkrishna Reddy, son of Late Patel Appanna Reddy as their constituted attorney to *inter alia* sell, convey, transfer by way of execution of conveyance deed, with respect to Subject Property under the General Power of Attorney dated 03.09.2018, registered as Document No. MLR-4-00328-2018-19, in Book – IV, CD No. MLRD173, at the office of Sub-Registrar, Malur Taluk (**Document No. 23**). In this regard, we have been provided with Receipt dated 15.07.2018 issued by Mrs. Lakshamma wife of Late Sarvesh Reddy (**Document No. 24**) confirming receipt of sale consideration with respect to sale of the Subject Property.



17. Subsequent thereto, we note that Subject Property was converted for Residential - Layout purposes *vide* Official Memorandum dated 19.09.2022, bearing No. 349922 (**Document No. 25**). In pursuance of the said conversion, we have perused the Mutation Register extract, bearing MR No. T31/2022-23 (**Document No. 26**), available online.

We observe that the western, northern and the southern boundaries mentioned in the above-mentioned Official Memorandum dated 19.09.2022 are erroneous, as they do not align with the boundaries of the Subject Property as per the RR Pakka Book Extract provided with respect to Survey No. 58/2. We have been informed that rectification of the boundaries in the Official Memorandum dated 19.09.2022 cannot be carried out since the Provisional Layout Plan for the Project is approved by the Malur Planning Authority.

18. Subsequently, the Legal Heirs of Late Sarvesh Reddy, all represented by their constituted attorney Mr. A. Ramakrishna Reddy son of Late Patel Appanna Reddy (in his capacity as the attorney holder of the vendors as well as the 'Confirming Party') sold the Subject Property in favour of Istus Residential Layout Private Limited, a company incorporated under the Companies Act, 1956 by virtue of Sale Deed dated 09.12.2025, registered on 10.12.2025, as Document No. MLR-1-09623-2025-26, in Book-I, at the Office of Sub-Registrar, Malur Taluk (**Document No. 27**). Additionally, we have reviewed the Memorandum of Association and Articles of Association of Istus (**Document No. 27-A**), which collectively outline its purpose, objects, and scope of operations and management.

In this regard, it is advisable to obtain and verify the Agreement executed by the Legal Heirs of Late Sarvesh Reddy in favour of Mr. A. Ramakrishna Reddy with respect to the Subject Property. Alternately, it is advisable that the Legal Heirs of Late Sarvesh Reddy confirm that the General Power of Attorney dated 03.09.2018, registered as Document No. MLR-4-00328-2018-19 was valid at the time of execution of the Sale Deed dated 09.12.2025 and further confirm receipt of sale consideration, for sale of the Subject Property in favour of Istus Residential Layout Private Limited.

V. Development of the Subject Property:

19. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur (**Document No. 28**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Subject Property), situated at Chikkatirupathi Village,



Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 02 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 29**).

VI. Record of Rights, Tenancy and Crops (RTCs):

RTCs with respect to the Larger Property:

20. We have been provided with RTCs for the period 1965-66 to 1974-75 with respect to the Larger Property (**Document No. 30**). Entry in the said RTCs is in consonance with the flow of title of Larger Property, as discussed in this Report.
21. We have been provided with RTCs for the period 1980-81 to 1990-91 with respect to the Larger Property (**Document No. 31**). Entry in the said RTCs are in consonance with the flow of title of Larger Property, as discussed in this Report.

We have not been provided with RTCs for the period from 1975-76 to 1979-80 and from 1991-92 to 1995-96. They are stated to be not available. We have been provided with an Endorsement dated 08.12.2025, bearing No. RK/CR/354/2025-26, issued by the Office of Tahsildar, Malur (**Document No. 32**) confirming that RTCs for the period 1974-75 to 1979-80 and 1991-92 to 1995-96 with respect to Larger Extent are mutilated and the same are not available.

22. We have been provided with RTCs for the period 1996-97 to 2008-09 with respect to the Larger Property (**Document No. 33**). Entry in the said RTCs are in consonance with the flow of title of Larger Property, as discussed in this Report.

RTCs with respect to land bearing Survey No. 58/2, measuring 23 Guntas:

23. We have been provided with RTCs issued for the period 2009-10 to 2016-17 with respect to land bearing Survey No. 58/2, measuring 23 Guntas (**Document No. 34**). Entry in the said RTCs is in consonance with the flow of the land bearing 58/2, measuring 23 Guntas, as discussed in this Report.

RTCs with respect to Subject Property:



24. We have been provided with RTCs for the period 2016-17 to 2025-26, with respect to land bearing Survey No. 58/2, measuring 02 Guntas, i.e., the Subject Property herein (**Document No. 35**). Entry in the said RTCs are in consonance with the flow of the Subject Property as discussed in this Report.

VII. Survey Records:

25. Original Survey Tippani extract issued with respect to the Larger Property (**Document No. 36**) records Mr. Muneppa, son of Venkatappa as the Karda.
26. The Village Map of Chikkatirupati Village (**Document No. 37**) shows the shape and location of the land bearing Survey No. 58.
27. Extract of Hissa Survey Tippani dated 08.10.2004 issued with respect to Survey No. 58 (**Document No. 38**), denotes that land bearing Survey No. 58, measuring 09 Acres 28 Guntas was bifurcated into two portions viz., Survey Nos. 58/1 and 58/2.
28. Extract of Hissa Survey Tippani dated 04.12.2018 and RR Pakka Book Extract issued with respect to Survey No. 58/2 (**Document No. 39**), denotes that land bearing Survey No. 58/2 was bifurcated into two portions viz., Survey Nos. 58/2 and 58/8.
29. Extract of Karnataka Revision Settlement Akarband issued with respect to Subject Property (**Document No. 40**), denotes the total and actual extent of the land bearing Survey No. 58/2, there being no kharab land.

VIII. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and up to date Property Tax Paid Receipt with respect to the Subject Property. We have been informed that the Property Tax would be paid and E-khata would be obtained at the time of issuance of the Final Residential Layout Plan.

IX. Encumbrance Certificates:

30. We have been provided with Encumbrance Certificate ('EC') issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58, measuring 09 Acres 28 Guntas, for



the period 01.04.1921 to 31.03.1965 (**Document No. 41**). The said EC records all registered transactions for that period.

31. We have been provided with the EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58 and Survey No. 58/2, measuring 23 Guntas, for the period 01.04.2004 to 29.10.2025 (**Document No. 42**). The said EC records all registered transactions for that period with respect to the land bearing Survey No. 58 and Survey No. 58/2, measuring 23 Guntas.
32. We have been provided with the EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58/2 measuring 23 Guntas, for the period 01.04.2025 to 15.12.2025 (**Document No. 43**). The said EC records all registered transactions for that period with respect to the land bearing Survey No. 58/2.

It is advisable to obtain and verify the following EC issued with respect to land bearing Survey No. 58/2, measuring 02 Guntas from the date of phodi, i.e., for the period 04.12.2018 to 31.03.2025.

X. Endorsements:

33. We have been provided with Nil Tenancy Certificate dated 31.07.2013 issued by the Office of Tahsildar, Malur Taluk (**Document No. 44**) confirming that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Subject Property.
34. We have been provided with an Endorsement dated 08.08.2013 bearing No. PTCL/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk (**Document No. 45**) confirming that there are no proceedings pending under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to Subject Property.
35. We have been provided with an Endorsement dated 31.07.2013 bearing No. LRF/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk (**Document No. 46**) confirming that no applications have been filed under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to Subject Property.



We have not been provided with Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Subject Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities. Since the Subject Property the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XI. Litigation:

36. We have not conducted any independent litigation search in the name of the present landowner of the Subject Property.

XII. Mortgages and Charges:

37. We have been informed by the present owner of the Subject Property that there is no subsisting mortgage with respect to the Subject Property.

XIII. Original inspection:

38. **We have not verified original documents pertaining to the Subject Property.**

XIV. Public Notice:

39. Public Notice was issued on 29.11.2025 with respect to the Subject Property, in Times of India (English Edition) & Vijaya Karnataka (Kannada Edition), both having circulation in Bangalore and Kolar, calling for objections if any, on sale of the Subject Property in favour of Istus Residential Layout Private Limited. In response to the same, we have not received any objections as on date of issue of this Report.

XV. Opinion on the Title of the Subject Property:

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

- (i) Istus Residential Layout Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at No. 6A, 2nd Floor, 'Kabra Excelsior', 7th main,



1st block, Koramangala, Bengaluru – 560 034 is the absolute owner, having clear, marketable title with respect to residentially converted land bearing Survey No. 58/2, measuring 02 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk (i.e., Subject Property herein). Istus Residential Layout Private Limited has acquired the Subject Property under the Sale Deed dated 09.12.2025, registered on 10.12.2025, as Document No. MLR-1-09623-2025-26; and

- (ii) Istus has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Subject Property along with adjoining lands, all situated at Chikkatirupathi Village, into a residential layout development (i.e., the Project herein).



Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru

This Title Report is subject to the following qualifications:

- (a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) *This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) *This Title Report provides our view on the marketability of title with respect to the Subject Property and does not purport to comment on its suitability for development.*
- (d) *This Title Report is issued subject to the fulfilment of the conditions, if any, that may*

be set out herein.

- (e) We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (f) We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Subject Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; & Ms. Anagha Bharadwaj, Associate.

Istus Residential Layout Private Limited

Date: January 22, 2026

No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by **Istus Residential Layout Private Limited**, a Company, having its registered office at No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of lands bearing: (i) Survey No. 58/3 measuring 01 Acre 13 ½ Guntas (no kharab land) ('**Property-A**'); (ii) Survey No. 58/5 measuring 11 Guntas (no kharab land) ('**Property-B**'); (iii) Survey No. 58/6 measuring 11 Guntas (no kharab land) ('**Property-C**'); and Survey No. 58/7 measuring 11 Guntas (no kharab land) ('**Property-D**'), all converted for Residential-Layout purposes and situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (Property-A, Property-B, Property-C and Property-D collectively admeasure 03 Acres 20 Guntas and are hereinafter collectively referred to as the '**Composite Property**'). The Composite Property is intended to be developed into a residential layout ('**Project**').

II. Description and Location of the Composite Property:

A. Description of Property-A:

All that piece and parcel of land bearing Survey No. 58/3 measuring 01 Acre 13 ½ Guntas (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-A is bounded as follows:

East by	:	Land bearing Survey No. 63;
West by	:	Land bearing Survey No. 58/10;
North by	:	Land bearing Survey Nos. 58/1 and 59; and
South by	:	Land bearing Survey No. 58.

B. Description of Property-B:

All that piece and parcel of land bearing Survey No. 58/5 measuring 11 Guntas (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-B is bounded as follows:

East by	:	Land bearing Survey No. 63;
West by	:	Land bearing Survey No. 58/12;
North by	:	Land bearing Survey No. 58/4; and
South by	:	Land bearing Survey No. 58/6.

C. Description of Property-C:

All that piece and parcel of land bearing Survey No. 58/6 measuring 11 Guntas (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-C is bounded as follows:

East by	:	Land bearing Survey No. 63;
West by	:	Land bearing Survey No. 58/12;
North by	:	Land bearing Survey No. 58/5; and
South by	:	Land bearing Survey No. 58/7.

D. Description of Property-D:

All that piece and parcel of land bearing Survey No. 58/7 measuring 11 Guntas (no kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District. Property-D is bounded as follows:

East by	:	Land bearing Survey No. 63;
West by	:	Land bearing Survey No. 58/12;
North by	:	Land bearing Survey No. 58/6; and
South by	:	Land bearing Survey No. 56.

[The boundaries of Property-A, Property-B, Property-C and Property-D stated above, are as per the Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26 (discussed hereafter)].

III. List of documents/information provided:

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

Sl. No.	Particulars of Documents
1.	Extract of Record of Rights Register extract bearing RR No. 83;
2.	Copy of Endorsement dated 27.09.2025, bearing No. RK/RTI/CR/2024-25;
3.	Sale Deed dated 06.01.1956, registered as Document No. 1875/1955-56, stored in Book-I, Volume No. 609, pages 42 to 43 at the Office of Sub-Registrar, Malur Taluk;
4.	Sale Deed dated 26.02.1959, registered as Document No. 3067/1958-59, stored in Book-I, Volume No. 679, in the pages 23-25, at the Office of Sub-Registrar, Malur Taluk;
5.	Genealogical Tree of Mr. Muneppa dated 12.07.2018, issued by the office of Deputy Tahsildar, Malur Taluk, Kolar District;
6.	Copy of unregistered Letter of Partition dated 12.10.1961;
7.	Notarized Affidavit dated 03.03.2018, sworn by Mr. Shridhar Reddy, son of Krishna Reddy denoting the family tree of Mr. Munivenkata Reddy;
8.	Entry made in the Mutation Register extract bearing MR No. 15/1980-81;
9.	Mutation register extract bearing MR No. 86/2003-04;
10.	Partition Deed dated 14.08.2007, registered on 03.09.2007, as Document No. MLR-1-02781-2007-08, stored in Book-I, at the Office if Sub-Registrar, Malur Taluk;
11.	Entry made in the Mutation Register extract bearing MR No. 24/2007-08;
12.	Entry made in the Mutation Register extract bearing MR No. 50/2009-10;

Sl. No.	Particulars of Documents
13.	Confirmation Deed dated 17.04.2018, registered as Document No. MLR-4-00024/2018-19, stored in Book-IV, CD No. MLRD168, at the Office of Sub-Registrar, Malur Taluk;
14.	Agreement for Sale dated 10.06.2015, registered as Document No. MLR-1-01667-2015-16, stored in Book-I, CD No. MLRD119, at the Office of Sub-Registrar, Malur Taluk;
15.	Cancellation of Agreement for Sale dated 17.04.2018, registered as Document No. MLR-1-00355-2018-19, stored in Book-I, CD No. MLRD168, at the Office of Sub-Registrar Malur Taluk;
16.	Agreement for Sale dated 17.04.2018, registered as Document No. MLR-1-00356-2018-19, stored in Book-I, CD No. MLRD168, at the Office of Sub-Registrar, Malur Taluk;
17.	Sale Deed dated 30.08.2018, registered on 04.09.2018, as Document No. MLR-1-03435-2018-19, stored in Book-I, CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk;
18.	Entry made in the Mutation Register extract bearing MR No. H6/2018-19;
19.	Official Memorandum dated 06.09.2022, bearing No. 349900;
20.	Entry made in the Mutation Register extract bearing MR No. T27/2022-23;
21.	Rectification Deed dated 23.10.2025, registered on 24.10.2025, as Document No. MLR-1-07635-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Malur);
22.	Sale Deed dated 17.04.2018, registered as Document No. MLR-1-00353-2018-19, stored in CD No. MLRD168, at the Office of Sub-Registrar, Malur Taluk;
23.	Entry made in the Mutation Register extract bearing MR No. H52/2017-18;
24.	Official Memorandum dated 08.09.2022, bearing No. 350002 denoting conversion of Property-B for residential purposes;
25.	Entry made in the Mutation Register extract bearing MR No. T35/2022-23;



Sl. No.	Particulars of Documents
26.	Sale Deed dated 01.03.2021, registered on 03.03.2021, as Document No. MLR-1-07241-2020-21, stored in CD No. MLRD711, at the Office of Sub-Registrar, Malur Taluk;
27.	Entry made in the Mutation Register extract bearing MR No. H50/2020-21;
28.	Official Memorandum dated 08.09.2022, bearing No. 352146;
29.	Entry made in the Mutation Register extract bearing MR No. T38/2022-23;
30.	Sale Deed dated 25.04.2014, registered as Document No. MLR-1-00516-2014-15, stored in CD No. MLRD102, at the Office of Sub-Registrar, Malur Taluk;
31.	Entry made in the Mutation Register extract bearing MR No. H51/2013-14;
32.	Official Memorandum dated 08.09.2022, bearing No. 349930;
33.	Entry made in the Mutation Register extract bearing MR No. T32/2022-23;
34.	Sale Deed dated 04.09.2021, registered on 13.09.2021, as Document No. MLR-1-03288-2021-22, stored in CD No. MLRD830, at the Office of Sub-Registrar, Malur Taluk;
35.	Entry made in the Mutation Register extract bearing MR No. H21/2021-22;
36.	Lost Article Report bearing Sl. No. 1966774 and Lost Report No. 1966774/2025;
37.	Public Notices in the English Daily Deccan Herald and the Kannada Daily Vijaya Karnataka <i>vide</i> its issue dated 23.12.2025;
38.	Partnership Deed of M/s. Golden Associates dated 01.04.2018;
39.	Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Kolar Gold Field), with M/s. Istus Residential Layout Private Limited;

Sl. No.	Particulars of Documents
39-A.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
40.	General Power of Attorney dated 31.10.2025 registered on 03.11.2025, as Document No. KGF-4-00253-2025-26, stored in Book-IV, at the Office of Sub-Registrar, Kolar (Kolar Gold Field);
41.	Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur;
42.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project;
43.	RTCs for the periods: (i) 1965-66 to 1974-75; (ii) 1980-81 to 1990-91; and (iii) 1996-97 to 2008-09 with respect to Survey No. 58 measuring 9 Acres 28 Guntas i.e., the Larger Property herein;
44.	Endorsement dated 08.12.2025, bearing No. RK/CR/354/2025-26, issued by the Office of Tahsildar, Malur;
45.	RTCs issued for the period 2009-10 to 2025-26 with respect to Property-A;
46.	RTCs for the period 2009-10 to 2025-26 with respect to Property-B;
47.	RTCs for the period 2009-10 to 2025-26 with respect to Property-C;
48.	RTCs for the period 2009-10 to 2025-26 with respect to Property-D;
49.	Original Survey Tippani extract issued with respect to Survey No. 58;
50.	The Village Map of Chikkatirupati Village;
51.	Hissa Survey Tippani dated 08.10.2004 issued with respect to Survey No. 58;

Sl. No.	Particulars of Documents
52.	Hissa Survey Tippani dated 21.11.2006 and Pakka Book Extract issued with respect to Survey No. 58/1;
53.	Extract of Karnataka Revision Settlement Akarband issued with respect to the Composite Property;
54.	EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58, measuring 09 Acres 28 Guntas, for the period 01.04.1921 to 31.03.1965;
55.	EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58/1, measuring 09 Acres 05 Guntas, for the period 01.04.2004 to 31.03.2008;
56.	EC issued by the jurisdictional Sub-Registrar with respect to Composite Property, for the period 01.04.2004 to 15.09.2025;
57.	ECs issued by the jurisdictional Sub-Registrar with respect to the Composite Property for the period 01.04.2025 to 15.12.2025;
58.	Nil Tenancy Certificate dated 31.07.2013 issued by the Office of Tahsildar, Malur Taluk;
59.	Endorsement dated 08.08.2013 bearing No. PTCL/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk; and
60.	Endorsement dated 31.07.2013 bearing No. LRF/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk.

IV. Title Flow:

Our analysis and observations upon review of the photocopies of the aforementioned documents are as follows:

Flow of Title with respect to Survey No. 58:

1. Land bearing Survey No. 58, measuring 09 Acres 28 Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (**'Larger Property'**) originally belonged to Mr. Muneppa son of Venkatappa. We note from the Record of Rights Register extract bearing RR No. 83 (**Document No. 01**) that the Larger Property was the ancestral property of Mr. Muneppa, son of Venkatappa. We have been provided with an Endorsement dated 27.09.2025, bearing No. RK/RTI/CR/2024-25 (**Document No. 02**), issued by the Office of Tahsildar, Malur Taluk stating that the Index of Land Register with respect to Survey No. 58 of Chikkatirupathi Village is mutilated and not available.
2. Upon the death of Mr. Muneppa, his grandsons, Mr. Munivenkata Reddy and Mr. Busi Reddy (both sons of Late Muni Reddy); and great-grandsons Mr. Ramaswamy Reddy and Mr. Krishna Reddy (both sons of Munivenkata Reddy); and, Mr. Srinivasa Reddy, Mr. Sarvesh Reddy and Mr. Venkatasamy Reddy [all sons of Busa Reddy (*alias* Busi Reddy)] sold the Larger Property in favour of Mr. Chikkamarinanjappa, son of Doddamadappa, by virtue of Sale Deed dated 06.01.1956, registered as Document No. 1875/1955-56, stored in Book-I, Volume No. 609, pages 42 to 43, at the Office of Sub-Registrar, Malur Taluk (**Document No. 03**).
3. Subsequently, Mr. Chikkamarinanjappa, re-sold the Larger Property in favour of (i) Mr. Munivenkata Reddy, (ii) Mr. Busi Reddy, both sons of Muneppa *vide* Sale Deed dated 26.02.1959, registered as Document No. 3067/1958-59, stored in Book-I, Volume No. 679, in the pages 23-25, at the Office of Sub-Registrar, Malur Taluk (**Document No. 04**).
4. We note from the Genealogical Tree of Mr. Muneppa dated 12.07.2018, issued by the office of Deputy Tahsildar, Malur Taluk, Kolar District (**Document No. 05**), that Muniyappa *alias* Muneppa (now deceased) was married to Mrs. Akkayamma (now deceased) and they had a son, Mr. Muni Reddy (now deceased). Mr. Muni Reddy and his wife Mrs. Seekamma (now deceased) had 02 (two) children, namely: (i) Mr. Munivenkata Reddy and Mr. Busi Reddy.

We have not been provided with the Death Certificate of Mr. Muneppa and that of his son Mr. Muni Reddy. They are stated to be not available.

5. Thereafter, we note from the Letter of Partition dated 12.10.1961 (**Document No. 06**) entered by and between the family members of Mr. Munivenkata Reddy and Mr. Busi Reddy, both sons of Mr. Muni Reddy, that the Larger Property was subject to Partition. The said Letter of Partition records that the property specified in Schedule-A was allotted to the share of Mr. Munivenkata Reddy and the property specified in Schedule-B was allotted to the share of Mr. Busi Reddy. However, Schedule-A and Schedule-B of Letter of Partition are stated to be not



available. Considering the antiquity of the said document, we have not insisted on its production.

6. We note from the Notarized Affidavit dated 03.03.2018, sworn by Mr. Shridhar Reddy, son of Krishna Reddy denoting the family tree of Mr. Munivenkata Reddy (**Document No. 07**) that Mr. Munivenkata Reddy (now deceased) and his wife Mrs. Guramma (now deceased) had 02 (two) children, Mr. Ramaswamy Reddy and Mr. Krishna Reddy. We further note that, (i) Mr. Ramaswamy Reddy was married to Mrs. Parvathamma; and (ii) Mr. Krishna Reddy and his wife Mrs. Muniyamma have 05 (five) children i.e., Mrs. Nirmalamma, Mrs. Gruhalakshamma, Mr. Shridhar Reddy, Mr. Prabhakara Reddy, and Mrs. Gayathri. Mr. Shridhar Reddy and his wife Mrs. Sujatha have two children Ms. Smitha H. and Mr. Manoj Kumar H; Mr. Prabhakara Reddy and his wife Mrs. Rathnamma have two children Ms. Bhavya and Ms. Bharathi.
7. Subsequent thereto, Mr. Krishna Reddy, son of Mr. Munivenkata Reddy was recorded as the khatedar of portion measuring 03 Acres 20 Guntas in Survey No. 58 in all revenue records *vide* entry made in the Mutation Register extract bearing MR No. 15/1980-81 (**Document No. 08**).
8. Upon the demise of Mr. Muneppa and his son Mr. Muni Reddy, Mr. Busi Reddy, son of Mr. Muni Reddy was recorded as the khatedar of portion measuring 05 Acres 25 Guntas in Survey No. 58; and Mr. Ramaswamy Reddy and his brother Mr. Krishna Reddy (both sons of Mr. Munivenkata Reddy) were recorded as the joint khatedars of portion measuring 3 Acres 20 Guntas, in all revenue records *vide* entry in mutation register extract bearing MR No. 86/2003-04 (**Document No. 09**).

We have not been provided with any Deed of Partition / Release whereby Mr. Busi Reddy and Mr. Munivenkata Reddy became absolutely entitled to the portions for which they were recorded as the khatedars in terms of MR No. 86/2003-04. However, we observe that Mr. Busi Reddy's family and Mr. Munivenkata Reddy's family have dealt only with respect to the portions for which they were recorded as the khatedars.

9. We note from the Hissa Survey Tippani of Survey No. 58 dated 08.10.2004 that the land bearing Survey No. 58, measuring 09 Acres 28 Guntas was bifurcated into 02 (two) sub-divisions i.e., Survey Nos. 58/1 and 58/2. Mr. Muneppa and Mr. Venkatappa were recorded as the joint hissedars of the land bearing Survey No. 58/1 measuring 9 Acres 05 Guntas and Mr. Abbaiah Reddy, son of Annaiah Reddy was recorded as the hissedar of the land bearing Survey No. 58/2 measuring 23 Guntas.



10. The family members of Late Munivenkata Reddy, i.e., Krishna Reddy and Mr. Ramaswamy Reddy, both sons of Late Munivenkata Reddy; and Mrs. Nirmala, Mrs. Gruhalakshmi, Mr. Shridhar Reddy, Mr. Prabhakar Reddy, and Mrs. Gayathri, all children of Krishna Reddy effected partition of their joint family properties including a portion of land measuring 03 Acres 20 Guntas in Survey No. 58 in terms of a Partition Deed dated 16.08.2007, registered on 03.09.2007, as Document No. MLR-1-02781-2007-08, stored in Book-I, at the Office of Sub-Registrar, Malur Taluk (**Document No. 10**), whereby:
 - (i) Mrs. Nirmala, Mrs. Gruhalakshmi and Mrs. Gayathri, all daughters of Mr. Krishna Reddy were allotted 11 Guntas each in Survey No. 58; and
 - (ii) Mr. Shridhar Reddy and Mr. Prabhakar Reddy, both sons of Mr. Krishna Reddy were allotted 1 Acre 13 ½ Guntas each in Survey No. 58.
11. Mrs. Nirmala, Mrs. Gruhalakshmi, Mrs. Gayathri, Mr. Shridhar Reddy and Mr. Prabhakar Reddy were thereafter recorded as the khatedars of their respective portions in Survey No. 58 in all revenue records *vide* entry made in the Mutation Register extract bearing MR No. 24/2007-08 (**Document No. 11**).
12. Land bearing Survey No. 58/1 measuring 9 Acres 05 Guntas was further bifurcated on 21.11.2006 into seven (07) sub-divisions i.e., Survey Nos. 58/1, 58/3, 58/4, 58/5, 58/6 and 58/7. Portion measuring 5 Acres 25 Guntas which was held by Mr. Busi Reddy and his family members continued to be retained as Survey No. 58/1; Portion measuring 1 Acre 13 ½ Guntas held by Mr. Shridhar Reddy was assigned new Survey No. 58/3 i.e., Property-A herein; Portion measuring 1 Acre 13 ½ Guntas held by Mr. Prabhakar Reddy was assigned new Survey No. 58/4; Portion measuring 11 Guntas held by Mrs. Gayathri was assigned new Survey No. 58/5 i.e., Property-B herein; Portion measuring 11 Guntas held by Mrs. Nirmala was assigned new Survey No. 58/6 i.e., Property-C herein; and Portion measuring 11 Guntas held by Mrs. Gruhalakshmi was assigned new Survey No. 58/7 i.e., Property-D herein.
13. The said bifurcation was recorded in all revenue records *vide* entry in mutation register extract bearing MR No. 50/2009-10 (**Document No. 12**).
14. Upon the demise of Mr. Ramaswamy Reddy, his sons Mr. Sudhakar, and Mr. J. R. Manjunath, both sons of Late Ramaswamy Reddy confirmed the allotment of lands in Survey Nos. 58/3 to 58/7 in favour of family members of Mr. Krishna Reddy under the Partition Deed dated 16.08.2007 (as discussed in Paragraph 10 above) and further confirmed that they do not have any right, title and interest with respect to the said lands, under the Confirmation Deed dated



17.04.2018, registered as Document No. MLR-4-00024/2018-19, stored in Book-IV, CD No. MLRD168, at the Office of Sub-Registrar, Malur Taluk (**Document No. 13**)

We have not been provided with the Family Tree of Mr. Ramaswamy Reddy. We have however been informed that all his legal heirs have confirmed the right, title and interest of the allottees under the Partition Deed dated 16.08.2007, with respect to the Composite Property.

Flow of Title with respect to the land bearing Survey No. 58/3, measuring 01 Acre 13½ Guntas (i.e., Property-A, herein):

15. We note that (i) Mr. Shridhar Reddy, son of Krishna Reddy, (ii) Ms. S. Smitha, daughter of Shridhar Reddy, and (iii) Mr. S. Manoj Kumar, son of Shridhar Reddy agreed to sell a portion of Survey No. 58/3, measuring 20 Guntas in favour of Mr. N. Vijaya Raghava Reddy, son of Nanjunda Reddy by virtue of Agreement for Sale dated 10.06.2015, registered as Document No. MLR-1-01667-2015-16, stored in Book-I, CD No. MLRD119, at the Office of Sub-Registrar, Malur Taluk (**Document No. 14**).
16. Subsequently, the aforementioned Agreement for Sale dated 10.06.2015 in favour of Mr. N. Vijaya Raghava Reddy was cancelled *vide* Cancellation of Agreement for Sale dated 17.04.2018, registered as Document No. MLR-1-00355-2018-19, stored in Book-I, CD No. MLRD168, at the Office of Sub-Registrar Malur Taluk (**Document No. 15**).
17. Thereafter, (i) Mr. Shridhar Reddy, son of Krishna Reddy, (ii) Ms. S. Smitha, daughter of Shridhar Reddy, and (iii) Mr. S. Manoj Kumar, son of Shridhar Reddy agreed to sell the land bearing Survey No. 58/3, measuring 01 Acre 13½ Guntas i.e., Property-A herein, in favour of (i) Mr. S. A. Malik, son of S. A. Khader Saab, (ii) Mr. S. A. Nasir, son of S. A. Khader Saab, (iii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, and (iv) Mr. Shripal Jain, son of Gautham Chand by virtue of Agreement for Sale dated 17.04.2018, registered as Document No. MLR-1-00356-2018-19, stored in Book-I, CD No. MLRD168, at the Office of Sub-Registrar, Malur Taluk (**Document No. 16**).
18. Subsequent thereto, (i) Mr. Shridhar Reddy, son of Ramaswamy Reddy, (ii) Ms. S. Smitha, daughter of Shridhar Reddy, and (iii) Mr. S. Manoj Kumar, son of Shridhar Reddy sold Property-A in favour of Mr. Abdul Aziz Khader, son of Late Abdul Khader, *vide* Sale Deed dated 30.08.2018, registered on 04.09.2018, as Document No. MLR-1-3435-2018-19, stored in Book-I, CD No. MLRD173, at the Office of Sub-Registrar, Malur Taluk (**Document No. 17**). We have



been provided with the entry made in the Mutation Register extract bearing MR No. H6/2018-19, recording the transfer of khata in the name of Mr. Abdul Aziz Khader, son of Late Abdul Khader (**Document No. 18**).

In this regard, it is advisable to obtain and verify a registered Deed of Confirmation-Cum-Release executed by agreement holders, namely (i) Mr. S. A. Malik, son of S. A. Khader Saab, (ii) Mr. S. A. Nasir, son of S. A. Khader Saab, (iii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, and (iv) Mr. Shripal Jain, son of Gautham Chand confirming the right, title and interest of the present owner Mr. Abdul Aziz Khader, son of Late Abdul Khader with respect to Property-A.

19. Thereafter, we note that Property-A is converted for Residential - Layout purposes *vide* Official Memorandum dated 06.09.2022, bearing No. 349900 (**Document No. 19**). In pursuance of the said conversion, we have been provided with the entry made in the Mutation Register extract bearing MR No. T27/2022-23 (**Document No. 20**).
20. Further, we note that the father's name of Mr. Shridhar Reddy was erroneously recorded as Mr. Ramaswamy Reddy, instead of Mr. Krishna Reddy in the Sale Deed dated 30.08.2018, registered on 04.09.2018, as Document No. MLR-1-3435-2018-19. Therefore, a Rectification Deed dated 23.10.2025, registered on 24.10.2025, as Document No. MLR-1-07635-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Malur) (**Document No. 21**) was executed by (i) Mr. Shridhar Reddy, son of Krishna Reddy, (ii) Ms. S. Smitha, daughter of Shridhar Reddy, and (iii) Mr. J S. Manoj Kumar, son of Shridhar Reddy, in favour of Mr. Abdul Aziz Khader, son of Late Abdul Khader, thereby rectifying the name to 'Mr. Shridhar Reddy, son of Mr. Krishna Reddy'.

Flow of Title with respect to the land bearing Survey No. 58/5, measuring 11 Guntas (i.e., Property-B, herein):

21. We note that (i) Mrs. Gayithri, daughter of Krishna Reddy and wife of Late Lakshmiopathi G, (ii) Ms. Sahana L, and (iii) Ms. Nayana L, both daughters of Late Lakshmiopathi G, sold the land bearing Survey No. 58/5, measuring 11 Guntas, i.e., Property-B herein, in favour of Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy by virtue of Sale Deed dated 17.04.2018, registered as Document No. MLR-1-00353-2018-19, stored in CD No. MLRD168, at the Office of Sub-Registrar, Malur Taluk (**Document No. 22**).

22. We have been provided with the entry made in the Mutation Register extract bearing MR No. H52/2017-18, recording the transfer of khata in the name of Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy (**Document No. 23**).
23. Thereafter, we note that Property-B is converted for Residential - Layout purposes *vide* Official Memorandum dated 08.09.2022, bearing No. 350002 (**Document No. 24**). In pursuance of the said conversion, we have been provided with the entry made in the Mutation Register extract bearing MR No. T35/2022-23 (**Document No. 25**).

Flow of Title with respect to the land bearing Survey No. 58/6, measuring 11 Guntas (i.e., Property-C, herein):

24. We note that (i) Mrs. Nirmala, daughter of Krishna Reddy and wife of Late C. Krishna Reddy, (ii) Mr. Madhu Krishna Reddy, and (iii) Mr. Uday Kumar Krishna Reddy, both sons of Late Krishna Reddy C, sold the land bearing Survey No. 58/6, measuring 11 Guntas, i.e., Property-C herein, in favour of Mr. Srinivas Reddy, son of Late Nanja Reddy by virtue of Sale Deed dated 01.03.2021, registered on 03.03.2021, as Document No. MLR-1-07241-2020-21, stored in CD No. MLRD711, at the Office of Sub-Registrar, Malur Taluk (**Document No. 26**).
25. We have been provided with the entry made in the Mutation Register extract bearing MR No. H50/2020-21, recording the transfer of khata in the name of Mr. Srinivas Reddy, son of Late Nanja Reddy (**Document No. 27**).
26. Thereafter, we note that Property-C is converted for Residential - Layout purposes *vide* Official Memorandum dated 08.09.2022, bearing No. 352146 (**Document No. 28**). In pursuance of the said conversion, we have been provided with the entry made in the Mutation Register extract bearing MR No. T38/2022-23 (**Document No. 29**).

Flow of Title with respect to the land bearing Survey No. 58/7, measuring 11 Guntas (i.e., Property-D, herein):

27. We note that (i) Mrs. Gruhalakshmi *alias* Guramma daughter of Krishna Reddy and wife of Diwakar Reddy, (ii) Mr. D Murali, and (iii) Ms. D. Vidya, both children of Diwakar Reddy, sold the land bearing Survey No. 58/7, measuring 11 Guntas, i.e., Property-D herein, in favour of Mr. Srinivas Reddy, son of Late Nanja Reddy by virtue of Sale Deed dated 25.04.2014, registered as Document No. MLR-1-00516-2014-15, stored in CD No. MLRD102, at the Office of Sub-Registrar, Malur Taluk (**Document No. 30**).



28. We have been provided with the entry made in the Mutation Register extract bearing MR No. H51/2013-14, recording the transfer of khata in the name of Mr. Srinivas Reddy, son of Late Nanja Reddy (**Document No. 31**).
29. Thereafter, we note that Property-D is converted for Residential - Layout purposes *vide* Official Memorandum dated 08.09.2022, bearing No. 349930 (**Document No. 32**). In pursuance of the said conversion, we have been provided with the entry made in the Mutation Register extract bearing MR No. T32/2022-23 (**Document No. 33**).

Flow of Title with respect to the land bearing Property-C and Property-D:

30. As discussed in Paragraphs 24 and 27 above, Mr. Srinivas Reddy became the owner of Property-C and Property-D.
31. We note that Mr. Srinivas Reddy, son of Late Nanja Reddy, sold Property-C and Property-D, in favour of M/s. Golden Associates, a partnership firm, represented by its Partners Mr. S. A. Malik, son of S. A. Khader and Mr. Abdul Aziz Khader, son of Late Khader by virtue of Sale Deed dated 04.09.2021, registered on 13.03.2021, as Document No. MLR-1-03288-2021-22, stored in CD No. MLRD830, at the Office of Sub-Registrar, Malur Taluk (**Document No. 34**).
32. We have been provided with the entry made in the Mutation Register extract bearing MR No. H21/2021-22, recording the transfer of khata in the name of M/s. Golden Associates, a partnership firm, represented by its Partners Mr. S. A. Malik, and Mr. Abdul Aziz Khader (**Document No. 35**).
33. We have been informed by the Client that the original Sale Deed dated 04.09.2021, registered on 13.03.2021, as Document No. MLR-1-03288-2021-22 executed in favour of M/s. Golden Associates, is missing. In this regard, we note a Complaint was lodged on 20.12.2025, filed with the Kolar Police Unit, *vide* Lost Article Report bearing Sl. No. 1966774 and Lost Report No. 1966774/2025 (**Document No. 36**) by M/s. Golden Associates. Further Public Notices were also published in the English Daily Deccan Herald and the Kannada Daily Vijaya Karnataka *vide* its issue dated 23.12.2025 (**Document No.37**) by Mr. Syed Abdul Malik, one of the Partners of M/s. Golden Associates.



In the Public Notices dated 23.12.2025 we observe that Survey No. 58/6 is erroneously recorded as 'Survey No. 57/6'. However, the Sale Deed details are accurately mentioned in the said Public Notices. We have therefore not insisted on re-issue of Public Notice.

Nevertheless, in this regard, it is advisable to obtain a No Claims Certificate from Mr. Syed Abdul Malik.

V. Partnership Documents pertaining to M/s. Golden Associates:

34. We have been provided with the Partnership Deed of M/s. Golden Associates dated 01.04.2018 (**Document No.38**), having its principal place of business at S. A. Malik Building, Opposite Government Junior College, Malur Hosur Road, Malur Town, Malur, Kolar District, Karnataka – 563 130 and its branch office at Hubtown Prime, Building No. 3/2-5, Level-1, A. M. Road, Ulsoor, Bengaluru – 560 042, comprises of partners: (i) Mr. S. A. Malik, son of Late S. A. Khader, (ii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, (iii) Mr. S. A. Nasir, son of Late S. A. Khader, (iv) Mr. Shripal Jain, son of Gautam Chand, and (v) Mr. Abdul Azeez Qader, son of Late A. Qader. The date of commencement of the Partnership is denoted as 01.04.2018. The business of M/s. Golden Associates is to undertake construction of apartments, villas, take up other civil works of all kinds, purchase lands, develop the lands as sites, sale of such sites and deal with construction related materials of all kinds. All the partners of M/s. Golden Associates are designated as Working Partners. We further note that Mr. S. A. Malik, and Mr. Abdul Azeez Qader, are authorized to execute documents relating to the sale and purchase of immovable properties on behalf of the firm, i.e., M/s. Golden Associates.

We have not been provided with Certificate of Registration and Index of Register extract issued by the Registrar of Firms, with respect to M/s. Golden Associates. It is advisable to obtain and verify the same.

VI. Development of the Composite Property:

35. With an intention to develop lands bearing Survey Nos. 58/3, 58/5, 58/6, 58/7 (i.e., the Composite Property herein), 31/3, 31/4, 57/3, 58/1, 58/9, 58/10, 58/11 and 58/12, all situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District, collectively admeasuring 10 Acres 4 ½ Guntas (**'JDA Land'**), (i) Mr. Syed Abdul Malik, son of Late Syed Abdul Khadeer Sab; (ii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy; (iii) M/s. Golden Associates, a Partnership Firm; (iv) Mr. Abdul Aziz Qader, son of Late A. Qader; (v) Mr. Gautham Chand son of Bavarlal; (vi) Mr. Shripal Jain, son of Goutham Chand; and (vii) Mr. Syed Abdul Nasir, son of Late S. A. Khadeer (**'Landowners of JDA Land'**) entered into a Joint



Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26, stored in Book-I, at the Office of Sub-Registrar, Kolar (Kolar Gold Field) (**Document No.39**) ('JDA'), with Istus Residential Layout Private Limited, a Company incorporated under the provisions of the Companies Act, 1956 ('Istus') for development of the JDA Land into a residential layout development ('Project'). In terms of the JDA, the Landowners of the JDA Land are entitled to 50% of developed saleable sital area in the JDA Land and Istus is entitled to the remaining 50% of the developed saleable sital area in the JDA Land. Istus is entitled to mortgage its share i.e., 50% of the developed saleable sital area in the JDA Land and its development rights in the JDA Land. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus (**Document No. 39-A**), which collectively outline its purpose, objects, and scope of operations and management.

36. Pursuant to the JDA, the Landowners of the JDA Land have empowered and authorised Istus under the General Power of Attorney dated 31.10.2025 registered on 03.11.2025, as Document No. KGF-4-00253-2025-26, stored in Book-IV, at the Office of Sub-Registrar, Kolar (Kolar Gold Field) (**Document No. 40**), as their constituted attorney *inter alia* to carry out all acts, deeds and things in connection with development of the Project, as contemplated under the JDA.
37. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025-26/1505 issued by Malur Planning Authority, Malur (**Document No. 41**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Composite Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 42**).

VII. Record of Rights, Tenancy and Crops (RTCs):

RTCs with respect to the Larger Property:

38. We have been provided with RTCs for the periods: (i) 1965-66 to 1974-75; (ii) 1980-81 to 1990-91; and (iii) 1996-97 to 2008-09 with respect to Survey No. 58 measuring 9 Acres 28 Guntas i.e., the Larger Property herein (**Document No.43**). Entry in the said RTCs are in consonance with the flow of title of Larger Property, as discussed in this Report.



We have been provided with an Endorsement dated 08.12.2025, bearing No. RK/CR/354/2025-26, issued by the Office of Tahsildar, Malur (**Document No. 44**), confirming that RTCs for the period 1974-75 to 1979-80 and 1991-92 to 1995-96 with respect to Larger Extent are mutilated and the same are not available.

RTCs with respect to the Property-A:

39. We have been provided with RTCs for the period 2009-10 to 2025-26 with respect to Survey No. 58/3 measuring 1 Acre 13 ½ Guntas i.e., Property-A herein (**Document No. 45**). Entry in the said RTCs are in consonance with the flow of title of Property-A, as discussed in this Report.

RTCs with respect to the Property-B:

40. We have been provided with RTCs for the period 2009-10 to 2025-26 with respect to Survey No. 58/5 measuring 11 Guntas i.e., Property-B herein (**Document No. 46**). Entry in the said RTCs are in consonance with the flow of title of Property-B, as discussed in this Report.

RTCs with respect to the Property-C:

41. We have been provided with RTCs for the period 2009-10 to 2025-26 with respect to Survey No. 58/6 measuring 11 Guntas i.e., Property-C herein (**Document No. 47**). Entry in the said RTCs are in consonance with the flow of title of Property-C, as discussed in this Report.

RTCs with respect to the Property-D:

42. We have been provided with RTCs for the period 2009-10 to 2025-26 with respect to Survey No. 58/7 measuring 11 Guntas i.e., Property-D herein (**Document No.48**). Entry in the said RTCs are in consonance with the flow of title of Property-D, as discussed in this Report.

VIII. Survey Records:

43. Original Survey Tippani extract issued with respect to the Larger Property (**Document No. 49**) records Mr. Muneppa, son of Venkatappa as the Karda.
44. The Village Map of Chikkatirupati Village (**Document No.50**) shows the shape and location of the land bearing Survey No. 58.

45. Extract of Hissa Survey Tippani dated 08.10.2004 issued with respect to Survey No. 58 (**Document No. 51**), that land bearing Survey No. 58 measuring 9 Acres 28 Guntas was bifurcated into two sub-divisions i.e., Survey No. 58/1 and 58/2. Portion measuring 9 Acres 05 Guntas was retained as Survey No. 58/1 and remaining portion measuring 23 Guntas was assigned Survey No. 58/2.
46. Extract of Hissa Survey Tippani dated 21.11.2006 and Pakka Book Extract issued with respect to Survey No. 58/1 (**Document No. 52**) denotes that land bearing Survey No. 58/1 measuring 9 Acres 05 Guntas was bifurcated into seven sub-divisions i.e., Survey Nos. 58/1, 58/3, 58/4, 58/5, 58/6 and 58/7. Portion measuring 5 Acres 25 Guntas which was held by Mr. Busi Reddy and his family members continued to be retained as Survey No. 58/1; Portion measuring 1 Acre 13 ½ Guntas held by Mr. Shridhar Reddy was assigned new Survey No. 58/3 i.e., Property-A herein; Portion measuring 1 Acre 13 ½ Guntas held by Mr. Prabhakar Reddy was assigned new Survey No. 58/4; Portion measuring 11 Guntas held by Mrs. Gayathri was assigned new Survey No. 58/5 i.e., Property-B herein; Portion measuring 11 Guntas held by Mrs. Nirmala was assigned new Survey No. 58/6 i.e., Property-C herein; and Portion measuring 11 Guntas held by Mrs. Gruhalakshmi was assigned new Survey No. 58/7 i.e., Property-D herein.
47. Extract of Karnataka Revision Settlement Akarband issued with respect to the Composite Property (**Document No. 53**), denotes the following:
- (i) The total and actual extent of the land bearing Survey No. 58/3 as 01 Acre 13½ Guntas, there being no kharab land; and
 - (ii) The total and actual extent of the land bearing Survey Nos. 58/5, 58/6 and 58/7 as 11 Guntas each, there being no kharab land.

IX. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and Property Tax Paid Receipts with respect to the Composite Property. We have been informed that the property tax would be paid and E-khata would be obtained at the time of issuance of Final Residential Layout Plan.

X. Encumbrance Certificates:

48. We have been provided with Encumbrance Certificate ('**EC**') issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58, measuring 09 Acres 28 Guntas, for



the period 01.04.1921 to 31.03.1965 (**Document No. 54**). The said EC records all registered transactions for that period with respect to Survey No. 58, as discussed in this Report.

It is advisable to obtain and verify the EC for the period from 01.04.1965 to 31.03.2004, with respect to the land bearing Survey No. 58, measuring 09 Acres 28 Guntas.

49. We have been provided with the EC issued by the jurisdictional Sub-Registrar with respect to the land bearing Survey No. 58/1, measuring 09 Acres 05 Guntas, for the period 01.04.2004 to 31.03.2008 (**Document No. 55**). The said EC records all registered transactions for that period with respect to land bearing Survey 58/1, as discussed in this Report.
50. We have been provided with the EC issued by the jurisdictional Sub-Registrar with respect to the Composite Property, for the period 01.04.2004 to 15.09.2025 (**Document No. 56**). The said EC records all registered transactions with respect to the Composite Property for that period, as discussed in this Report.
51. We have been provided with ECs issued by the jurisdictional Sub-Registrar with respect to the Composite Property for the period 01.04.2025 to 15.12.2025 (**Document No. 57**). The said EC records the Joint Development Agreement dated 31.10.2025, registered as Document No. 3548/2025-26 executed with respect to the Composite Property.

XI. Endorsements:

52. We have been provided with Nil Tenancy Certificate dated 31.07.2013 issued by the Office of Tahsildar, Malur Taluk (**Document No. 58**) confirming that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to the Composite Property, as on the date of issue of the said Certificate.
53. We have been provided with an Endorsement dated 08.08.2013 bearing No. PTCL/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk (**Document No.59**) confirming that there are no proceedings pending under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the Composite Property, as on the date of issue of the said Endorsement.
54. We have been provided with an Endorsement dated 31.07.2013 bearing No. LRF/CR 11/2013-14 issued by the Office of Tahsildar, Malur Taluk (**Document No. 60**) confirming that no



applications have been filed under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961, with respect to the Composite Property, as on the date of issue of the said Endorsement.

We have not been provided with the Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

In view of the fact that the Composite Property is converted for non-agricultural residential purposes and the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XII. Litigation:

55. Online litigation search was carried out on 18.11.2025 by an external consultant Perfios Software Solutions Private Limited in the names of (i) Mr. Abdul Aziz Khader, son of Late Abdul Khader, (ii) Mr. Appanna Ramakrishna Reddy @ A. Ramakrishna Reddy, son of Late Patel Appanna Reddy and (iii) M/s. Golden Associates, i.e., the present owners of the Composite Property. **It is advisable to obtain a Letter from the present owners of the Composite Property viz., (i) Mr. Abdul Aziz Khader, (ii) Mr. Appanna Ramakrishna Reddy and (iii) M/s. Golden Associates stating that there are no pending litigations with respect to the Composite Property.**

XIII. Mortgages and Charges:

56. We have been informed by the present owners of the Composite Property that there is no subsisting mortgage with respect to the Composite Property.

XIV. Original inspection:

57. **We have not verified original documents pertaining to the Composite Property.**

XV. Public Notice:

58. Public Notice was issued on 23.08.2025 with respect to the Composite Property, in Times of India (English Edition) & Vijaya Karnataka (Kannada Edition), both having circulation in

Bangalore and Kolar, calling for objections if any, on the joint development arrangement with respect to the Composite Property. In response to the same, we have not received any objections as on date of issue of this Report.

XVI. Opinion on the Title of the Composite Property:

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

- (i) Mr. Abdul Aziz Khader, son of Late Abdul Khader is the absolute owner, having clear, marketable title with respect to residentially converted land bearing Survey No. 58/3 01 Acre 13½ Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (i.e., Property-A herein). Mr. Abdul Aziz Khader acquired Property-A under the Sale Deed dated 30.08.2018, registered on 04.09.2018, as Document No. MLR-1-3435-2018-19;
- (ii) It is advisable to obtain and verify a registered Deed of Confirmation-Cum-Release from (i) Mr. S. A. Malik, son of S. A. Khader Saab, (ii) Mr. S. A. Nasir, son of S. A. Khader Saab, (iii) Mr. A. Ramakrishna Reddy, son of Late Patel Appanna Reddy, and (iv) Mr. Shripal Jain, son of Gautham Chand confirming the right, title and interest of Mr. Abdul Aziz Khader, son of Late Abdul Khader, with respect to Property-A (as discussed in Paragraph 18 of this Report);
- (iii) Mr. Appanna Ramakrishna Reddy *alias* A. Ramakrishna Reddy, son of Late Patel Appanna Reddy is the absolute owner having clear, marketable title with respect to land bearing Survey No. 58/5 measuring 11 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (i.e., Property-B herein). Mr. Appanna Ramakrishna Reddy acquired Property-B under the Sale Deed dated 17.04.2018, registered as Document No. MLR-1-00353-2018-19;
- (iv) M/s. Golden Associates, a Partnership Firm is the absolute owner having clear, marketable title with respect to lands bearing Survey No. 58/6 and 58/7, both measuring 11 Guntas each, situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (i.e., Property-C and Property-D herein). M/s Golden Associates acquired Property-C and Property-D under the Sale Deed dated 04.09.2021, registered as Document No. MLR-1-3288-2021-22;



- (v) Mr. Abdul Aziz Khader, Mr. Appanna Ramakrishna Reddy and M/s. Golden Associates and have entered into a Joint Development Agreement dated 31.10.2025, registered on 03.11.2025, as Document No. KGF-1-03548-2025-26 with M/s. Istus Residential Layout Private Limited, a Company incorporated under the provisions of the Companies Act, 2013, having its registered office at 6A, 2nd Floor, Kabra Excelsior, 7th Cross, 1st Block, Koramangala, Bangalore, Karnataka India – 560034, for development of the JDA Land (which includes the Composite Property) into residential layout development (more fully discussed in Paragraph 35 of this Report). In terms of the JDA, the Landowners of the JDA Land and Istus are equally entitled to developed saleable sital area in the Project; and
- (vi) Pursuant to the Joint Development Agreement dated 15.12.2025, registered as Document No. MLR-1-09877/2025-26, M/s. Istus Residential Layout Private Limited has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Project.



**Mr. Srinivas B.R.,
Partner
DSK Legal, Bengaluru**

This Title Report is subject to the following qualifications:

- (a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) *This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) *This Title Report provides our view on the marketability of title with respect to the Composite Property and does not purport to comment on its suitability for*



development.

- (d) This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*
- (e) We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (f) We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Composite Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Mr. Joel Peter Varghese, Associate; Mr. Karthik Ananth, Of-Counsel.

Istus Residential Layout Private Limited

January 23, 2026

No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by Istus Residential Layout Private Limited, a Company, having its registered office at No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of lands bearing Survey No. 62/2, 62/3, 62/4, 62/5, 62/6, 62/7, 62/8 and 62/9 collectively admeasuring 01 Acre 20 Guntas (excluding 03 ½ Guntas of kharab land), converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (hereinafter referred to as '**Composite Property**'). The Composite Property is intended to be developed into a residential layout ('**Project**').

II. Description and Location of the Composite Property:

A. Description of Property-A:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 62/2 measuring 09 Guntas (excluding 01 Gunta of 'B' Kharab), situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District ('**Property-A**'). Property-A is bounded as follows:

On the East by	:	Road;
On the West by	:	Remaining Land;
On the North by	:	Property belonging to Mr. Venkateshappa;
On the South by	:	Property belonging to Mrs. Rathnamma.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506981 dated 07.10.2023.]

B. Description of Property-B:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 62/3 measuring 08 ½ Guntas (excluding 01 Gunta of 'A' Kharab), situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (**'Property-B'**). Property-B is bounded as follows:

On the East by	:	Same Survey No. Remaining Lad;
On the West by	:	Same Survey No. Remaining Land;
On the North by	:	Property belonging to Mr. Venkatesh Reddy;
On the South by	:	Property belonging to Mrs. Rathnamma.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506991 dated 07.10.2023.]

C. Description of Property-C:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 62/4 measuring 08 ½ Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (**'Property-C'**). Property-C is bounded as follows:

On the East by	:	Same Survey No. Remaining Land;
On the West by	:	Property belonging to Mr. Chinnamma;
On the North by	:	Property belonging to Mr. Venkateshappa;
On the South by	:	Property belonging to Mrs. Rathnamma.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506996 dated 06.10.2023.]

D. Description of Property-D:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 62/5 measuring 08 ½ Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (**'Property-D'**). Property-D is bounded as follows:



On the East by : Same Survey No. Remaining Load;
On the West by : Property belonging to Mrs. Chinnamma;
On the North by : Property belonging to Mr. Venkateshappa;
On the South by : Property belonging to Mrs. Rathnamma.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506994 dated 06.10.2023.]

E. Description of Property-E:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 62/6 measuring 08 ½ Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District ('**Property-E**'). Property-E is bounded as follows:

On the East by : Same Survey No. Remaining Land;
On the West by : Same Survey No. Remaining Land;
On the North by : Property belonging to Mr. Venkateshappa;
On the South by : Property belonging to Mrs. Rathnamma.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506992 dated 06.10.2023.]

F. Description of Property-F:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 62/7 measuring 08 ½ Guntas (excluding 01.08 Gunta of 'B' Kharab), situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District ('**Property-F**'). Property-F is bounded as follows:

On the East by : Road;
On the West by : Remaining Land;
On the North by : Property belonging to Mr. Venkateshappa;
On the South by : Property belonging to Mrs. Rathnamma.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506984 dated 06.10.2023.]



G. Description of Property-G:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 62/8 measuring 04 ¼ Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District ('**Property-G**'). Property-G is bounded as follows:

On the East by	:	Same Survey No. Remaining Land;
On the West by	:	Same Survey No. Remaining Land;
On the North by	:	Property belonging to Mr. Venkateshappa;
On the South by	:	Property belonging to Mrs. Rathnamma.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506993 dated 06.10.2023.]

H. Description of Property-H:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 62/9 measuring 04 ¼ Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District ('**Property-H**'). Property-H is bounded as follows:

On the East by	:	Same Survey No. Remaining Land;
On the West by	:	Property belonging to Mrs. Chinnamma;
On the North by	:	Property belonging to Mr. Venkateshappa;
On the South by	:	Property belonging to Mrs. Rathnamma.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506995 dated 06.10.2023.]

III. List of Documents/information Provided:

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

Sl. No.	Particulars of the documents
1.	Index of Land Register issued with respect to Survey No. 62;
2.	Extract of the Mysore Revenue Settlement Register;
3.	Moola Survey Prathi document issued with respect to Survey No. 62;
4.	Secondary Re-classification Tippani issued with respect to Survey No. 62;
5.	Endorsement bearing No. RK/RTI/CR/65/2023-24, dated 13.05.2024, issued by the Tahsildar, Malur Taluk;
6.	Sale Deed dated 27.05.1975 (Registered as Document No. 614/74-75);
7.	Sale Deed dated 24.04.1981 (Registered as Document No. 111/81-82);
8.	Extract of entry made in the Mutation Register bearing MR No. 22/87-88;
9.	Sale Deed dated 04.12.1992 (Registered as Document No. 1207/92-93);
10.	Extract of entry made in the Mutation Register bearing No. 18/92-93;
11.	Compromise decree was drawn in OS 71/2005 before the Lok Adalath on 27.01.2007;
12.	Extract of entry made in the Mutation Register bearing MR No. 121/2006-07;
13.	Partition Deed dated 18.01.2011 (Registered as Document No. 03533/2010-11);
14.	Rectification Deed dated 11.04.2011 (Registered as Document No. 00329/2011-12);
15.	Extract of entry made in the Mutation Register bearing MR No. 51/2010-11;
16.	Agreement for Sale dated 03.10.2012 (Registered as Document No. 3921/2012-13);
17.	Cancellation deed dated 28.01.2015 (Registered as Document No. 8240/2014-15);
18.	Extract of entry made in the Mutation Register bearing MR No. H58/2013-14;
19.	Extract of entry made in the Mutation Register bearing MR No H12/2014-15;
20.	Agreement for Sale dated 23.01.2015 (Registered as Document No. 8217/2014-15);
21.	Genealogical tree of Mr. Chikkathippaiah attested by the Tahsildar, Malur Taluk;
22.	General Power of Attorney dated 23.01.2015 (Registered as Document No. 00714/2014-15);
23.	General Power of Attorney dated 23.01.2015 (Registered as Document No. 00715/2014-15);
24.	General Power of Attorney dated 23.01.2015 (Registered as Document No. 00716/2014-15);



Sl. No.	Particulars of the documents
25.	Extract of entry made in the Mutation Register bearing MR No. T11/2021-22;
26.	Extract of entry made in the Mutation Register bearing MR No. T1/2022-23;
27.	Hissa Survey Pakka Book of Survey No. 62;
28.	Hissa Survey Tipanni of Survey No. 62;
29.	Sale Deed dated 13.09.2022 (Registered as Document No. 05335/2022-23);
30.	Extract of mutation entry bearing MR No. H21/2022-23;
31.	Sale Deed dated 01.08.2022 (Registered as Document No. 04003/2022-23);
32.	Extract of mutation entry bearing MR No. H11/2022-23;
33.	Sale Deed dated 01.08.2022 (Registered as Document No. 04004/2022-23);
34.	Extract of mutation entry bearing MR No. H12/2022-23;
35.	Official Memorandum dated 07.10.2023, bearing No. 506981, issued by the Deputy Commissioner, Kolar District;
36.	Extract of mutation entry bearing MR No. T39/2023-24;
37.	Official Memorandum dated 07.10.2023, bearing No. 506991, issued by the Deputy Commissioner, Kolar District;
38.	Extract of mutation entry bearing MR No. T40/2023-24;
39.	Official Memorandum dated 06.10.2023, bearing No. 506996, issued by the Deputy Commissioner, Kolar District;
40.	Extract of mutation entry bearing MR No. T30/2023-24;
41.	Official Memorandum dated 06.10.2023, bearing No. 5069964 issued by the Deputy Commissioner, Kolar District;
42.	Extract of mutation entry bearing MR No. T26/2023-24;
43.	Official Memorandum dated 06.10.2023, bearing No. 506992 issued by the Deputy Commissioner, Kolar District;
44.	Extract of mutation entry bearing MR No. T35/2023-24;
45.	Official Memorandum dated 06.10.2023, bearing No. 506984 issued by the Deputy Commissioner, Kolar District;
46.	Extract of mutation entry bearing MR No. T32/2023-24;



Sl. No.	Particulars of the documents
47.	Official Memorandum dated 06.10.2023, bearing No. 506993 issued by the Deputy Commissioner, Kolar District;
48.	Extract of mutation entry bearing MR No. T36/2023-24;
49.	Official Memorandum dated 06.10.2023, bearing No. 506995 issued by the Deputy Commissioner, Kolar District;
50.	Extract of mutation entry bearing MR No. T27/2023-24;
51.	Joint Development Agreement dated 13.11.2024 (Registered as Document No.MLR-1-07657-2024-25, Book-1, in the office of the Sub Registrar, Malur);
51A.	General Power of Attorney dated 13.11.2024 (Registered as Document No. MLR-4-00409/2024-25, Book-4, at the office of the Sub Registrar, Malur);
52.	Certificate of Incorporation of Address Maker Residential Layout Private Limited dated 25.03.2021;
52A.	Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited;
52B.	Certificate of Incorporation pursuant to change of name to Istus Residential Layout Private Limited dated 03.04.2025;
52C.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
53.	Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur;
54.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Planning Authority, with respect to the Project;
55.	RTCs issued with respect to Survey No. 62 from the period 2001-02 to 2008-09;
56.	RTCs issued with respect to Survey No. 62 from the period 2009-10 to 2012-13;
57.	RTCs issued with respect to Survey No. 62 for the period 2013-14 to 2022-23;
58.	RTCs issued with respect to Survey No. 62/2 for the period 2022-23 to 2025-26;
59.	RTCs issued with respect to Survey No. 62/3 for the period 2022-23 to 2025-26;
60.	RTCs issued with respect to Survey No. 62/4 for the period 2022-23 to 2025-26;
61.	RTCs issued with respect to Survey No. 62/5 for the period 2022-23 to 2025-26;



Sl. No.	Particulars of the documents
62.	RTCs issued with respect to Survey No. 62/6 for the period 2022-23 to 2025-26;
63.	RTCs issued with respect to Survey No. 62/7 for the period 2022-23 to 2025-26;
64.	RTCs issued with respect to Survey No. 62/8 for the period 2022-23 to 2025-26;
65.	RTCs issued with respect to Survey No. 62/9 for the period 2022-23 to 2025-26;
66.	Form of Declaration dated 17.02.2009 (Registered as Document No. MLR-1-Part-IV-00302-2008-09 and stored in CD No. MLRD40 at the office of the Sub-Registrar, Malur Taluk);
67.	Extract of the entry made in the Mutation Register bearing MR No. 25/2008-09;
68.	Discharge Deed dated 24.08.2010 (Registered as Document No. MLR-1-1699/2010-11);
69.	Extract of the entry made in the Mutation Register bearing MR No. 23/2010-11;
70.	Encumbrance Certificates ('EC') issued by the jurisdictional Sub-Registrar with respect to Survey No. 62, for the period: (i) 01.04.1948 to 31.3.2004; (ii) 01.04.1970 to 31.03.2004;
71.	EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 62, for the period (i) 01.04.2004 to 16.12.2014; (ii) 01.04.2004 to 05.04.2024;
71A.	EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 62/2,62/3, 62/4, 62/5, 62/6,62/7,62/8, 62/9 for the period, 01.04.2024 to 22.09.2025;
72.	Village Map of Chikkatirupati Village;
73.	Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur pertaining to land in Survey Nos. 62/2;
74.	Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur pertaining to land bearing Survey No. 62/3;
75.	Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur pertaining to land bearing Survey No. 62/4;
76.	Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur pertaining to land bearing Survey No. 62/5;
77.	Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur pertaining to land bearing Survey No. 62/6;
78.	Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur pertaining to land bearing Survey No. 62/7;



Sl. No.	Particulars of the documents
79.	Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur pertaining to land bearing Survey No. 62/8; and
80.	Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur pertaining to land bearing Survey No. 62/9.

IV. Title Devolvement:

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

1. We have been provided with the extract of Index of Land Register relating to Survey No. 62, measuring 3 Acres 39 Guntas (including 12 Guntas of kharab) (**Document No. 01**), records Mr. Nanjundappa as the initial owner. We have been informed that there are no antecedent title documents or references evidencing the manner of acquisition of the said land by Mr. Nanjundappa. In the absence of any such reference in the revenue records, we have not insisted upon production of antecedent title documents and have treated the aforesaid entry as the earliest available record.
2. Thereafter, one Mr. Munikalaiah acquired the land in Survey No. 62 of Chikkatirupati Village as reflected in the Index of Lands Register. The extract of Index of Lands Register refers to the mutation of title in the name of Mr. Munikalaiah under an entry made under Sl. No. 314 of the Record of Rights Register. The extract of the Mysore Revenue Settlement Register (**Document No. 02**), records Mr. Munikalaiah (son of Mr. Thippanna) having acquired the land in Survey No. 62 under a document bearing No. 1290, dated 30.04.1943.

We had sought for the document bearing No. 1290, dated 30.04.1943 and have been informed the aforesaid document is not available. Considering the antiquity of title we have not insisted on production of the document.

3. We note from the Moola Survey Prathi (**Document No. 03**), read with the Secondary Re-classification document dated 07.06.1961 (**Document No. 04**), that the land bearing Survey No. 62, originally measuring 03 Acres 39 Guntas (including 12 Guntas of kharab), was subsequently resurveyed and its extent revised to 03 Acres 30 Guntas (including 12 Guntas of kharab). Thereafter, upon a further resurvey, the extent continued to be 03 Acres 30 Guntas, with the extent of kharab revised to 08 Guntas.



4. We note from the Index of Land Register that title to the land bearing Survey No. 62 devolved in the names of Mr. Doddappa and Mr. Venkataramanappa, read with the entry made under Sl. No. 612 of the Record of Rights Register.

We had sought the Genealogical Tree of Mr. Munikalaiah along with document establishing the manner of devolvement of title to the land bearing Survey No. 62 in the names of the sons of Munikalaiah, namely Mr. Doddappa and Mr. Venkataramanappa. We have been informed that the aforesaid documents are not available and that the said land devolved upon them by inheritance.

We had also sought the extract of the Record of Rights Register bearing RR No. 612, reflecting the mutation of title in the names of the sons of Mr. Munikalaiah, namely Mr. Doddappa and Mr. Venkataramanappa. In this regard, we have been provided with an Endorsement bearing No. RK/RTI/CR/65/2023-24, dated 13.05.2024, issued by the Tahsildar, Malur Taluk (**Document No. 05**), stating that the extract of the Record of Rights Register is not available in their records, and therefore, a copy of the same cannot be furnished.

5. We have been provided with a Sale Deed dated 27.05.1975 (Registered as Document No. 614/74-75) (**Document No. 06**), under which Mr. Channaverappa and Mr. Venkataramanappa (both sons of Mr. Munikalappa @ Munikalaiah) sold a portion measuring 13 ¼ Guntas in Survey No. 62 in favour of Mr. Doddappa (son of Mr. Munikalappa).

We have been informed that there are no documents to establish any manner of partition/internal arrangement between the children of Mr. Munikalappa under which Mr. Channaveerappa and Mr. Venkataramanappa were allotted portion measuring 13 ¼ Guntas land in Survey No. 62.

6. Mr. V.K. Venkataramanappa (son of late Mr. Munikalappa @ Munikalaiah) along with his sons Mr. T.V. Venkateshappa and Mr. Naryanappa under Sale Deed dated 24.04.1981 (Registered as Document No. 111/81-82) (**Document No. 07**), sold portion measuring 24 ½ Guntas in Survey No. 62 of Chikkatirupati Village in favour of his brother, Mr. Chikkathippaiah (son of late Mr. Munikalappa). In this regard, the extract of entry made in the Mutation Register bearing MR No. 22/87-88 (**Document No. 08**), records the mutation of title in the name of Mr. Chikkathippaiah under the Sale Deed dated 24.04.1981.



7. It is pertinent to note that Mr. Doddappa (son of late Mr. Munikalappa) was not a party in the conveyance of the lands in Survey No. 62 under the abovementioned Sale Deed dated 24.04.1981. However, his sons have been made parties to a compromise decree as discussed Paragraph IV below, and accordingly no claims subsist or survives on behalf of Mr. Doddappa or his legal heirs, in respect of the title to Survey No. 62 of Chikkatirupati Village.

We have sought the Family Tree of Mr. Venkataramanappa and Mr. Doddappa (sons of late Mr. Munikalappa), setting out the names of all their legal heirs, issued by the Tahsildar/Village Accountant and have been informed that the same is not available.

8. We note that one, Mr. Narayanaswamy (son of Mr. Channerappa) under Sale Deed dated 04.12.1992 (Registered as Document No. 1207/92-93) (**Document No. 09**), conveyed land measuring 19 ½ Guntas in Survey No. 62 of Chikkatirupati Village in favour of Mr. Chikkathippaiah (son of Mr. Munikalappa). In this regard, the extract of entry made in the Mutation Register bearing No. 18/92-93 (**Document No. 10**), records the mutation of title in the name of Mr. Chikkathippaiah.

We have sought the document evidencing the devolution of title to the land bearing Survey No. 62 of Chikkatirupati Village, measuring 19½ Guntas, from Mr. Venkataramanappa and Mr. Doddappa to Mr. Narayanaswamy (son of Mr. Channerappa), and have been informed that the same is not available. We further note that the Sale Deed dated 04.12.1992 refers to Mr. Narayanaswamy having acquired the said land by way of inheritance. We have not been provided with any documents evidencing the mode of such inheritance or establishing his relationship with the family members of Mr. Munikalappa. Nevertheless, we have been informed that there have been no claims on the property and that Mr. Chikkathippaiah and his successors in title have been in possession of the said land for a considerable period of time. Any claim now by the legal heirs of Mr. Munikalappa would be barred by limitation of time.

9. In the manner stated above, Mr. Chikkathippaiah (son of Mr. Munikalappa @ Munikalappa) had acquired lands measuring 01 Acre 04 Guntas in Survey No. 62 of Chikkatirupati Village under Sale Deeds dated: (i) 24.04.1981 (Registered as Document No. 111/81-82); and (ii) 04.12.1992 (Registered as Document No. 1207/92-93).

Devolvement of title in the name of Mr. Chikkathippaiah:



10. Mr. Chikkathippanna @ Chikkathippaiah (son of late Mr. Munikallappa) ('**Plaintiff**') had filed a suit for partition in Original Suit bearing OS No. 71/2005 ('**OS No. 71/2005**'), before the Court of Principal Civil Judge (Junior Division) & JMFC, Malur against: (i) Mr. Ramachandrappa (son of late Mr. Doddappa); (ii) Mr. Venkateshappa (son of late Mr. Doddappa); (iii) Mr. Gopalappa (son of late Mr. Doddappa); (iv) Mr. Narayanaswamy (son of Mr. Chaneerappa); (v) Mr. Chikkamunippa (son of late Mr. Munikallappa); (vi) Mrs. Rathnamma (wife of late Mr. Chikkamunippa); (vii) Mr. Kallappa (son of late Mr. Chikka Muniyappa); (viii) Mr. Krishnappa (son of late Mr. Doddappa); (ix) Mrs. Madamma (wife of late Mr. Venkataramanappa); (x) Mrs. Gowramma (wife of late Mr. Gopellappa); (xi) Mr. Kallappa (son of late Mr. Gopallappa); and (xii) Mr. K. Ramesh (son of Mr. Krishnappa) ('**Defendants**'). The Plaintiff had sought to direct the Defendants to effect partition of the suit schedule properties (which include the land bearing Survey No. 62 of Chikkatirupati Village admeasuring 03 Acres 30 Guntas) by metes and bounds, and to deliver the Plaintiff's exclusive share possession in the properties and allow cost and such other reliefs.
11. In this regard, a compromise decree was drawn in OS 71/2005 before the Lok Adalath on 27.01.2007 ('**Compromise Decree**') (**Document No. 11**), whereby along with other land parcels, Mr. Chikkathippanna was allotted an extent of 01 acre 24 Guntas in Survey No. 62 of Chikkatirupati Village. It is pertinent to note that the extract of entry made in the Mutation Register bearing MR No. 121/2006-07 (**Document No. 12**), records an extent of 01 Acre 23 ½ Guntas being allotted to Mr. Chikkathippanna under the said Compromise Decree. (i) Mr. Ramachandrappa (son of late Mr. Doddappa); (ii) Mr. Venkateshappa (son of late Mr. Doddappa); (iii) Mr. Gopalappa (son of late Mr. Doddappa) were jointly allotted 01 Acre 21 ½ Guntas in Survey No. 62. Mrs. Rathnamma (of late Mr. Chikkamunippa) was allotted 24 ½ Guntas in Survey No. 62.

We have not been provided with the Complaint, Written Statement and Compromise Petition filed in the said above-mentioned suit, nor the family tree of Mr. Munikalappa evidencing the names of his children and grandchildren. We have been informed that the same are not available. In the absence of the said documents, we are unable to independently ascertain the relationship between the Plaintiff and the Defendants or verify the defendants' entitlement to title in respect of the land bearing Survey No. 62 of Chikkatirupati Village. Nevertheless, we note that pursuant to the aforementioned decree, Mr. Chikkathippaiah and his subsequent successors in title have been in possession of the land (now subdivided as Survey Nos. 62/2 to 62/9), with clearly demarcated boundaries, and have been in peaceful, continuous and uninterrupted possession of their respective properties.



12. We note from the entry in mutation register extract bearing MR No. 7/2009-10 that: (i) Mrs. Rathnamma was recorded as the khatedar of portion measuring 23 Guntas in Survey No. 62; (ii) Mr. Ramachandrappa, Mr. Venkateshappa and Mr. Gopalappa were recorded as the joint khatedars of portion measuring 01 Acre 19 Guntas in Survey No. 62; and (iii) Mr. Chikkathippaiah was recorded as the joint khatedar of portion measuring 01 Acre 20 Guntas in Survey No. 62, by virtue of the Order of the Tahsildar, Malur Taluk bearing No. 58/08-09. We have not been provided with a copy of the said Order. It is stated to be not available.
13. Although Mr. Chikkathippaiah has acquired title in respect of the land measuring 01 Acre 04 Guntas in Survey No. 62 of Chikkatirupati Village under the Sale Deed dated 24.04.1981 and Sale Deed dated 04.12.1992, he became entitled to 1 Acre 24 Guntas in Survey No. 62 in terms of the Compromise under the above-mentioned proceeding (i.e., additional 20 Guntas). However, he was recorded as khatedar of only a portion measuring 1 Acre 20 Guntas in Survey No. 62 *vide* MR No. 7/2009-10. We observe that Mr. Chikkathippaiah and his family members have only dealt with a portion measuring 1 Acre 20 Guntas in Survey No. 62.

Devolvement of Title in the names of Mr. S.P. Narayana Reddy (son of Mr. Pulla Reddy), Mr. Rajiv Panwar (son of late Mr. Vijay Singh Panwar) and Mr. Sankar Balasubramanian (son of late Mr. I.V. Balasubramanian)

14. Mr. Chikkathippaiah (son of late Mr. Munikallappa) along with his children being Mr. Rajappa, Mr. Nagaraju, Mr. Venkataswami, Mr. Kallappa, Mr. Srinivas and Mr. Krishnappa and the wives of late Mr. Narayanappa namely, Mrs. Ashwathamma and Mrs. Narayanamma effected a partition of the land measuring 01 Acre 20 Guntas (excluding 03 ½ Guntas of Kharab) in Survey No. 62 of Chikkatrupathi Village, under a Partition Deed dated 18.01.2011 (Registered as Document No. 03533/2010-11) (**Document No. 13**) read with the Rectification Deed dated 11.04.2011 (Registered as Document No. 00329/2011-12) (**Document No. 14**), in the following manner:

Name of Allottees	Extent
Mr. Rajappa	08 ½ Guntas
Mrs. Ashwathamma	04 ¼ Guntas
Mrs. Narayanamma	04 ¼ Guntas
Mr. Nagaraju	08 ½ Guntas
Mr. Venkataswami	08 ½ Guntas
Mr. Kallappa	08 ½ Guntas
Mr. Srinivas	08 ½ Guntas



Mr. Krishnappa	09 Guntas
Total	1 Acre 20 Guntas

In this regard, the extract of entry made in the Mutation Register bearing MR No. 51/2010-11 (**Document No. 15**), records the mutation of title to the land admeasuring 01 Acre 20.08 Guntas (prior to rectification deed) in the names of the above-mentioned individuals in terms of the Partition Deed dated 18.01.2011.

15. Mrs. Ashwathamma (wife of Mr. Narayanappa) along her children Ms. Sumithra; and Mr. Harish had executed an Agreement for Sale dated 03.10.2012 (Registered as Document No. 3921/2012-13) (**Document No. 16**), in favour of Mr. Srinivas (son of Mr. Chikkathippaiah) agreeing to convey land measuring 04 ¼ Guntas in Survey No. 62 of Chikkatirupati Village. The said Agreement for Sale dated 03.10.2012 was subsequently cancelled by Mrs. Ashwathamma and her children under a cancellation deed dated 28.01.2015 (Registered as Document No. 8240/2014-15) (**Document No. 17**).
16. The extract of entry made in the Mutation Register bearing MR No. H58/2013-14 (**Document No. 18**), reflects an order passed by the Deputy Commissioner bearing no. ಕಂ ಅ ಡಿಸಿ 934/13-14 reflects the re-classification of kharab of 08 Guntas of 'A' Kharab in Survey No. 62 into 04 Guntas of 'A' Kharab and 04 Guntas of 'B' Kharab.

We have sought for the order passed by the Deputy Commissioner bearing no. ಕಂ ಅ ಡಿಸಿ 934/13-14 reflecting the re-classification of kharab of 08 Guntas of 'A' Kharab into 04 Guntas of 'A' Kharab and 04 Guntas of 'B' Kharab and have been informed that the same is an internal document and therefore a copy of the same cannot be provided.

17. The extract of entry made in the Mutation Register bearing MR No H12/2014-15 (**Document No. 19**), reflects an extent of land in Survey No. 62 measuring 01 Acre 39 Guntas that was erroneously recorded in the name of Mr. Chikkathippaiah, and therefore under an order passed by the Assistant Commissioner bearing No. RRTCR 31/14-15, the said entry was deleted.

We have sought the order passed by the Assistant Commissioner bearing No. RRTCR 31/14-15 as reflected in the extract of entry made in the Mutation Register bearing MR No H12/2014-15 and have been informed that the same is not available. It is advisable to obtain an endorsement from the jurisdictional Revenue Authority, confirming its non-availability.



18. Further, an Agreement for Sale dated 23.01.2015 (Registered as Document No. 8217/2014-15) (hereinafter referred to as '**Agreement for Sale dated 23.01.2015**') (**Document No. 20**), executed by: (i) Mr. Rajappa (son of Mr. Chikkathippaiah) along with his wife Mrs. Rukminiyamma and children, Mr. Shankarappa and Mr. Veerabhadra; (ii) Mrs. Jayamma (daughter of Mr. Chikkathippaiah); (iii) Mrs. Ashwathamma (wife of late Mr. Narayanappa) and Mrs. Narayanamma (wife of late Mr. Naryanappa) along with the children of late Mr. Narayanappa being, Ms. Sumitra, Mr. Harisha and Mr. Suresha; (iv) Mr. Nagaraju (son of Mr. Chikkathippaiah) and his wife Mrs. Eramma along with their children, Mr. Sampathkumar and Mrs. Shyamala; (v) Mr. Venkataswamy @ Venkataswami (son of Mr. Chikkathippaiah) and his wife Mrs. Yashodamma and children, Ms. Soumya, Ms. Shyamala and Mr. Manjunatha; (vi) Mr. Kallappa T. (son of Mr. Chikkathippaiah) and his wife Mrs. Venkatalakshamma and children, Ms. Asha Rani and Master. Rajesh (Master Rajesh being a minor was represented by his mother and guardian, Mrs. Venkatalakshamma; (vii) Mrs. Narayanamma (daughter of Mr. Chikkathippaiah); (viii) Mr. Sreenivasa @ Srinivas (son of Mr. Chikkathippaiah) and his wife Mrs. Munirathnamma and children, Miss. Sushma and Miss Swetha (both being minor children were represented by their mother and guardian Mrs. Munirathnamma); (ix) Mr. Krishnappa (son of Mr. Chikkathippaiah) and his wife Mrs. Sudha along with his son Master Kushal (being minor and represented by his mother and guardian Mrs. Sudha) ('**Family Members of Mr. Chikkathippaiah**'), agreeing to convey lands measuring 08 ½ Guntas, 04 ½ Guntas, 08 ½ Guntas, 08 ½ Guntas, 09 Guntas, 08 ½ Guntas, 04 ½ Guntas, admeasuring 01 Acre 20.08 Guntas (along with kharab) (hereinafter referred to as '**land parcels admeasuring 01 Acre 20 ½ Guntas in Survey No. 62**') in favour of Mr. Rajiv Panwar (son of late Mr. Vijay Singh Panwar), Mr. S.P. Narayana Reddy (son of Mr. Pulla Reddy) and Mr. Sankar Balasubramanian (son of late Mr. L.V. Balasubramanian).
19. We have been provided with the Genealogical tree of Mr. Chikkathippaiah attested by the Tahsildar, Malur Taluk (**Document No. 21**) which records the following:
- (i) Mr. Rajappa (son of Mr. Chikkathippaiah) was married to Mrs. Rukminiyamma and has two children namely, Mr. Shankarappa and Mr. Veerabhadra;
 - (ii) Mrs. Jayamma (daughter of Mr. Chikkathippaiah);
 - (iii) Late Mr. Narayanappa was married to Mrs. Narayanamma (wife of late Mr. Naryanappa) and has three children namely, Ms. Sumitra, Mr. Harisha and Mr. Suresha;



- (iv) Mr. Nagaraju (son of Mr. Chikkathippaiah) was married to Mrs. Eramma and has two children namely, Mr. Sampathkumar and Mrs. Shyamala;
 - (v) Mr. Venkataswamy @ Venkataswami (son of Mr. Chikkathippaiah) was married to Mrs. Yashodamma and has three children namely, Ms. Soumya, Ms. Shyamala and Mr. Manjunatha;
 - (vi) Mr. Kallappa T. (son of Mr. Chikkathippaiah) was married to Mrs. Venkatalakshamma and has two children namely, Ms. Asha Rani and Master. Rajesh;
 - (vii) Mrs. Narayamma (daughter of Mr. Chikkathippaiah);
 - (viii) Mr. Sreenivasa @ Srinivas (son of Mr. Chikkathippaiah) was married to Mrs. Munirathnamma and has two children namely, Miss. Sushma and Miss Swetha;
 - (ix) Mr. Krishnappa (son of Mr. Chikkathippaiah) was married to Mrs. Sudha and has a son, Master Kushal.
20. In furtherance to the Agreement for Sale dated 23.01.2015, the Family Members of Mr. Chikkathippaiah executed three General Powers of Attorney ('**GPAs**') dated 23.01.2015 in favour of the following individuals, in the manner described below:
- (i) GPA dated 23.01.2015 (Registered as Document No. 00714/2014-15) in favour of Mr. S.P. Narayana Reddy (son of Mr. Pulla Reddy) pertaining to lands admeasuring 17.08 Guntas (**Document No. 22**);
 - (ii) GPA dated 23.01.2015 (Registered as Document No. 00715/2014-15) in favour of Mr. Rajiv Panwar (son of late Mr. Vijay Singh Panwar) pertaining to lands admeasuring 21.08 Guntas (**Document No. 23**); and
 - (iii) GPA dated 23.01.2015 (Registered as Document No. 00716/2014-15) in favour of Mr. Sankar Balasubramanian (son of late Mr. L.V. Balasubramanian) pertaining to lands admeasuring 21 ½ Guntas (**Document No. 24**), authorizing and enabling each them to do acts, things and deeds on their behalf with respect to respective land parcels admeasuring 01 Acre 20 ½ Guntas in Survey No. 62, including the power to sell, and execute the sale deed and receive sale consideration on their behalf.



21. The extract of entry made in the Mutation Register bearing MR No. T11/2021-22 (**Document No. 25**), records an order passed by the Tahsildar bearing No. RRTCR(T) 160/2021-22 whereby the extent of land in possession of Mrs. Ashwathamma and Mrs. Narayanamma (wives of Mr. Narayanappa) which was earlier recorded as 04 ½ Guntas each had been rectified to reflect an extent of 04 ¼ Guntas each respectively.
22. The extract of entry made in the Mutation Register bearing MR No. T1/2022-23 (**Document No. 26**), records of the land comprised in Survey No. 62 of Chikkatirupati Village, admeasuring 03 Acres 30 Guntas (including 04 Guntas of 'A' Kharab and 04 Guntas of 'B' Kharab) being fragmented/phoded into ten sub-divisions pursuant to the the Hissa Survey Pakka Book (**Document No. 27**) and Hissa Survey Tippanni (**Document No. 28**). The mutation entry reflects the mutation of title in the names of the following individuals:

Hissa/ Sub-division	Extent	Names of Holders/Khatedar
62/1	01 Acre 19 Guntas (excluding 01 Gunta of 'A' Kharab and 0.08 Gunta of 'B' Kharab)	Mr. Ramachandrappa, Mr. Venkateshappa and Mr. Gopalappa
62/2	09 Guntas (excluding 01 Gunta of 'B' Kharab)	Mr. Krishnappa
62/3	08 ½ Guntas (excluding 01 Gunta of 'A' Kharab)	Mr. Venkataswamy
62/4	08 ½ Guntas	Mr. Rajappa
62/5	08 ½ Guntas	Mr. Nagaraju
62/6	08 ½ Guntas	Mr. Kallappa
62/7	08 ½ Guntas (excluding 01.08 Gunta of 'B' Kharab)	Mr. Sreenivasa
62/8	4 ¼ Guntas	Mrs. Narayanamma
62/9	4 ¼ Guntas	Mrs. Aswathamma
62/10	23 Guntas (excluding 02 Guntas of 'A' Kharab and 01 Gunta of 'B' Kharab)	Mrs. Rathnamma

23. The above-mentioned land parcels bearing Survey Nos. 62/2 to 62/9 i.e., the Composite Property is sold by the Family Members of Mr. Chikkathippaiah [represented by their power of attorney holders (as discussed above)], under three Sale Deeds executed in the year 2022. The details of the three Sale Deeds along with the entries made in the extract of Mutation



Register recording the mutation of title in the names of the Purchasers, have been detailed in the following manner:

Details of the Sale Deeds	Purchaser	Description of Properties conveyed	Entry made in the Mutation Register bearing Nos.
Sale Deed dated 13.09.2022 (Registered as Document No. 05335/2022-23) (Document No. 29)	Mr. S.P. Narayana Reddy (son of Mr. Pulla Reddy)	Survey Nos. 62/2 measuring 09 Guntas and 62/7 measuring 08 ½ Guntas, admeasuring 17 ½ Guntas	MR No. H21/2022-23 (Document No. 30)
Sale Deed dated 01.08.2022 (Registered as Document No. 04003/2022-23) (Document No. 31)	Mr. Rajiv Panwar (son of Mr. Vijay Singh Panwar)	Survey Nos. 62/4 measuring 08 ½ Guntas, 62/5 measuring 08 ½ Guntas and 62/9 measuring 4 ¼ Guntas, admeasuring 21 ¼ Guntas	MR No. H11/2022-23 (Document No. 32)
Sale Deed dated 01.08.2022 (Registered as Document No. 04004/2022-23) (Document No. 33)	Mr. Sankar Balasubramanian (son of late Mr. I.V. Balasubramanian)	Survey Nos. 62/3 measuring 08 ½ Guntas, 62/6 measuring 08 ½ Guntas and 62/8 measuring 4 ¼ Guntas, admeasuring 21 ¼ Guntas	MR No. H12/2022-23 (Document No. 34)

24. It is pertinent to note that although the Agreement of Sale was executed on 23.01.2015 and thereafter, the three Sale Deeds were executed in the year 2022 (as mentioned hereinabove), the details of the age of the Vendors and the Purchasers remain the same in the documents. We understand that the said erroneous entries are inadvertent typographical errors. We have therefore not sought for rectification of the abovementioned Sale Deed.



25. We also observe that Mr. Rajesh (son of Mr. Kalappa T and Mrs. Venkatalakshamma), Ms. Sushma and Ms Swetha (children of Mr. Sreenivasa and Mrs. Munirathnamma) and Mr. Kushal (son of Mr. Krishnappa and Mrs. Sudha) were minors at the time of execution of Agreement for Sale dated 23.01.2015 (Registered as Document No. 8217/2014-15) and were also represented by their mother/s as their natural guardian under the three GPAs, while their respective father/s were alive. Under provisions of Law minors are not competent to issue powers of attorney. It is also noted they have attained the ages of majority at the time of execution of the three Sale Deeds in 2022. Nevertheless, we have been informed that the aforesaid individuals nor their legal heirs have not made any claims in relation to the Composite Property.

V. Conversion of Composite Property:

26. The land parcels comprised in the Composite Property have been converted from agricultural purposes to residential-layout purposes. The details of the official memorandum evidencing conversion of the land parcels, along with entries made in the Mutation Register have been detailed in the following manner:

Survey Nos.	Details of the Official Memorandum	Entries made in the Mutation Register
62/2 i.e., Property-A	No. 506981 dated 07.10.2023 (Document No. 35)	MR No. T39/2023-24 (Document No. 36)
62/3 i.e., Property-B	No. 506991 dated 07.10.2023 (Document No. 37)	MR No. T40/2023-24 (Document No. 38)
62/4 i.e., Property-C	No. 506996 dated 06.10.2023 (Document No. 39)	MR No. T30/2023-24 (Document No. 40)
62/5 i.e., Property-D	No. 506994 dated 06.10.2023 (Document No. 41)	MR No. T26/2023-24 (Document No. 42)
62/6 i.e., Property-E	No. 506992 dated 06.10.2023 (Document No. 43)	MR No. T35/2023-24 (Document No. 44)
62/7 i.e., Property-F	No. 506984 dated 06.10.2023 (Document No. 45)	MR No. T32/2023-24 (Document No. 46)



62/8 i.e., Property-G	No. 506993 dated 06.10.2023 (Document No. 47)	MR No. T36/2023-24 (Document No. 48)
62/9 i.e., Property-H	No. 506995 dated 06.10.2023 (Document No. 49)	MR No. T27/2023-24 (Document No. 50)

VI. Joint Development Agreement:

27. In the manner stated above, of Mr. S.P. Narayana Reddy (son of Mr. Pulla Reddy), Mr. Rajiv Panwar (son of Mr. Vijay Singh Panwar) and Mr. Sankar Balasubramanian (son of late Mr. L.V. Balasubramanian) have acquired the right, title and interest to the Composite Properties under the three Sale Deeds : (i) dated 13.09.2022 (Registered as Document No. 05335/2022-23); (ii) 01.08.2022 (Registered as Document No. 04003/2022-23); and (iii) 01.08.2022 (Registered as Document No. 04004/2022-23).
28. Mr. S.P. Narayana Reddy (son of Mr. Pulla Reddy), Mr. Rajiv Panwar (son of Mr. Vijay Singh Panwar) and Mr. Sankar Balasubramanian (son of late Mr. I.V. Balasubramanian) along with the owners of adjacent land parcels comprised in Survey Nos. 59/1, 59/4, 59/5, 59/6 of Chikkatirupati Village ('**Landowners of the JDA Land**'), with an intent to develop the Composite Property and the said adjacent land parcels, admeasuring 04 Acres 38.04 Guntas ('**Joint Development Land**'), into a residential plotted development, have together granted the development rights to Address Maker Residential Layout Private Limited ('**Address Maker**'), under Joint Development Agreement dated 13.11.2024 (Registered as Document No.MLR-1-07657-2024-25, Book-1, in the office of the Sub Registrar, Malur) ('**Joint Development Agreement**' and listed as **Document No. 51**); and Address Maker has agreed to develop the Joint Development Land into a residential plotted development in terms of the Joint Development Agreement.
29. In consideration of Address Maker carrying out the development of the Joint Development Land in terms of the Joint Development Agreement, Address Maker is entitled to 50% of the sale proceeds accrued from the sale of saleable area in the Joint Development Land, and the Landowners of the JDA Land are collectively entitled to the remaining 50% of the sale proceeds accrued from the sale of saleable area carved/formed out of Joint Development Land. Address Maker Residential Layout Private Limited is also entitled to obtain facilities from Banks, Financiers, Financial Institutions, as may be required for development and construction of the



project by offering the development rights and its entitlement in the residential layout development, and in this regard shall be entitled to deposit the original title deeds with respect to the JDA Land (including the Composite Property) with such Banks, Financiers, Financial Institutions.

30. Simultaneous with the execution of the said Joint Development Agreement, the Landowners of the JDA Land have jointly executed a General Power of Attorney dated 13.11.2024 (Registered as Document No. MLR-4-00409/2024-25, Book-4, at the office of the Sub Registrar, Malur) (**General Power of Attorney** and listed as **Document No. 51A**), nominating Address Maker as their lawful attorney to carry on the development activities on the Joint Development Land and the procure the approvals and consents as may be required from the authorities concerned in connection with the development contemplated in terms of the Joint Development Agreement, along with the right to sell and dispose the entire saleable area (being plots) comprised in the Composite Property and in this regard, to execute and present for registration the agreements of sale, sale deeds and such other deeds/documents to be executed in connection with the saleable area.
31. We have been provided with the Certificate of Incorporation of Address Maker Residential Layout Private Limited (**Document No. 52**) dated 25.03.2021.
32. We have reviewed the Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited (**Document No. 52A**), which collectively set out its objects and scope of operations, including the acquisition of land and entering into Joint Development Agreements and Joint Venture arrangements, as well as its management framework.

It is also advisable to obtain and verify the Board Resolution of Address Maker Residential Layout Private Limited for entering into the Joint Development Agreement.

33. We note that Address Maker Residential Layout Private Limited has changed its name to Istus Residential Layout Private Limited. In this regard we have been provided with the Certificate of Incorporation pursuant to change of name dated 03.04.2025 (**Document No. 52B**), evidencing the same.
34. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited (**Document No. 52C**), which collectively outline its purpose, objects, and scope of operations and management.



VII. Development of the Composite Property:

35. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur (**Document No. 53**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Composite Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 54**).

VIII. Record of Rights, Tenancy and Crops (RTCs):

36. We note from the Endorsement dated 13.05.2024, issued by the Tahsildar, Malur Taluk, bearing No. RK/RTI/CR/65/2023-24 that the RTCs issued with respect to Survey No. 62 for the period 1965 to 2001 are not available in their records.
37. We note that the RTCs issued from the period 2001-02 to 2008-09 (**Document No. 55**), record the name of Late Mr. Munikalaiah (son of Mr. Thipanna) as one of the holder and has not been updated to reflect the subsequent transactions. However, pursuant to the compromise decree passed in O.S. No. 71/2005, the RTCs pertaining to the said land for the period 2009-10 to 2012-13 (**Document No. 56**) are in consonance with the title flow set out hereinabove.
38. The RTCs pertaining to land bearing Survey No. 62 of Chikkatirupati Village measuring 03 Acres 30 Guntas (including 04 Guntas of 'A' Kharab and 04 Guntas of 'B' Kharab), for the period 2013-14 to 2022-23 (**Document No. 57**), are in consonance with the title flow set out hereinabove.
39. The RTCs pertaining to land bearing Survey No. 62/2 of Chikkatirupati Village measuring 10 Guntas (including 01 Gunta of 'B' Kharab), for the period 2022-23 to 2025-26 (**Document No. 58**), are in consonance with the title flow set out hereinabove.
40. The RTCs pertaining to land bearing Survey No. 62/3 of Chikkatirupati Village measuring 09.08 Guntas (including 01 Gunta of 'A' Kharab), for the period 2022-23 to 2025-26 (**Document No. 59**), are in consonance with the title flow set out hereinabove.



41. The RTCs pertaining to land bearing Survey No. 62/4 of Chikkatirupati Village measuring 08 ½ Guntas, for the period 2022-23 to 2025-26 (**Document No. 60**), are in consonance with the title flow set out hereinabove.
42. The RTCs pertaining to land bearing Survey No. 62/5 of Chikkatirupati Village measuring 08 ½ Guntas, for the period 2022-23 to 2025-24 (**Document No. 61**), are in consonance with the title flow set out hereinabove.
43. The RTCs pertaining to land bearing Survey No. 62/6 of Chikkatirupati Village measuring 08 ½ Guntas, for the period 2022-23 to 2025-26 (**Document No. 62**), are in consonance with the title flow set out hereinabove.
44. The RTCs pertaining to land bearing Survey No. 62/7 of Chikkatirupati Village measuring 10 Guntas (including 01 ½ Gunta of 'B' Kharab), for the period 2022-23 to 2025-26 (**Document No. 63**), are in consonance with the title flow set out hereinabove.
45. The RTCs pertaining to land bearing Survey No. 62/8 of Chikkatirupati Village measuring 04 ¼ Guntas, for the period 2022-23 to 2025-26 (**Document No. 64**), are in consonance with the title flow set out hereinabove.
46. The RTCs pertaining to land bearing Survey No. 62/9 of Chikkatirupati Village measuring 04 ¼ Guntas, for the period 2022-23 to 2025-26 (**Document No. 65**), are in consonance with the title flow set out hereinabove.

IX. Mortgages and Charges:

47. We have been provided with a Form of Declaration dated 17.02.2009 (Registered as Document No. MLR-1-Part-IV-00302-2008-09 and stored in CD No. MLRD40 at the office of the Sub-Registrar, Malur Taluk) (**Document No. 66**), which records that Mr. Chikkathippaiah had availed a loan from Canara Bank, Chikkathirupathi, with respect to an extent of 39 Guntas in land bearing Survey No. 62. The said mortgage is reflected in the extract of the entry made in the Mutation Register bearing MR No. 25/2008-09 (**Document No. 67**). The aforesaid mortgage was subsequently discharged under a Discharge Deed dated 24.08.2010 (Registered as Document No. MLR-1-1699/2010-11) (**Document No. 68**), which has been recorded in the extract of the entry made in the Mutation Register bearing MR No. 23/2010-11 (**Document No. 69**).



X. Encumbrance Certificates:

48. We have been provided with Encumbrance Certificates ('EC') issued by the jurisdictional Sub-Registrar with respect to Survey No. 62, for the period: (i) 01.04.1948 to 31.3.2004; (ii) 01.04.1970 to 31.03.2004 (**Document No. 70**), reflects all the above-mentioned transactions with respect to the said period.
49. The EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 62, for the period: (i) 01.04.2014 to 16.12.2014; and (ii) 01.04.2004 to 05.04.2024 (**Document No. 71**), reflects all the above-mentioned transactions with respect to the said period.

We have been provided with ECs issued with respect to Survey No. 62/2, 62/3, 62/4, 62/5, 62/6, 62/7 and 62/8 of Chikkatirupati Village for the period 01.04.2022 to 07.11.2024. which do not reflect : (i) Sale Deed dated 13.09.2022 (Registered as Document No. 05335/2022-23); (ii) Sale Deed dated 01.08.2022 (Registered as Document No. 04003/2022-23); (iii) Sale Deed dated 01.08.2022 (Registered as Document No. 04004/2022-23)

It is recommended that the rectified ECs for Survey No. 62/2, 62/3, 62/4, 62/5, 62/6, 62/7 and 62/8 and 62/9 of Chikkatirupati Village from the period 01.04.2022 be obtained reflecting the aforementioned sale deeds.

50. The EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 62/2, 62/3, 62/4, 62/5, 62/6, 62/7, 62/8, 62/9 for the period, 01.04.2024 to 22.09.2025 (**Document No. 71A**), reflects the Joint Development Agreement dated 13.11.2024 (Registered as Document No. MLR-1-07657-2024-25, Book-1, in the office of the Sub Registrar, Malur).

XI. Survey Records:

51. Village Map of Chikkatirupati Village (**Document No. 72**) denotes the location of Survey No. 62 in Chikkatirupati Village.
52. Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur (**Document No. 73**) pertaining to land in Survey Nos. 62/2 of Chikkatirupati Village, records an extent of 10 Guntas which includes an extent of 01 Gunta of 'B' kharab.



53. Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur (**Document No. 74**) pertaining to land bearing Survey No. 62/3 of Chikkatirupati Village records an extent of 09 ½ Gunta which includes an extent of 01 Gunta of 'B' Kharab.
54. Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur (**Document No. 75**) pertaining to land bearing Survey No. 62/4 of Chikkatirupati Village records an extent of 08 ½ Gunta and does not show the presence of any kharab land.
55. Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur (**Document No. 76**) pertaining to land bearing Survey No. 62/5 of Chikkatirupati Village records an extent of 08 ½ Gunta and does not show the presence of any kharab land.
56. Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur (**Document No. 77**) pertaining to land bearing Survey No. 62/6 of Chikkatirupati Village records an extent of 08 ½ Gunta and does not show the presence of any kharab land.
57. Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur (**Document No. 78**) pertaining to land bearing Survey No. 62/7 of Chikkatirupati Village records an extent of 10 Guntas which includes 01 ½ Guntas of 'B' kharab.
58. Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur (**Document No. 79**) pertaining to land bearing Survey No. 62/8 of Chikkatirupati Village records an extent of 4 ¼ Guntas and does not show the presence of any kharab land.
59. Revision Settlement Akarbandh issued by the Surveyor of Land Records, Doddaballapur (**Document No. 80**) pertaining to land bearing Survey No. 62/9 of Chikkatirupati Village records an extent of 4 ¼ Guntas and does not show the presence of any kharab land.

XII. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and up to date Property Tax Paid Receipt with respect to the Composite Property. We have been informed that the Property Tax would be paid and E-khata would be obtained at the time of issuance of the Final Residential Layout Plan.

We have not been provided with the following Endorsements:



- (i) Latest Endorsement issued by the jurisdictional Assistant Commissioner to the effect that no proceedings have been initiated/pending with respect to Composite Property under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
- (ii) Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Composite Property (procured at the time of conversion); and
- (iii) Latest Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

Since the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XIII. Litigation:

We are informed there are no litigation matters that are pending in connection with Composite Property; and that the title to Composite Property is free of any *lis pendens*.

We have not conducted independent litigation searches.

XIV. Public Notice:

A Public Notice informing the general public calling upon any claims regarding the Composite Property (along with other land parcels situated in Chikkatirupati Village) within 15 days from the date of publication was issued by us and the said Public Notice was published on 30.04.2024, in The Times of India (English Daily) and Vijaya Karnataka (Kannada Daily). We have not received any objections in pursuance to the issuance of the Public Notice dated 30.04.2024 with respect to the Composite Property.

XV. Opinion on the Title of the Composite Property:

60. Upon review of the above-mentioned documents and subject to our observations and comments hereinabove, we are of the opinion that:
- (i) Mr. S.P. Narayana Reddy is the absolute owner of residentially converted lands bearing: (i) Survey No. 62/2 measuring 09 Guntas; and (ii) Survey No. 62/7 measuring 8 ½ Guntas, both situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District i.e., Property-A and Property-F respectively. Mr. S.P. Narayana Reddy acquired Property-A and Property-F under the Sale Deed dated 13.09.2022 (Registered as Document No. 05335/2022-23);
 - (ii) Mr. Rajiv Panwar is the absolute owner of residentially converted lands bearing: (i) Survey No. 62/4 measuring 8 ½ Guntas; (ii) Survey No. 62/5 measuring 8 ½ Guntas and (iii) Survey No. 62/9 measuring 4 ¼ Guntas, all situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District i.e., Property-C, Property-D and Property-H respectively. Mr. Rajiv Panwar acquired Property-C, Property-D and Property-H under the Sale Deed dated 01.08.2022 (Registered as Document No. 04003/2022-23);
 - (iii) Mr. Sankar Balasubramanian is the absolute owner of residentially converted lands bearing: (i) Survey No. 62/3 measuring 08 ½ Guntas; (ii) Survey No. 62/6 measuring 08 ½ Guntas; and (iii) Survey No. 62/8 measuring 4 ¼ Guntas i.e., Property-B, Property-E and Property-G respectively. Mr. Sankar Balasubramanian acquired Property-B, Property-E and Property-G under the Sale Deed dated 01.08.2022 (Registered as Document No. 04004/2022-23);
 - (iv) The Landowners of the JDA Land (which include Mr. S.P. Narayana Reddy, Mr. Rajiv Panwar and Mr. Sankar Balasubramanian) have granted development rights in respect of the Joint Development Land (which includes the Composite Property) in favour of Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) for development of the same into a residential layout, in terms of the Joint Development Agreement dated 13.11.2024 (Registered as Document No. MLR-1-07657-2024-25. In terms of the said Joint Development Agreement, the Landowners of the JDA Land are entitled to 50% the sale proceeds accrued from the sale of saleable area, in the Joint Development Land and Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) is entitled to remaining 50% of the sale proceeds accrued from the sale of saleable area, in the Joint Development Land;



- (v) In connection therewith, the Landowners of the JDA Land have also executed a registered General Power of Attorney appointing Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) as their lawful attorney to undertake development activities on the Joint Development Land (including the Composite Property), to obtain such approvals and consents as may be required from the concerned authorities in connection with the development contemplated therein, and to sell and dispose of the entire saleable area in the said development; and
- (vi) Istus Residential Layout Private Limited (formerly known as Address Maker Residential Layout Private Limited) has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Composite Property (along with other lands situated at Chikkatirupathi Village) into a residential plotted development.



Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru

This Title Report is subject to the following qualifications:

- (a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) *This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) *This Title Report provides our view on the marketability of title with respect to the Composite Property and does not purport to comment on its suitability for*

development.

- (d) This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*
- (e) We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (f) We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Composite Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Mr. Joel Peter Varghese, Associate; Mr. Karthik Ananth, Of-Counsel

Istus Residential Layout Private Limited

January 23, 2026

No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by Istus Residential Layout Private Limited, a Company, having its registered office at No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of land bearing Survey No. 30/3 measuring 18 ¼ Guntas, converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (hereinafter referred to as the '**Subject Property**'). The Subject Property is intended to be developed into a residential layout ('**Project**').

II. Description of the Subject Property:

Land bearing Survey No. 30/3 measuring 18 ¼ Guntas, converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District ('**Subject Property**'). Subject Property is bounded on:

East by	:	Land belonging to Mr. Gopalappa;
West by	:	Land belonging to Mr. Munikrishnappa;
North by	:	Land belonging to Mr. Agasara Krishnappa;
South by	:	Land belonging to Mrs. Chinnamma.

[The boundaries stated hereinabove, are as per the Sale Deed dated 05.04.2023 registered as Document No. MLR-1-00105-2023-24.]

III. List of Documents Provided:

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

Sl. No.	Particulars of the documents
1.	Moola Survey Tipanni issued with respect to Survey No. 30 of Chikkatirupati Village;
2.	Re-Survey Tippani issued with respect to Survey No. 30;
2A.	Endorsement dated 13.05.2024 bearing No. RK/RTI/CR/68/2023-24;
3.	Partition Deed dated 16.01.2012 (registered on 20.01.2012 as Document No. MLR-1-04698-2011-12 in Book-I, stored in CD No. MLRD73, at the office of the Sub-Registrar, Malur);
4.	Extract of entry made in mutation register bearing MR No. 101/2011-12;
5.	Notarized Genealogical Tree dated 13.06.2017 of Mr. Muniraju (son of late Mr. Yallappa);
6.	Agreement to Sell dated 13.07.2016 (registered as Document No. MLR-1-02596-2016-17, Book-I, stored in CD No. MLRD135, at the office of Sub-Registrar, Malur);
7.	Cancellation of Agreement to Sell dated 29.11.2017 (registered as Document No. MLR-1-05921-2017-18, Book-I, stored in CD No. MLRD163, at the office of Sub-Register, Malur);
8.	Agreement to Sell dated 29.11.2017 (registered as Document No. MLR-1-05923-2017-18, Book-I, stored in CD No. MLRD163, at the office of Sub-Registrar, Malur);
9.	General Power of Attorney dated 29.11.2017 (Registered as Document No. MLR-4-00589-2017-18, Book-4, stored in CD No. MLRD163, at the office of Sub-Register, Malur);
10.	Entry made in the Mutation Register bearing MR No. T12/2019-20;
11.	Sale Deed dated 05.04.2023, registered as Document No. MLR-1-00105-2023-24 in Book-I, stored in CD No. MLRD1251, at the office of the Sub-Registrar, Malur;
12.	Entry made in the mutation register bearing MR No. H66/2022-23;
13.	Joint Development Agreement dated 13.11.2024 (Registered as Document No. MLR-1-07657-2024-25, Book-1, in the office of the Sub Registrar, Malur);
14.	General Power of Attorney dated 13.11.2024 (Registered as Document No. MLR-4-00409/2024-25, Book-4, at the office of the Sub Registrar, Malur);
15.	Certificate of Incorporation of Address Maker Residential Layout Private Limited;
16.	Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited;



Sl. No.	Particulars of the documents
17.	Certificate of Incorporation pursuant to change of name dated 03.04.2025;
18.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
19.	Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur;
20.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project;
21.	Discharge Deed dated 17.12.2007, executed by Primary Cooperative Agriculture and Rural Development Bank (registered as Document No. MLR-1-04094-2007-08, Book-I, stored in CD No. MLRD33, at the office of the Sub-Registrar, Malur);
22.	Entry made in the Mutation Register bearing MR No. 36/2007-08;
23.	Entry made in the mutation register bearing MR No.36/2013-14;
24.	RTCs issued with respect to Survey No. 30 for the period 2001-02 to 2019-20;
25.	Endorsement dated 13.05.2024 bearing No. RK/RTI/CR/68/2023-24 issued by the Tahsildar, Malur Taluk;
26.	RTCs issued with respect to the Survey No. 30/3 for the period 2019-20 to 2025-26;
27.	Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506987;
28.	Extract of entry made in the Mutation Register bearing MR No. T28/2023-24;
29.	Village Map of Chikkatirupati Village;
30.	Encumbrance Certificate ('EC') issued by the jurisdictional Sub-Registrar with respect to Survey No. 30 for the period 01.04.1950 to 31.03.2004;
31.	EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 30/3 for the period 01.04.2004 to 05.04.2024; and
32.	EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 30/3 for the period: (i) 01.04.2024 to 22.09.2025; (ii) 22.09.2025 to 03.01.2026.

IV. **Title Flow:**

Our analysis and observations upon review of the photocopies of the aforementioned documents are as follows:



1. The Moola Survey Tipanni with respect to Survey No. 30 of Chikkatirupati Village (**Document No. 01**) reflects that Mr. Balakrishnappa as the initial owner with respect to the said land parcel.
2. Further, we note from the Re-Survey Tippani dated 31.03.1921 (**Document No. 02**) issued with respect to Survey No. 30, that Mrs. Bhagirathamma (wife of Mr. Balakrishnappa) is recorded as the owner of land measuring 01 Acre 33 Guntas in Survey No. 30 of Chikkatirupati Village (**'Larger Land in Survey No. 30'**). We have sought for the antecedent title documents recording devolvement of title in the name of Mr. Balakrishnappa and thereafter in the name of his wife, Mrs. Bhagirathamma and have been informed that the same is not available. Considering the antiquity of title we have not insisted on production of antecedent title documents.

We had sought for Index of Land and Record of rights issued with respect to Survey No. 30. We have been informed the same is not available. In this regard, we have been provided with an Endorsement dated 13.05.2024 bearing No. RK/RTI/CR/68/2023-24 (**Document No. 2A**), stating the non-availability of aforementioned documents.

3. Further, we note from Column 9 of the Record of Rights, Tenancy and Crops Certificates (**RTC's**) pertaining to the Larger land in Survey No. 30 for the period 2001–02 that Mr. Yallappa (son of Mr. Muniyappa) is reflected as the holder in possession of the said land, read with the corresponding entry in Column 11 relating to Mutation Register No. 50/98–99.

We have sought the document(s) evidencing the mode and manner of acquisition of title by Mr. Yallappa (son of Mr. Muniyappa) with respect to the larger land bearing Survey No. 30 from Mrs. Bhagirathamma; however, we have been informed that the same are not available. We have also sought the Mutation Register entry bearing MR No. 50/98–99 reflecting the aforesaid devolution of title in favour of Mr. Yallappa, and we have been informed that the same is not available.

However, we have been provided with an Encumbrance Certificate issued with respect to Survey No. 30 for the period 01.04.1950 to 31.03.2004, which does not reflect any registered transactions. Further, based on the RTCs available from the year 2001–02 onwards, the flow of title and possession is consistent with respect to the property.

4. Mr. Venkataramanappa (son of Mr. Bodaeappa) along with the children of late Mr. Yallappa namely, (i) Mrs. Ammayamma and her children of namely, (a) Mr. Manjunatha and (b) Mr.



Lokesh; (ii) Mr. Munikrishnappa; (iii) Gowramma; (iv) Mr. Gopalappa; (v) Mr. Muniraju; and (vi) Mr. Ratnamma, effected a partition of their joint family properties, including the Larger Land in Survey No. 30, in terms of a Partition Deed dated 16.01.2012, registered on 20.01.2012 as Document No. MLR-1-04698-2011-12, Book-I (stored in CD No. MLRD73) at the office of the Sub-Registrar, Malur (**Document No. 03**). Under the said Partition Deed, Mr. Muniraju (son of late Mr. Yallappa) was allotted the Schedule 'G' properties, comprising a portion of land measuring 18 ¼ Guntas in the Larger Land in Survey No. 30, along with other land parcels. Thereafter, Mr. Muniraju was recorded as the khatedar of the said portion measuring 18 ¼ Guntas in Survey No. 30 in the revenue records pursuant to the mutation entry bearing MR No. 101/2011-12 (**Document No. 04**).

We have sought documents such as the death certificate of Mr. Yallappa, the family tree, and documents evidencing any internal arrangement, if any, under which the property bearing Survey No. 30 was treated as a joint family property held in the joint possession of Mr. Munikrishnappa (son of Mr. Yallappa), Mr. Gopalappa (son of Mr. Yallappa), Mr. Venkataramanappa (son of Mr. Bodaeappa), and Mr. Yallappa (son of Mr. Muniyappa). We have been informed that the aforesaid documents are not available.

We have also sought a copy of the order dated 07.06.2012 bearing No. 111/11-12, stated to have been passed by the Tahsildar, as referred to in the extract of the mutation entry bearing MR No. 101/2011-12; however, we have been informed that the same is not available.

Nevertheless, we note that the said mutation entry is consistent with the devolvement of title pursuant to the Partition Deed, including the recording of title in favour of Mr. Muniraju.

Further, as per the Bhoomi online portal, reference is made to a mutation entry bearing MR No. 59/2011-12. It is recommended that the said mutation entry be obtained, if available.

5. The Notarized Genealogical Tree dated 13.06.2017 of Mr. Muniraju (son of late Mr. Yallappa) (**Document No. 05**) reflects that Mr. Muniraju (son of late Mr. Yallappa) is married to Mrs. Lakshamma and they have two children namely, (i) Mr. Manu (aged about 16 years), and (ii) Ms. Anushree (aged about 14 years).
6. Thereafter, Mr. Muniraju (son of late Mr. Yallappa) executed an Agreement to Sell dated 13.07.2016 (registered as Document No. MLR-1-02596-2016-17, Book-I, stored in CD No. MLRD135, at the office of Sub-Registrar, Malur) (**Document No. 06**), agreeing to sell portion



of land measuring 18 ¼ Guntas in Larger Land in Survey No.30 in favour of Mr. G. Subramani (son of Mr. Gurumurthyreddy). Further, the said Agreement to Sell dated 13.07.2016 is cancelled *vide* Cancellation of Agreement to Sell dated 29.11.2017 (registered as Document No.MLR-1-05921-2017-18, Book-I, stored in CD No. MLRD163, at the office of Sub-Register, Malur) **(Document No. 07)**.

7. Mr. Muniraju (son of late Mr. Yallappa), his wife Mrs. Lakshamma along with their minor children, Master. Manu and Miss. Anushree both represented by their guardian and mother Mrs. Lakshamma, have jointly executed an Agreement to Sell dated 29.11.2017 (registered as Document No. MLR-1-05923-2017-18, Book-I, stored in CD No. MLRD163, at the office of Sub-Registrar, Malur) **(Document No. 08)**, agreeing to sell portion of land measuring 18 ¼ Guntas in Larger Land in Survey No.30 in favour of Pranam Reddy (son of Mr. H. Guruvareddy). Further, Mr. Muniraju (son of late Mr. Yallappa), his wife Mrs. Lakshamma along with their minor children, Master. Manu and Miss. Anushree both represented by their guardian and mother Mrs. Lakshamma have jointly executed a General Power of Attorney dated 29.11.2017 (Registered as Document No.MLR-4-00589-2017-18, Book-4, stored in CD No. MLRD163, at the office of Sub-Register, Malur) **(Document No. 09)** appointing Pranam Reddy (son of Mr. H. Guruvareddy) as their lawful attorney and thereby authorizing Pranam Reddy (son of Mr. H. Guruvareddy) to do certain acts and deeds including power to sell with respect portion of land measuring 18 ¼ Guntas in Survey No.30.
8. The entry made in the Mutation Register bearing MR No. T12/2019-20 **(Document No. 10)**, it is noted that the Larger land in Survey No. 30 has been bifurcated /sub-divided into four sub-divisions in the following manner:

Block No.	New Survey No.	Extent	Details of the holder/owner
1	30/1	18 ¼ Guntas	Mrs. Ammayamma and Mr. Manjunath
2	30/2	18 ¼ Guntas	Mr. Munikrishnappa
3	30/3	18 ¼ Guntas	Mr. Muniraju
4	30/4	18 ¼ Guntas	Mr. Gopalappa

9. Mr. Muniraju (son of late Mr. Yallappa) along with his wife and children, represented by their constituted lawful attorney Mr. Pranam Reddy (son of Mr. H. Guruvareddy) conveyed the land bearing Survey No. 30/3 i.e., the Subject Property in favour of Mr. Pranam Reddy (son of Mr. H. Guruvareddy), *vide* Sale Deed dated 05.04.2023, registered as Document No. MLR-1-00105-



2023-24 in Book-I, stored in CD No. MLRD1251, at the office of the Sub-Registrar, Malur (**Document No.11**). The entry made in the mutation register bearing MR No.H66/2022-23 (**Document No. 12**) records the conveyance of Subject Property in favour of Mr. Pranam Reddy (son of Mr. H. Guruvareddy) under the Sale Deed dated 05.04.2023.

A General Power of Attorney dated 29.11.2017 (registered as Document No. 586/2017-18, Book IV) ('GPA') was executed by Mr. Muniraju, his wife Mrs. Lakshamma, along with their children Master Mano (aged 17 years) and Miss Anushree (aged 15 years), the minors being represented by their natural guardian and mother Mrs. Lakshamma, in favour of Mr. Pranam Reddy. The GPA, *inter alia*, authorises the attorney holder to alienate the property and execute and register sale deeds in respect thereof.

By virtue of the GPA, Mr. Pranam Reddy, representing Mr. Muniraju, Mrs. Lakshamma, Master Mano and Miss Anushree as their GPA holder, executed a Sale Deed dated 05.04.2023 (registered as Document No. 105/2023-24) conveying the subject property in his favour.

We note that at the time of execution of the GPA, the children of Mr. Muniraju were minors and were represented by their mother as their natural guardian. We further note that, as on the date of execution of the Sale Deed dated 05.04.2023, the children appear to have attained majority; however, the Sale Deed continues to refer to them as minors represented by the GPA holder.

We have been informed that as on date, no such claim or objection has been raised on the Sale Deed nor the Subject Property.

V. Joint Development Agreement:

10. In the manner stated above, Mr. Pranam Reddy has acquired the right, title and interest to the Subject Property under the Sale Deed dated 05.04.2023, registered as Document No. MLR-1-00105-2023-24 in Book-I, stored in CD No. MLRD1251, at the office of the Sub-Registrar, Malur.
11. Mr. Pranam Reddy along with the owners of adjacent land parcels comprised in Survey Nos. 62/4, 62/5, 62/6, 62/7, 62/8, 62/9, 59/1, 59/4, 59/5, 59/6 of Chikkatirupati Village ('**Landowners of the JDA Land**'), with an intent to develop the Subject Property and the said adjacent land parcels, admeasuring 04 Acres 38 ¼ Guntas ('**Joint Development Land**'), into a residential plotted development, have together granted the development rights to Address Maker Residential Layout Private Limited ('**Address Maker**'), under Joint Development Agreement dated 13.11.2024 (Registered as Document No.MLR-1-07657-2024-25, Book-1, in



the office of the Sub Registrar, Malur) (***Joint Development Agreement*** and listed as ***Document No. 13***); and Address Maker has agreed to develop the Joint Development Land into a residential plotted development in terms of the Joint Development Agreement.

12. In consideration of Address Maker carrying out the development of the Joint Development Land in terms of the Joint Development Agreement, Address Maker is entitled to 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Joint Development Land, and the Landowners of the Joint Development Land including Mr. Pranam Reddy shall be collectively entitled to the remaining 50% of the sale proceeds accrued from the sale of saleable area carved/formed out of the Joint Development Land. Address Maker is also entitled to obtain facilities from Banks, Financiers, Financial Institutions, as may be required for development and construction of the Project by offering the development rights and its entitlement in the residential layout development, and in this regard shall be entitled to deposit the original title deeds with respect to the Joint Development Land (including the Subject Property) with such Banks, Financiers, Financial Institutions.
13. Simultaneous with the execution of the said Joint Development Agreement, the Landowners of JDA Land have jointly executed a General Power of Attorney dated 13.11.2024 (Registered as Document No. MLR-4-00409/2024-25, Book-4, at the office of the Sub Registrar, Malur) (***General Power of Attorney*** and listed as ***Document No. 14***), nominating Address Maker as their lawful attorney to carry on the development activities on the Joint Development Land and the procure the approvals and consents as may be required from the authorities concerned in connection with the development contemplated under the Joint Development Agreement, along with the right to sell and dispose the entire saleable area (being plots) comprised in the Joint Development Land and in this regard, to execute and present for registration the agreements of sale, sale deeds and such other deeds/documents to be executed in connection with the saleable area.
14. We have been provided with the Certificate of Incorporation of Address Maker Residential Layout Private Limited (***Document No. 15***) dated 25.03.2021.
15. We have reviewed the Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited (***Document No. 16***), which collectively set out its objects and scope of operations, including the acquisition of land and entering into Joint Development Agreements and Joint Venture arrangements, as well as its management framework.



It is also advisable to obtain and verify the Board Resolution of Address Maker Residential Layout Private Limited for entering into the Joint Development Agreement.

16. We note that Address Maker Residential Layout Private Limited has changed its name to Istus Residential Layout Private Limited. In this regard we have been provided with the Certificate of Incorporation pursuant to change of name dated 03.04.2025 (**Document No. 17**), evidencing the same.
17. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited (**Document No. 18**), which collectively outline its purpose, objects, and scope of operations and management.

VI. Development of the Subject Property:

18. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur (**Document No. 19**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Subject Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 20**).

VII. Mortgages and Charges:

19. We have been provided with a Discharge Deed dated 17.12.2007, executed by Primary Cooperative Agriculture and Rural Development Bank Bank, Malur (registered as Document No. MLR-1-04094-2007-08, Book-I, stored in CD No. MLRD33, at the office of the Sub-Registrar, Malur) (**Document No. 21**), in favour of Mr. Gopalappa (son of late Mr. Yallappa), records the discharge of the loan availed by late Mr. Yallappa with respect to the larger land bearing Survey No. 30, which loan had been secured under a Mortgage Deed dated 14.03.2001 (registered as S.F. No. 42, Page No. 86, S.L. No. 18/2000-01, at the office of the Sub-Registrar, Malur). The corresponding mutation entry bearing MR No. 36/2007-08 (**Document No. 22**), records the details of the aforesaid Discharge Deed dated 17.12.2007.
20. Further, we note from the entry made in the mutation register bearing MR No. 36/2013-14 (**Document No. 23**) reflects that Mr. Muniraju has mortgaged land in Survey No. 30 (extent is not mentioned) and has availed a loan of Rs.2,00,000/- from Indian Overseas Bank,



Chikkatirupati branch *vide* Mortgage Deed dated 19.05.2014 (registered as Document No. MLR-I Part-IV-00023). We further note that the RTCs issued with respect to Survey No. 30/3 (earlier Survey No. 30) for the period 2025-26 continues to reflect the aforesaid Mortgage.

It is advisable to obtain and verify the Mortgage Deed dated 19.05.2014 (registered as Document No. MLR-I Part-IV-00023). The said mortgage is required to be discharged.

VIII. Record of Rights, Tenancy and Crops ('RTC'):

21. The entries reflected in the RTCs pertaining to Larger Land in Survey No. 30 for the period 2001-02 to 2019-20 (**Document No. 24**), are in consonance with the title flow set out hereinabove.

We have sought for RTCs issued with respect to the Larger Land in Survey No. 30 for the period 1965-66 to 2000-01. In this regard, we have been provided with an Endorsement dated 13.05.2024 bearing No. RK/RTI/CR/68/2023-24 issued by the Tahsildar, Malur Taluk (**Document No. 25**), stating the non-availability of aforementioned documents.

22. The entries reflected in the RTCs issued with respect to the Survey No. 30/3 for the period 2019-20 to 2025-26 (**Document No. 26**), are in consonance with the title flow set out hereinabove.

IX. Conversion:

23. The land measuring 18.04 Guntas in Survey No. 30/3 of Chikkatirupati Village was converted from agricultural purpose to residential layout under an Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506987 (**Document No. 27**) and is recorded in the extract of entry made in the Mutation Register bearing MR No. T28/2023-24 (**Document No. 28**).

X. Survey Records:

24. Village Map of Chikkatirupati Village (**Document No. 29**) denotes the location of Survey No. 30 in Chikkatirupati Village.
25. The Moola Survey Tipanni issued with respect to Survey No. 30 of Chikkatirupati Village reflects the shape of the property.



It is advisable to obtain and verify Hissa Survey Tippani and Pakka Book extract denoting bifurcation of Survey No. 30, along with Akarband with respect to the Subject Property.

XI. Encumbrance Certificates:

26. We have been provided with a Nil Encumbrance Certificate (**'EC'**) issued by the jurisdictional Sub-Registrar with respect to Survey No. 30 for the period 01.04.1950 to 31.03.2004 (**Document No. 30**).
27. We have been provided with EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 30/3 for the period 01.04.2004 to 05.04.2024 (**Document No. 31**), which reflect all the above-mentioned transactions during the said periods.
28. We have been provided with EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 30/3 for the period: (i) 01.04.2024 to 22.09.2025; (ii) 22.09.2025 to 03.01.2026 (**Document No. 32**), which reflect all the above transactions during the said periods.

We have not been provided with the Encumbrance Certificates('EC's') issued by the Jurisdictional Sub-Register with respect to Survey No. 30 for the period 01.04.2004 to 04.01.2019. It is recommended to obtain and verify the same.

XII. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and up to date Property Tax Paid Receipt with respect to the Subject Property. We have been informed that the Property Tax would be paid and E-khata would be obtained at the time of issuance of the Final Residential Layout Plan.

XIII. Endorsements:

We have not been provided with the following Endorsements:

- (i) Endorsement issued by the jurisdictional Assistant Commissioner to the effect that no proceedings have been initiated/pending with respect to Subject Property under



the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;

(ii) Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property (procured at the time of conversion); and

(iii) Latest Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Subject Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

Since the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XIV. Litigation:

29. We have not conducted independent litigation search in the name of the present owner of the Subject Property. We are informed there are no litigation matters that are pending in connection with Subject Property.

XV. Public Notice:

30. A Public Notice informing the general public calling upon any claims regarding the Subject Property (along with other land parcels situated in Chikkatirupati Village) within 15 days from the date of publication was issued by us and the said Public Notice was published on 30.04.2024, in The Times of India (English Daily) and Vijaya Karnataka (Kannada Daily). We have not received any objections in pursuance to the issuance of the Public Notice dated 30.04.2024 with respect to the Subject Property.

XVI. Opinion on the Title of the Subject Property:

Upon review of the above-mentioned documents and subject to our observations and additional documents sought herein above, herein above, we are of the opinion that:

- (i) Mr. Pranam Reddy has acquired ownership over residentially converted land bearing Survey No. 30/3 measuring 18 ¼ Guntas situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk Kolar District i.e., Subject Property herein. Mr. Pranam Reddy acquired the Subject Property under the Sale Deed dated 05.04.2023, registered as Document No. MLR-1-00105-2023-24;
- (ii) In terms of the Joint Development Agreement, the Landowners of the JDA Land (which includes Mr. Pranam Reddy) have granted development rights under the Joint Development Agreement dated 13.11.2024 (Registered as Document No. MLR-1-07657-2024-25) in respect of the Joint Development Land (which includes the Subject Property) in favour of Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) for development of the same into a residential layout, along with the adjoining land parcels (more fully discussed Section V of this Report). In terms of the said Joint Development Agreement, the Landowners of the JDA Land are collectively entitled to 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Joint Development Land and Istus Residential Layout Private Limited is entitled to the remaining 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Joint Development Land;
- (iii) In connection therewith, the Landowners of the JDA Land have also executed a registered General Power of Attorney appointing Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) as their lawful attorney to undertake development activities on the Joint Development Land (including the Composite Property), to obtain such approvals and consents as may be required from the concerned authorities in connection with the contemplated development, and to sell and dispose of the entire saleable area in the development; and
- (iv) Istus Residential Layout Private Limited (formerly known as Address Maker Residential Layout Private Limited) has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Subject Property (along with other lands situated at Chikkatirupathi Village) into a residential plotted development.



**Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru**

This Title Report is subject to the following qualifications:

- (a) This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) This Title Report provides our view on the marketability of title with respect to the Subject Property and does not purport to comment on its suitability for development.*
- (d) This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*
- (e) We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (f) We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Subject Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Mr. Joel Peter Varghese, Associate; Mr. Karthik Ananth, Of-Counsel.

Istus Residential Layout Private Limited

January 23, 2026

No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by Istus Residential Layout Private Limited, a Company, having its registered office at No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of lands bearing: (i) Survey No. 59/2 measuring 1 Acre 06 Guntas ('**Property-A**'); and (ii) Survey No. 59/4 measuring 34 Guntas ('**Property-B**') together admeasuring 2 Acres and both converted for Residential-Layout purposes, situated at Chikkaturupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (hereinafter referred to as the '**Composite Property**'). The Composite Property is intended to be developed into a residential layout ('**Project**').

II. Description and Location of the Composite Properties:

A. Description of Property-A:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 59/2 measuring 01 Acre 06 Guntas, situated at Chikkaturupati Village, Lakkuru Hobli, Malur Taluk and Kolar District. Property – A is bounded as follows:

East by : Land belonging to Mrs. Venkatalakshamma and Mr. Muniraju. Rajiv Panwar;
West by : Land belonging to Mrs. Narayanamma and Mrs. Lakshamma;
North by : Land belonging to Mr. Gopalappa; and
South by : Land belonging to Mr. B. Srinivasareddy.

[The boundaries stated hereinabove, are as per the Sale Deed dated 05.04.2022 registered as Document No. MLR-1-00085-2022-23.]



B. Description of Property-B:

All that piece and parcel of immovable property being converted for non-agricultural residential layout purpose and bearing Survey No. 59/4 measuring 34 Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District. Property- B is bounded as follows:

East by : Land belonging to Mr. T Kalappa and others;
West by : Land belonging to Mrs. Venkatalakshmamma and Mr. Muniraju. Rajiv Panwar;
North by : Land belonging to Mrs. Narayanamma and Mrs. Lakshmamma; and
South by : Land belonging to Mrs. Venkatalakshmamma and Mr. Muniraju. Rajiv Panwar.

[The boundaries stated hereinabove, are as per the Sale Deed dated 05.04.2022 registered as Document No. MLR-1-00085-2022-23.]

III. List of Documents Provided:

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

Sl. No.	Particulars of the documents
1.	Mysore Revision Settlement Register issued with respect to Survey No. 59;
2.	Extract of Record of Rights Register bearing RR No. 84 of the Record of Rights Register
3.	Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk in case bearing No. I.N.A. CR 258 of 1978-79;
4.	Extract of entry made in the Mutation Register bearing MR No. 9/86-87;
5.	Endorsement bearing No. 205/2025-26, issued by the Tahsildar, Malur Taluk;
6.	Notarized Genealogical Tree dated 28.10.2017 of late Mr. Karagappa sworn by Mr. Muniraju (son of Mr. Munivenkatappa);
7.	Notarized Genealogical Tree dated 28.03.2018 of late Mr. Chinnappa sworn by Mrs. Chinnamma (wife of late Mr. Chinnappa);
8.	Entry made in the Mutation Register bearing MR No.42/2006-07;



Sl. No.	Particulars of the documents
9.	Agreement to Sell dated 22.03.2014 (registered as Document No. MLR-1-09344-2013-14, Book-I, stored in CD No. MLRD101, at the office of Sub-Registrar, Malur);
10.	Cancellation of Agreement to Sell dated 15.02.2017 (registered as Document No. MLR-1-07037-2016-17, Book-I, stored in CD No. MLRD144, at the office of Sub-Register, Malur);
11.	Agreement to Sell dated 06.02.2017 (registered as Document No. MLR-1-06874-2016-17, Book-I, stored in CD No. MLRD144, at the office of Sub-Registrar, Malur);
12.	General Power of Attorney dated 07.02.2017 (Registered as Document No. MLR-4-00699, Book-4, stored in CD No. MLRD144, at the office of Sub-Register, Malur);
13.	Hissa Atlas and Tippani issued with respect to Larger Land in Survey No. 59;
14.	Entry made in the Mutation Register bearing MR No. T1/2018-19;
15.	Sale Deed dated 05.04.2022 (registered as Document No. MLR-1-00085-2022-23, Book-I, stored in CD No. MLRD980, at the office of Sub-Register, Malur);
16.	Entry made in the mutation register bearing MR No. H68/2021-22;
17.	Agreement to Sell dated 01.03.2019 (registered as Document No. MLR-1-07629-2018-19, Book-I, stored in CD No. MLRD209, at the office of Sub-Registrar- Malur);
18.	Joint Development Agreement dated 13.11.2024 (Registered as Document No. MLR-1-07657-2024-25, Book-1, in the office of the Sub Registrar, Malur);
19.	General Power of Attorney dated 13.11.2024 (Registered as Document No. MLR-4-00409/2024-25, Book-4, at the office of the Sub Registrar, Malur);
19A.	Certificate of Incorporation of Address Maker Residential Layout Private Limited;
19B.	Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited;
19C.	Certificate of Incorporation pursuant to change of name dated 03.04.2025;
19D.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
20.	Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur;
21.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project;



Sl. No.	Particulars of the documents
22.	RTC issued with respect to Survey No. 59 for the period 2002-03 to 2018-19;
23.	Endorsement dated 13.05.2024, bearing No. RK/RTI/CR/66/2023-24 issued by the Office of Tahsildar, Malur Taluk;
24.	RTCs issued with respect to Survey No. 59/2 for the period 2019-20 to 2025-26;
25.	RTCs issued with respect to Survey No. 59/4 for the period 2019-20 to 2025-26;
26.	Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506976;
27.	Extract of entry made in the Mutation Register bearing MR No. T38/2023-24;
28.	Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506979;
29.	Extract of entry made in the Mutation Register bearing MR No. T25/2023-24;
30.	Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur issued with respect to Survey No. 59;
31.	Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur issued with respect to Survey No. 59/2;
32.	Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur issued with respect to Survey No. 59/4;
33.	Hissa Survey Tippani and Pakka Book of Survey No. 59;
34.	Village Map of Chikkatirupati Village;
35.	Encumbrance Certificates ('EC's') issued by the jurisdictional Sub-Registrar for the period, 01.04.1950 to 31.03.2004 with respect to the Larger Land in Survey No. 59;
36.	EC issued with respect of the Larger Land in Survey No. 59 for the period 01.04.2004 to 06.11.2024; and
37.	EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59/2 for the period, 01.04.2004 to 09.01.2026.

IV. **Title Devolvement:**

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

1. The Mysore Revision Settlement Register (**Document No. 01**) read with the entry under Sl. No. 84 of the Record of Rights Register (**Document No. 02**) records that the land in Survey No. 59 measuring 06 Acres 01 Gunta of Chikkatirupati Village ('**Larger Land in Survey No. 59**') is a *Thoti Inamthi* land, attached to the Office of Chikkatirupati Village. Upon the Karnataka Village Offices Abolition Act, 1961 coming into force, the Larger Land in Survey No. 59 vested with the State Government.
2. In terms of the Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk in case bearing No. I.N.A. CR 258 of 1978-79 (**Document No. 03**), the Larger Land in Survey No. 59 being a '*Thoti Naukari Inam*', was re-granted to Mr. Kempaiah, Mr. Chinnappa and Mr. Munivenkatappa (all sons of Mr. Karagappa), with each of them being entitled to 1/3rd share of the Larger Land in Survey No. 59. In this regard we have been provided with the extract of entry made in the Mutation Register bearing MR No. 9/86-87 (**Document No. 04**) reflecting the said re-grant in the name of Mr. Kempaiah, Mr. Chinnappa and Mr. Munivenkatappa in terms of the Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk, in case bearing No. I.N.A. CR 258 of 1978-79.

We have sought for the Index of Lands Register with respect to the property bearing Survey No. 59. In this regard, we have been provided with Endorsement bearing No. 205/2025-26, issued by the Tahsildar, Malur Taluk (**Document No. 05**) stating the extract of Index of Lands Register is not available.

3. In terms of the said Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk in case bearing No. I.N.A. CR 258 of 1978-79 the Larger Land in Survey No. 59 was held in the following manner:

Name of the holder	Share in the Larger Land in Survey No. 59
Mr. Kempaiah	1/3 rd Share
Mr. Chinnappa	1/3 rd Share (approximately 2 Acres) = (hereinafter referred to as ' Mr. Chinnappa's Share in Survey No. 59 '.)
Mr. Munivenkatappa	1/3 rd Share

As per the entries in RTC for the year 2002-03 Mr. Chinnappa and Mr. Munivenkatappa are recorded as the joint holders of the land measuring 04 Acres 01 Guntas in Survey No. 59.



Eventually, the legal heirs of Mr. Chinnappa have dealt with only 2 Acres in Survey No. 59. We have been informed by the Client that Mr. Kempaiah, Mr. Chinnappa and Mr. Munivenkatappa did not carry out partition of the Larger Land in Survey No. 59, whereby they became absolutely entitled to ~2 Acres each in Larger Land in Survey No. 59. However, we observe that Larger Land in Survey No. 59 was eventually bifurcated into multiple subdivisions whereby we observe that Mr. Chinnappa's wife Mrs. Chinnamma was recorded as the holder of the Composite Property. We have been informed by the present owner that there are no challenges to the bifurcation proceeding carried out by the Survey Department.

4. The Notarized Genealogical Tree dated 28.10.2017 of late Mr. Karagappa sworn by Mr. Muniraju (son of Mr. Munivenkatappa) (**Document No. 06**) reflects that late Mr. Karagappa (demised) was married to Mrs. Chinamma (demised) and they had three children namely, (i) Mr. Kempaiah (demised), (ii) Mr. Chinnappa (demised), and (iii) Mr. Munivenkatappa (demised); and further that Mr. Kempaiah (demised) was married to Mrs. Thimmakka (demised) and they have two children namely, (a) Mrs. Narayanamma, and (b) Mrs. Lakshmakka.
5. The Notarized Genealogical Tree dated 28.03.2018 of late Mr. Chinnappa sworn by Mrs. Chinnamma (wife of late Mr. Chinnappa) (**Document No. 07**) reflects that late Mr. Chinnappa (demised) was married to Mrs. Chinnamma and they have three children namely, (i) Mrs. Gouramma (demised), (ii) Mrs. Venkatalakshamma and (iii) Mrs. Muniratnamma. Further, it is noted that:
 - (i) Mrs. Gouramma (demised) was married to Mr. Erappa and they have two children namely, (a) Mr. Murugesh and (b) Ms. Narayanamma.
 - (ii) Mrs. Venkatalakshamma is married to Mr. Chikkaralappa and they have two children namely,
 - (a) Mr. Srinivasa and (b) Mr. Nagesh.
 - (iii) Mrs. Muniratnamma is married to Mr. Krishnappa and they have two children namely,
 - (a) Mr. Madhu *alias* Madhankumar and (b) Mr. Kumar *alias* Shivakumar.
6. Upon the demise of Mr. Chinnappa, as evident from the Entry made in the Mutation Register bearing MR No.42/2006-07 (**Document No. 08**), his wife Mrs. Chinnamma was recorded as the khatedar of Mr. Chinnappa's share in Survey No. 59. However, Mr. Chinnappa's estate devolved upon all his legal heirs, as per the personal laws of inheritance governing them.



7. Thereafter, (i) Mrs. Chinnamma *alias* Madanagiriyyamma (wife of late Mr. Chinnappa), (ii) Mrs. Venkatalakshamma (daughter of late Mr. Chinnappa), (iii) Mr. Chikkaralappa (son of late Mr. Usalappa and husband of Mrs. Venkatalakshamma), (iv) Mr. Nagesh (son of Mr. Chikkaralappa), (v) Mrs. Muniratnamma (daughter of late Mr. Chinnappa), (vi) Mr. Shivakumar (son of Mr. Krishnappa) and (vii) Mr. Madankumar (son of Mr. Krishnappa) have jointly executed an Agreement to Sell dated 22.03.2014 (registered as Document No. MLR-1-09344-2013-14, Book-I, stored in CD No. MLRD101, at the office of Sub-Registrar, Malur) (**Document No. 09**), agreed to sell portion of land measuring 01 Acre 13 ½ Guntas in Survey No. 59 in favour of Mr. B.C Anil Kumar (son of Mr. B.V Chandrappa). Further, the said Agreement to Sell dated 22.03.2014 is cancelled *vide* Cancellation of Agreement to Sell dated 15.02.2017 (registered as Document No. MLR-1-07037-2016-17, Book-I, stored in CD No. MLRD144, at the office of Sub-Register, Malur) (**Document No. 10**).

It is pertinent to note that the Cancellation of Agreement to Sell dated 15.02.2017 (registered as Document No. MLR-1-07037-2016-17) was executed by Siya Vij Estates Private Limited, acting as the constituted attorney of (i) Mrs. Chinnamma alias Madanagiriyyamma (wife of late Mr. Chinnappa), (ii) Mrs. Venkatalakshamma (daughter of late Mr. Chinnappa), (iii) Mr. Chikkaralappa, (iv) Mr. Nagesh (son of Mr. Chikkaralappa), (v) Mrs. Muniratnamma (daughter of late Mr. Chinnappa), (vi) Mr. Shivakumar (son of Mr. Krishnappa), and (vii) Mr. Madankumar (son of Mr. Krishnappa), pursuant to the Power of Attorney dated 06.02.2017 (registered as Document No. MLR-4-00699-2016-17) (**Document No. 10-A**).

However, we note that Mr. Chikkaralappa had not executed the Power of Attorney in favour of Siya Vij Estates Private Limited. Notwithstanding the same, Siya Vij Estates Private Limited has represented Mr. Chikkaralappa as his constituted attorney in the said Cancellation of Agreement to Sell. It is to be noted that Mr. Chikkaralappa (husband of Mrs. Venkatalakshamma) does not have any independent right, title and interest in Survey No. 59. Since Mrs. Venkatalakshamma consented for cancellation of the said Agreement, non-joinder of Mr. Chikkaralappa as a party to the said cancellation is not a material issue.

8. (i) Mrs. Chinnamma alias Madanagiriyyamma (wife of late Mr. Chinnappa), (ii) Mrs. Narayanamma (daughter of Mrs. Gowramma), (iii) Mrs. Venkatalakshamma (daughter of late Mr. Chinnappa), (iv) Mr. Srinivasa (son of Mrs. Venkatalakshamma), (v) Mr. Nagesh (son of Mrs. Venkatalakshamma), (vi) Mrs. Muniratnamma (daughter of late Mr. Chinnappa), (vii) Mr. Madankumar (son of Mrs. Muniratnamma), (viii) Mr. Shivakumar (son of Mrs. Muniratnamma) (**'Legal Heirs of Late Chinnappa'**) have jointly executed an Agreement to Sell dated 06.02.2017 (registered as Document No. MLR-1-06874-2016-17, Book-I, stored in CD No.



MLRD144, at the office of Sub-Registrar, Malur) (**Document No. 11**) agreeing to sell (i) portion of land measuring 01 Acre 24 Guntas in Survey No. 59 and (ii) Portion of land measuring 16 Guntas in Survey No.59 in favour of Siya Vij Estates Private Limited, represented by Mr. Rajiv Panwar (son of late Mr. Vijay Singh Panwar) ('SVEPL'). Further, the Legal Heirs of Late Chinnappa have jointly executed a General Power of Attorney dated 07.02.2017 (Registered as Document No.MLR-4-00699, Book-4, stored in CD No. MLRD144, at the office of Sub-Register, Malur) (**Document No. 12**) appointing SVEPL as their lawful attorney, authorizing SVEPL *inter alia* to do certain acts and deeds including power to sell with respect (i) Portion of land measuring 01 Acre 24 Guntas in Survey No. 59 and (ii) Portion of land measuring 16 Guntas in Survey No.59 (both measuring 02 Acres).

We have been provided with the Registration Certificate of Establishment of Siyavij Estates Private Limited as a Commercial Establishment under the Karnataka Shops and Commercial Establishments Act 1961 on 30.06.2015.

It is also advisable to obtain and verify the following documents of Siyavij Estates Private Limited:

- (i) Memorandum of Association;
- (ii) Articles of Association; and Board Resolution of Siyavij Estates Private Limited for purchase of the Composite Property.

9. From the Hissa Atlas and Tippani issued with respect to Larger Land in Survey No. 59 (**Document No. 13**), read with the entry made in the Mutation Register bearing MR No. T1/2018-19 (**Document No. 14**), it is noted that the Larger Land in Survey No. 59 has been bifurcated /sub-divided into five sub-divisions in the following manner:

Block No.	New Survey No.	Extent	Details of the holder/owner
1	59/1	01 Acre 16 Guntas	Mrs. Lakshmakka
2	59/2	01 Acre 06 Guntas	Mrs. Chinnamma
3	59/3	02 Acres 01 Gunta	Mrs. Venkatalakshamma and Mr. L. M Muniraju
4	59/4	34 Guntas	Mrs. Chinnamma
5	59/5	24 Guntas	Mrs. Lakshmakka



10. The Legal Heirs of Late Chinnappa, all represented by their General Power of Attorney holder SVEPL along with Pinaka Solanki (wife of late Mr. Rajiv Panwar) as the Consenting Witness, have executed Sale Deed dated 05.04.2022 (registered as Document No. MLR-1-00085-2022-23, Book-I, stored in CD No. MLRD980, at the office of Sub-Register, Malur) (**Document No. 15**) conveying the land parcels bearing (i) Survey No. 59/2 of Chikkatirupathi Village measuring 01 Acre 06 Guntas, and (ii) Survey No. 59/4 of Chikkatirupathi Village measuring 34 Guntas in favour of SVEPL. The entry made in the mutation register bearing MR No.H68/2021-22 (**Document No. 16**) records the conveyance of land parcels (i) Survey No. 59/2 of Chikkatirupathi Village measuring 01 Acre 06 Guntas, and (ii) Survey No. 59/4 of Chikkatirupathi Village measuring 34 Guntas in favour of SVEPL under the Sale Deed dated 05.04.2022.

We observe that Mr. Murugesh (son of late Mrs. Gowramma and grandson of late Mr. Chinnappa) has not joined in the execution of the Sale Deed dated 05.04.2022 (Registered as Document No. MLR-1-00085-2022-23). We have been provided with the Death Certificate issued by Chief Registrar of Births and Deaths that he demised on 22.12.2016. The said death certificate also records that he is unmarried.

We also note that, in the Sale Deed dated 05.04.2022 Mrs. Narayamma is recorded as the daughter of late Mr. Chinnappa. However, Mrs. Narayamma is the daughter of late Mrs. Gowramma and Mr. Erappa. We infer that it is an inadvertent typographical error. We have therefore not sought rectification of the Sale Deed in this regard.

Mrs. Chinnamma alias Madanagiriyanamma along with her daughters and grandchildren represented by their General Power of Attorney holder SVEPL has executed an Agreement to Sell dated 01.03.2019 (registered as Document No. MLR-1-07629-2018-19, Book-I, stored in CD No. MLRD209, at the office of Sub-Registrar- Malur) (**Document No. 17**) agreed to sell the land (i) Survey No. 59/2 of Chikkatirupathi Village measuring 01 Acre 06 Guntas, and (ii) Survey No. 59/4 of Chikkatirupathi Village measuring 34 Guntas in favour of Mrs. Pinaka Solanki (wife of late Mr. Rajiv Panwar). While the said Agreement to Sell dated 01.03.2019 has not been cancelled by executing and registering a Deed of Cancellation, as Mrs. Pinaka Solanki (wife of late Mr. Rajiv Panwar) has executed the Sale Deed dated 05.04.2022 (registered as Document No. MLR-1-00085-2022-23, Book-I, stored in CD No. MLRD980, at the office of Sub-Register, Malur) as the *Consenting Witness*, thereby relinquishing her rights over the Composite Property. We have therefore not insisted on cancellation of the Agreement to Sell dated 01.03.2019.

V. Joint Development Agreement:



11. SVEPL along with the owners of adjacent land parcels comprised in Survey Nos. 30/3, 62/4, 62/5, 62/9, 62/2, 62/7, 62/3, 62/6, 62/8, 59/5, 59/6 of Chikkatirupati Village ('**Landowners of the JDA Land**'), with an intent to develop the Composite Property and the said adjacent land parcels, collectively admeasuring 04 Acres 38 ¼ Guntas ('**Joint Development Land**'), into a residential plotted development, have together granted the development rights to Address Maker Residential Layout Private Limited ('**Address Maker**'), under Joint Development Agreement dated 13.11.2024 (Registered as Document No.MLR-1-07657-2024-25, Book-1, in the office of the Sub Registrar, Malur) ('**Joint Development Agreement**' and listed as **Document No. 18**); and Address Maker has agreed to develop the Joint Development Land into a residential plotted development in terms of the said Joint Development Agreement.
12. In consideration of Address Maker Residential Layout Limited carrying out the development of the Joint Development Land in terms of the Joint Development Agreement, Address Maker Residential Layout Limited is entitled to 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Joint Development Land, and the Landowners of the Joint Development Land are collectively entitled to 50% of the sale proceeds accrued from the sale of saleable area carved/formed out of the Joint Development Land. *Inter alia* other terms, conditions, obligations and entitlement of Address Maker under the Joint Development Agreement, Address Maker is also entitled to obtain facilities from Banks, Financiers, Financial Institutions, as may be required, for development and construction by offering the development rights and its entitlement in the residential layout development, and in this regard shall be entitled to deposit the original title deeds with respect to the Joint Development Land with such Banks, Financiers, Financial Institutions.
13. Simultaneous with the execution of the said Joint Development Agreement, a General Power of Attorney dated 13.11.2024 (Registered as Document No. MLR-4-00409/2024-25, Book-4, at the office of the Sub Registrar, Malur) ('**General Power of Attorney**' and listed as **Document No. 19**), was executed by the Landowners of the JDA Land nominating, Address Maker as their lawful attorney to carry on the development activities on the Joint Development Land and the procure the approvals and consents as may be required from the authorities concerned in connection with the development in terms of the Joint Development Agreement, along with the right to sell and dispose the entire saleable area (being plots) comprised in the development and in this regard, to execute and present for registration, the agreements of sale, sale deeds and such other deeds/documents to be executed in connection with the saleable area.



14. We have been provided with the Certificate of Incorporation of Address Maker Residential Layout Private Limited (**Document No. 19A**) dated 25.03.2021.
15. We have reviewed the Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited (**Document No. 19B**), which collectively set out its objects and scope of operations, including the acquisition of land and entering into Joint Development Agreements and Joint Venture arrangements, as well as its management framework.

It is also advisable to obtain and verify the Board Resolution of Address Maker Residential Layout Private Limited for entering into the Joint Development Agreement.

16. We note that Address Maker Residential Layout Private Limited has changed its name to Istus Residential Layout Private Limited. In this regard we have been provided with the Certificate of Incorporation pursuant to change of name dated 03.04.2025 (**Document No. 19C**), evidencing the same.
17. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited (**Document No. 19D**), which collectively outline its purpose, objects, and scope of operations and management.

VI. Development of the Composite Property:

We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur (**Document No. 20**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Composite Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 21**).

VII. Record of Rights, Tenancy and Crops (RTCs):

18. We have been provided with RTCs issued with to the Larger Land in Survey No. 59 for the period 2002-03 to 2018-19 (**Document No. 22**). The entries in the said RTCs are in consonance with the title flow set out hereinabove.



We have not been provided with RTCs for the period 1965 to 2001. They are stated to be not available. We have been provided with an Endorsement dated 13.05.2024, bearing No. RK/RTI/CR/66/2023-24 issued by the Office of Tahsildar, Malur Taluk (**Document No. 23**), confirming that the copies of RTCs with respect to the land bearing Survey Nos. 59 for the period 1960-70 to 2000-01 are not available.

19. The entries in the RTCs issued with respect to Survey No. 59/2 for the period 2019-20 to 2025-26 (**Document No. 24**), are in consonance with the title flow set out hereinabove.
20. The entries in the RTCs issued with respect to Survey No. 59/4 for the period 2019-20 to 2025-26 (**Document No. 25**), are in consonance with the title flow set out hereinabove.

VIII. Conversion:

21. Property-A i.e., the land measuring 01 Acre 06 Guntas in Survey No. 59/2 of Chikkatirupati Village was converted from agricultural purpose to residential layout under an Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506976 (**Document No. 26**) and is recorded in the extract of entry made in the Mutation Register bearing MR No. T38/2023-24 (**Document No. 27**).
22. Property-B i.e., the land measuring 34 Guntas in Survey No. 59/4 of Chikkatirupati Village was converted from agricultural purpose to residential layout under an Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506979 (**Document No. 28**) and is recorded in the extract of entry made in the Mutation Register bearing MR No. T25/2023-24 (**Document No. 29**).

IX. Survey Records:

23. The Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur reflects that the extent of land in Survey No. 59 measures 06 Acres 01 Gunta with no kharab (**Document No. 30**).
24. The Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur reflects that the extent of land in Survey No. 59/2 measures 01 Acres 06 Guntas with no kharab (**Document No. 31**).



25. The Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur reflects that the extent of land in Survey No. 59/4 measures 34 Guntas with no kharab **(Document No. 32)**.
26. We note from the Hissa Survey Tippani and Pakka Book of Survey No. 59 **(Document No. 33)** was bifurcated into 5 sub-divisions including Survey Nos. 59/2 and 59/4.
27. Village Map of Chikkatirupati Village **(Document No. 34)** denotes the location of Survey No. 59 in Chikkatirupati Village.

X. Encumbrance Certificates:

28. Encumbrance Certificates **(‘EC’s’)** issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.1950 to 31.03.2004 with respect to the Larger Land in Survey No. 59 **(Document No. 35)**, reflect all the above transactions during the said periods.
29. We note from the EC issued with respect of the Larger Land in Survey No. 59 for the period 01.04.2004 to 06.11.2024 **(Document No. 36)**, that the transactions relevant to the title flow as per the Title Report are reflected therein.
30. We have been provided with EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59/2 for the period, 01.04.2004 to 09.01.2026 **(Document No. 37)**, which reflect all the above transactions during the said periods.
31. We have been provided with EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59/4 for the period, 01.04.2004 to 09.01.2026 **(Document No. 38)**, which reflect all the above transactions during the said periods.

XI. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and up to date Property Tax Paid Receipt with respect to the Composite Property. We have been informed that the Property Tax would be paid and E-khata would be obtained at the time of issuance of the Final Residential Layout Plan.

We have not been provided with the following Endorsements:



- (i) Latest Endorsement issued by the jurisdictional Assistant Commissioner to the effect that no proceedings have been initiated/pending with respect to Composite Property under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
- (ii) Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Composite Property (procured at the time of conversion); and
- (iii) Latest Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

Since the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XII. Litigation:

We have not conducted independent litigation searches. We are informed by the Client that there are no litigation matters that pending in connection with the Composite Property.

XIII. Public Notice:

A Public Notice informing the general public calling upon any claims regarding the Composite Property (along with other land parcels situated in Chikkatirupati Village) within 15 days from the date of publication was issued by us and the said Public Notice was published on 30.04.2024, in The Times of India (English Daily) and Vijaya Karnataka (Kannada Daily). We have not received any objections in pursuance to the issuance of the Public Notice dated 30.04.2024 with respect to the Composite Property, as on the date of issue of this Report.

XIV. Opinion on the Title of the Composite Property:

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



- (i) Siyavij Estates Private Limited, incorporated under the provisions of the Companies Act, 2013, having registered office at 403, Confident Antila 3, Sarjapur Attibele Road, Sarjapur Road, Bangalore – 560 125 is the absolute owner of: (i) land bearing Survey No. 59/2 measuring 1 Acre 06 Guntas; and (ii) land bearing Survey No. 59/4 measuring 34 Guntas, both situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, Kolar District i.e., the Composite Property herein. Siyavij Estates Private Limited acquired the Composite Property under the Sale Deed dated 05.04.2022 (registered as Document No. MLR-1-00085-2022-23;
- (ii) In terms of the Joint Development Agreement dated 13.11.2024 (Registered as Document No.MLR-1-07657-2024-25), the Landowners of the JDA Land (which includes Siyavij Estates Private Limited) have granted development rights in respect of the Joint Development Land (which includes the Composite Property) in favour of Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) for development of the same into a residential layout. In terms of the said Joint Development Agreement, the Landowners of the JDA Land are collectively entitled to 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Joint Development Land and Istus Residential Layout Private Limited is entitled to the remaining 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Joint Development Land;
- (iii) In connection therewith, the Landowners of the JDA Land have also executed a registered General Power of Attorney appointing Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) as their lawful attorney to undertake development activities on the Joint Development Land (including the Composite Property), to obtain such approvals and consents as may be required from the concerned authorities in connection with the development, and to sell and dispose of the entire saleable area in the development; and
- (iv) Istus Residential Layout Private Limited (formerly known as Address Maker Residential Layout Private Limited) has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Composite Property (along with other lands situated at Chikkatirupathi Village) into a residential plotted development.



Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru

This Title Report is subject to the following qualifications:

- (a) This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) This Title Report provides our view on the marketability of title with respect to the Composite Property and does not purport to comment on its suitability for development.*
- (d) This Title Report is subject to the fulfilment of the conditions, if any, that may be set out herein.*
- (e) We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (f) We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Composite Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Mr. Joel Peter Varghese, Associate; Mr. Karthik Ananth, Of-Counsel.

Istus Residential Layout Private Limited

January 23, 2026

No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by Istus Residential Layout Private Limited, a Company, having its registered office at No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of land bearing Survey Nos. 59/5 and 59/6 admeasuring 01 Acre, converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (hereinafter referred to as '**Composite Property**'). The Composite Property is intended to be developed into a residential layout ('**Project**').

II. Description and Location of the Composite Properties:

A. Description of Property-A:

Land bearing Survey No. 59/5 measuring 24 Guntas, converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District ('**Property-A**'). Property – A is bounded as follows:

East by	:	Siya Vij Estates Private Limited represented by Mr. Rajiv Panwar;
West by	:	Land in Survey No.59/1;
North by	:	Land in Survey No. 30; and
South by	:	Land belonging to Mr. Srinivasa Reddy.

[The boundaries stated hereinabove, have been derived from the boundaries set out in the schedule of the Sale Deed dated 09.03.2023, registered as Document No. MLR-1-11378-2022-23.]



- B. Land bearing Survey No. 59/6 measuring 16 Guntas, converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District ('Property-B'). Property- B is bounded on:

East by : Portion of land in Survey No. 62;
West by : Land in Survey No. 59/3;
North by : Land belonging to Mr. Prasanna; and
South by : Land in Survey No. 59/3.

[The boundaries stated hereinabove, have been derived from the boundaries set out in the schedule of the Sale Deed dated 09.03.2023, registered as Document No. MLR-1-11378-2022-23.]

III. List of Documents Provided:

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

Sl. No.	Particulars of the documents
1.	Mysore Revision Settlement Register issued with respect to Survey No. 59;
2.	Extract of Record of Rights Register bearing RR No. 84;
3.	Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk in case bearing No. I.N.A. CR 258 of 1978-79;
4.	Notarized Genealogical Tree dated 28.10.2017 of late Mr. Karagappa;
5.	Will dated 12.03.1988 (registered as Document No.49/1988-89) executed by Mr. Kempaiah (son of late Mr. Karagappa);
5A.	Mutation Register bearing MR No. 23/2001-02;
6.	Hissa Atlas and Tippani issued with respect to Larger Land in Survey No. 59;
7.	Extract of entry made in the Mutation Register bearing MR No. T1/2018-19;
8.	Partition Deed dated 07.03.2019 (registered as Document No. MLR-1-07743-2018-19, Book-I, stored in CD No. MLRD212, at the office of Sub- Registrar - Malur);
9.	Extract of entry made in the mutation register bearing MR No.H48/2018-19;
10.	Hissa Survey Pakka Book of Survey No. 59/1;



Sl. No.	Particulars of the documents
11.	Extract of entry made in the Mutation Register bearing MR No. H22/2021-22;
12.	Sale Deed dated 09.03.2023 (registered as Document No. MLR-1-11378-2022-23, Book-I, stored in CD No. MLRD1232, at the office of Sub-Registrar, Malur);
13.	Extract of entry made in the mutation register bearing MR No.H61/2022-23;
14.	Agreement to Sell dated 06.04.2018 (registered as Document No. MLR-1-00130-2018-19, Book-I, stored in CD No. MLRD168, at the office of Sub-Registrar- Malur);
15.	Joint Development Agreement dated 13.11.2024 (Registered as Document No.MLR-1-07657-2024-25, Book-1, in the office of the Sub Registrar, Malur);
16.	General Power of Attorney dated 13.11.2024 (Registered as Document No. MLR-4-00409/2024-25, Book-4, at the office of the Sub Registrar, Malur);
17.	Certificate of Incorporation of Address Maker Residential Layout Private Limited;
18.	Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited;
19.	Certificate of Incorporation pursuant to change of name dated 03.04.2025;
20.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
21.	Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur;
22.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project;
23.	RTCs issued in respect of the Larger land in Survey No. 59 for the period 2001-02 to 2018-19;
24.	Endorsement dated 13.05.2024, bearing No. RK/RTI/CR/66/2023-24 issued by the Office of Tahsildar, Malur Taluk;
25.	RTCs issued in respect of Survey No. 59/1 of Chikkatirupati Village, measuring 01 Acre 16 Guntas, for the period 2019-20 to 2021-22;
26.	RTCs issued with respect to Survey No. 59/6 of Chikkatirupati Village measuring 16 Guntas, for the period 2023-24 to 2025-26;
27.	RTCs issued with respect to Survey No. 59/5 of Chikkatirupati Village measuring 24 Guntas, for the period 2018-19 to 2025-26;



Sl. No.	Particulars of the documents
28.	Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506990;
29.	Extract of entry made in the Mutation Register bearing MR No. T34/2023-24;
30.	Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506988;
31.	Extract of entry made in the Mutation Register bearing MR No. T31/2023-24;
32.	Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur issued with respect to Survey No. 59;
33.	Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur reflects that the extent of land in Survey No. 59/6;
34.	Hissa Survey Tippani and Pakka Book of Survey No. 59;
35.	Pakka Book issued with respect to Survey No. 59/1;
36.	Village Map of Chikkatirupati Village;
37.	EC issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.1950 to 31.03.2004 with respect to the Larger Land in Survey No. 59;
38.	EC issued with respect of the Larger Land in Survey No. 59 for the period 01.04.2004 to 06.11.2024;
39.	EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59/1, 59/5 and 59/6 for the period, 01.04.2018 to 09.01.2026;
40.	EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59/5 for the period, 01.04.2024 to 22.09.2025; and
41.	EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59/6 for the period, 01.04.2004 to 22.09.2025.

IV. Title Flow:

Our analysis and observations upon review of the photocopies of the aforementioned documents are as follows:

1. The Mysore Revision Settlement Register (**Document No. 01**) read with the entry under Sl. No. 84 of the Record of Rights Register (**Document No. 02**) records that the land in Survey No. 59 measuring 06 Acres 01 Gunta of Chikkatirupati Village (**Larger Land in Survey No.**



59') is a *Thoti Inamthi* land, attached to the Office of Chikkatirupati Village. Upon the Karnataka Village Offices Abolition Act, 1961 coming into force, the Larger Land in Survey No. 59 vested with the State Government.

2. In terms of the Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk in case bearing No. I.N.A. CR 258 of 1978-79 (**Document No. 03**), the Larger Land in Survey No. 59 being a '*Thoti Naukari Inam*', was re-granted to Mr. Kempaiah, Mr. Chinnappa and Mr. Munivenkatappa (all sons of Mr. Karagappa), with each of them being entitled to 1/3rd share of the Larger Land in Survey No. 59. In this regard we have been provided with an entry made in the Mutation Register bearing MR No. 9/86-87 reflecting the said re-grant in the name of Mr. Kempaiah, Mr. Chinnappa and Mr. Munivenkatappa in terms of the Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk, in case bearing No. I.N.A. CR 258 of 1978-79.

We have sought for the Index of Lands Register with respect to the property bearing Survey No. 59. In this regard, we have been provided with an Endorsement bearing No. 205/2025-26, issued by the Tahsildar, Malur Taluk (**Document No. 05**) stating the extract of Index of Lands Register is not available.

3. In terms of the said Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk in case bearing No. I.N.A. CR 258 of 1978-79 the Larger Land in Survey No. 59 was held in the following manner:

Name of the holder	Share in the Larger Land in Survey No. 59
Mr. Kempaiah	1/3 rd Share (approximately 02 Acres) (hereinafter referred to as ' Mr. Kempaiah's Share in Survey No. 59 ').)
Mr. Chinnappa	1/3 rd Share
Mr. Munivenkatappa	1/3 rd Share

As per the entries in RTC for the year 2002-03, Mr. Chinnappa and Mr. Munivenkatappa are recorded as the joint holders of the land measuring 04 Acres 01 Guntas in Survey No. 59. Although Mr. Chinnappa and Mr. Munivenkatappa are recorded as joint khatedars of portion measuring 4 Acres 01 Guntas in Survey No. 59, they have independently dealt with their respective 1/3rd share in Survey No. 59 and there are no claims on record, whereby either of them has challenged the entitlement of the other. Further, the Larger Land in Survey No. 59 was eventually bifurcated and the entitlement of each holder in the said land was demarcated by metes and bounds, which is also given effect in the revenue record pertaining



to each sub-division. Therefore, the entries in the above-mentioned RTCs is not a material issue.

4. The Notarized Genealogical Tree dated 28.10.2017 of late Mr. Karagappa sworn by Mr. Muniraju (son of Mr. Munivenkatappa) (**Document No. 04**) reflects that late Mr. Karagappa (demised) was married to Mrs. Chinnamma (demised) and they had three children namely, (i) Mr. Kempaiah (demised), (ii) Mr. Chinnappa (demised), and (iii) Mr. Munivenkatappa (demised); and further that Mr. Kempaiah (demised) was married to Mrs. Thimmakka (demised) and they have two children namely, (a) Mrs. Narayanamma, and (b) Mrs. Lakshmakka.

5. In terms of a Will dated 12.03.1988 (registered as Document No.49/1988-89) executed by Mr. Kempaiah (son of late Mr. Karagappa) (**Document No. 05**), Mr. Kempaiah's Share in Survey No. 59 was bequeathed to his two daughters viz., (i) Mrs. Lakshmakka and (ii) Mrs. Narayanamma. Upon the demise of the said Mr. Kempaiah, the Will dated 12.03.1988 (registered as Document No. 49/1988-89) came into effect, and his daughters viz., (i) Mrs. Lakshmakka and (ii) Mrs. Narayanamma became the joint owners of Mr. Kempaiah's Share in Survey No. 59. In this regard, we have been provided with entry made in the Mutation Register bearing MR No. 23/2001-02 (**Document No. 5A**), recording the mutation of khata in the names of: (i) Mrs. Lakshmakka and (ii) Mrs. Narayanamma with respect to Kempaiah's Share in Survey No. 59. However, it is pertinent to note, that the RTC for the period 2002-03 to 2014-15 records the name of Mrs. Lakshamma solely as the holder of Mr. Kempaiah's Share in Survey No. 59 in Column No. 9. Nevertheless, Mrs. Lakshmakka and Mrs. Narayanamma have eventually partitioned Mr. Kempaiah's Share in Survey No. 59. Therefore, erroneous entry in the RTCs is not a material issue.

We have sought the family tree of Mr. Kempaiah and have been informed that the same is not available. Nevertheless, we have also been informed that Mrs. Lakshmakka and Mrs. Narayanamma, along with their respective successors in title, have been in peaceful, continuous and uninterrupted possession of the property for more than 37 years.

6. We note from the Hissa Atlas and Tippani issued with respect to Larger Land in Survey No. 59 (**Document No. 06**), read with the entry made in the Mutation Register bearing MR No. T1/2018-19 (**Document No. 07**), the Larger Land in Survey No. 59 has been bifurcated /sub-divided into 05 (five) sub-divisions, in the following manner:

Block No.	New Survey No.	Extent	Details of the holder/owner
1	59/1	01 Acre 16 Guntas	Mrs. Lakshmakka



2	59/2	01 Acre 06 Guntas	Mrs. Chinamma
3	59/3	02 Acres 01 Gunta	Mrs. Venkatalakshamma and Mr. L. M Muniraju
4	59/4	34 Guntas	Mrs. Chinamma
5	59/5	24 Guntas	Mrs. Lakshmakka

7. Mrs. Lakshmakka (daughter of late Mr. Kempaiah and wife of late Mr. Muniraju) and Mrs. Narayanamma (daughter of late Mr. Kempaiah and wife of Mr. Muniraju) have jointly executed a Partition Deed dated 07.03.2019 (registered as Document No. MLR-1-07743-2018-19, Book I, stored in CD No. MLRD212, at the office of the Sub-Registrar, Malur) (**Document No. 08**), whereby they agreed to partition Mr. Kempaiah's share in Survey No. 59 in accordance with the bequest made by their father, Mr. Kempaiah, under his Will dated 12.03.1988 (registered as Document No. 49/1988-89). Accordingly, the respective entitlements of Mrs. Lakshmakka and Mrs. Narayanamma in Mr. Kempaiah's share in Survey No. 59 stand partitioned and allotted in the said Partition Deed dated 07.03.2019, in the following manner:

Survey No.	Extent	Allotted to the share of:
59/1	01 Acre	Mrs. Narayanamma (daughter of late Mr. Kempaiah and wife of Muniraju)
59/1	16 Guntas	Mrs. Lakshmakka (daughter of late Mr. Kempaiah and wife of late Mr. Muniraju)
59/5	24 Guntas	

8. The entry made in the mutation register bearing MR No.H48/2018-19 (**Document No. 09**) records the aforesaid partition between Lakshmakka (daughter of late Mr. Kempaiah and wife of late Mr. Muniraju) and Mrs. Narayanamma (daughter of late Mr. Kempaiah and wife of Muniraju) in terms of the Partition Deed dated 07.03.2019.
9. We note from the Hissa Survey Pakka Book (**Document No. 10**) that the land in Survey No. 59/1 measuring 01 Acre 16 Guntas has been further bifurcated/sub-divided into 02 (two) sub-divisions, Survey No. 59/1 measuring 01 Acre and Survey No. 59/6 measuring 16 Guntas. The entry made in the Mutation Register bearing MR No. H22/2021-22 (**Document No. 11**), records the bifurcation of land measuring 01 Acre 16 Guntas in Survey No. 59/1 into 02 (two) sub-divisions as detailed below:

Block No.	New Survey No.	Extent	Details of the holder/owner
1.	59/1	01 Acre	Mrs. Narayanamma
2.	59/6	16 Guntas	Mrs. Lakshmakka



10. In the manner stated above Mrs. Lakshmakka (daughter of late Mr. Kempaiah and wife of late Mr. Muniraju) became the sole owner of the land parcels comprised in: (i) Survey No. 59/5 of Chikkatirupati Village measuring 24 Guntas, and (ii) Survey No. 59/6 of Chikkatirupati Village measuring 16 Guntas.
11. Thereafter, (i) Mrs. Lakshmakka (daughter of late Mr. Kempaiah and wife of late Mr. Muniraju), (ii) Mrs. Shivambika (daughter of late Mr. Muniraju and wife of Mr. Rajesh), (iii) Master Vinay (son of Mr. Rajesh) and (iv) Miss Priyadarshini (daughter of Mr. Rajesh) [(iii) and (iv) being minors are represented by their natural guardian and mother Mrs. Shivambika] along with Mr. M. Balarama Reddy (son of late Mr. Muniswami Reddy) as the Consenting Witness, have executed a Sale Deed dated 09.03.2023 (registered as Document No. MLR-1-11378-2022-23, Book-I, stored in CD No. MLRD1232, at the office of Sub-Registrar, Malur) (**Document No. 12**), conveying the land parcels (i) Survey No. 59/5 of Chikkatirupati Village measuring 24 Guntas, and (ii) Survey No. 59/6 of Chikkatirupati Village measuring 16 Guntas in favour of Mr. K. N Nagaraju (son of late Mr. Narayana Reddy). The entry made in the mutation register extract bearing MR No. H61/2022-23 (**Document No. 13**) records the conveyance of land parcels (i) Survey No. 59/5 of Chikkatirupati Village measuring 24 Guntas, and (ii) Survey No. 59/6 of Chikkatirupati Village measuring 16 Guntas in favour of Mr. K. N Nagaraju (son of late Mr. Narayana Reddy) under the Sale Deed dated 09.03.2023.

Mrs. Lakshmakka along with her daughter and grandchildren have executed an Agreement to Sell dated 06.04.2018 (registered as Document No. MLR-1-00130-2018-19, Book-I, stored in CD No. MLRD168, at the office of Sub-Registrar- Malur) (**Document No. 14**) agreed to sell the land measuring 01 Acre in land bearing Survey No. 59 in favour of Mr. M. Balarama Reddy (son of late Mr. Muniswami Reddy). While the said Agreement to Sell dated 06.04.2018 has not been cancelled by executing and registering a Deed of Cancellation, as Mr. Balarama Reddy has executed the Sale Deed dated 09.03.2023 (registered as Document No. MLR-1-11378-2022-23, Book-I, stored in CD No. MLRD1232, at the office of Sub-Registrar, Malur) as the *Consenting Witness*, we have not insisted on the Deed of Cancellation.

We have not been provided with the Family Tree of Mrs. Lakshamma. It is stated to be not available. We have been informed by the Client that all the family members of Mrs. Lakshamma are included as parties to the Sale Deed dated 09.03.2023, for reason of abundant caution.



V. Joint Development Agreement:

12. Mr. K. N Nagaraju (son of late Mr. Narayana Reddy) along with the owners of adjacent land parcels comprised in Survey Nos. 30/3, 62/4, 52/5, 62/9, 62/2, 62/7, 62/3, 62/6, 62/8, 59/2 of Chikkatirupati Village (**'Landowners of the JDA Land'**), with an intent to develop the Composite Property and the said adjacent land parcels, admeasuring 04 Acres 38 ¼ Guntas (**'Joint Development Land'**), into a residential plotted development, have together granted the development rights to Address Maker Residential Layout Private Limited (**'Address Maker'**), under Joint Development Agreement dated 13.11.2024 (Registered as Document No.MLR-1-07657-2024-25, Book-1, in the office of the Sub Registrar, Malur) (**'Joint Development Agreement'** and listed as **Document No. 15**); and Address Maker has agreed to develop the Joint Development Land into a residential plotted development in terms of the Joint Development Agreement.

We note that the boundaries set out in the Joint Development Agreement, as well as in the conversion order, erroneously refer to the land on the eastern boundary of Survey No. 59/5, which belongs to Siya Vij Estates Private Limited, as belonging to its Director, Mr. Rajiv Panwar. The same is recommended to be rectified.

13. In consideration of Address Maker carrying out the development of the Joint Development Land in terms of the Joint Development Agreement, Address Maker is entitled to 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Joint Development Land, and the Landowners of the JDA Land shall be collectively entitled to 50% of the sale proceeds accrued from the sale of saleable area carved/formed out of the Joint Development Land. Address Maker is also entitled to obtain facilities from Banks, Financiers, Financial Institutions, as may be required for development and construction, by offering the development rights and its entitlement in the residential layout development, and in this regard shall be entitled to deposit the original title deeds with respect to the Joint Development Land with such Banks, Financiers, Financial Institutions.
14. Simultaneous with the execution of the said Joint Development Agreement, a General Power of Attorney dated 13.11.2024 (Registered as Document No. MLR-4-00409/2024-25, Book-4, at the office of the Sub Registrar, Malur) (**'General Power of Attorney'** and listed as **Document No. 16**), was executed by the Landowners of the JDA Land nominating, Address Maker as their lawful attorney to carry on the development activities on the Joint Development Land and the procure the approvals and consents as may be required from the authorities concerned in connection with the development in terms of the Joint Development Agreement, along with the



right to sell and dispose the entire saleable area (being plots) comprised in the Joint Development Land and in this regard, to execute and present for registration the agreements of sale, sale deeds and such other deeds/documents to be executed in connection with the saleable area.

15. We have been provided with the Certificate of Incorporation of Address Maker Residential Layout Private Limited (**Document No. 17**) dated 25.03.2021.
16. We have reviewed the Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited (**Document No. 18**), which collectively set out its objects and scope of operations, including the acquisition of land and entering into Joint Development Agreements and Joint Venture arrangements, as well as its management framework.

It is also advisable to obtain and verify the Board Resolution of Address Maker Residential Layout Private Limited for entering into the Joint Development Agreement.

17. We note that Address Maker Residential Layout Private Limited has changed its name to Istus Residential Layout Private Limited. In this regard we have been provided with the Certificate of Incorporation pursuant to change of name dated 03.04.2025 (**Document No. 19**), evidencing the same.
18. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited (**Document No. 20**), which collectively outline its purpose, objects, and scope of operations and management.

VI. Development of the Composite Property:

19. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505, issued by Malur Planning Authority, Malur (**Document No. 21**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Composite Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 22**).

VII. Record of Rights, Tenancy and Crops (RTCs):



20. We have been provided with the RTCs issued in respect of the Larger land in Survey No. 59 for the period 2001–02 to 2018–19 (**Document No. 23**). We note that the RTCs for the period 2002–03 to 2014–15 do not record the name of Mrs. Narayanamma as a joint holder in respect of Mr. Kempaiah's share in Survey No. 59 and reflect only the name of Mrs. Lakshamma under Column 9. However, this discrepancy does not appear to affect the title, as the subsequent records are in consonance with the title flow set out hereinabove.

We have not been provided with RTCs for the period 1965 to 2001. They are stated to be not available. We have been provided with an Endorsement dated 13.05.2024, bearing No. RK/RTI/CR/66/2023-24 issued by the Office of Tahsildar, Malur Taluk (**Document No. 24**), confirming that the copies of RTCs with respect to the land bearing Survey Nos. 59 for the period 1960-70 to 2000-01 are not available.

21. The entries recorded in the RTCs issued in respect of Survey No. 59/1 of Chikkatirupati Village, measuring 01 Acre 16 Guntas, for the period 2019–20 to 2021–22 (**Document No. 25**), are in consonance with the title flow set out hereinabove.
22. The entries recorded in the RTCs issued with respect to Survey No. 59/6 of Chikkatirupati Village measuring 16 Guntas, for the period 2021-22 to 2025-26, are in consonance with the title flow set out hereinabove. (**Document No. 26**).
23. The entries recorded in the RTCs issued with respect to Survey No. 59/5 of Chikkatirupati Village measuring 24 Guntas, for the period 2018-19 to 2025-26, are in consonance with the title flow set out hereinabove. (**Document No. 27**).

VIII. Conversion:

24. Property-A i.e., the land measuring 24 Guntas in Survey No. 59/5 of Chikkatirupati Village was converted from agricultural purpose to Residential-Layout purpose under an Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506990 (**Document No. 28**) and the said conversion is recorded in the extract of entry made in the Mutation Register bearing MR No. T34/2023-24 (**Document No. 29**).
25. Property-B i.e., the land measuring 16 Guntas in Survey No. 59/6 of Chikkatirupati Village was converted from agricultural purpose to Residential-Layout purpose under an Official Memorandum issued by the Deputy Commissioner dated 06.10.2023, bearing No. 506988 (**Document No. 30**) and the said conversion is recorded in the extract of entry made in the Mutation Register bearing MR No. T31/2023-24 (**Document No. 31**).



IX. Survey Records:

26. The Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur reflects that the extent of land in Survey No. 59 measures 06 Acres 01 Gunta with no kharab **(Document No. 32)**.
27. The Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur reflects that the extent of land in Survey No. 59/6 measures 16 Guntas with no kharab **(Document No. 33)**.

We have sought the Karnataka Revision Settlement Akarbandh issued by the Surveyor of Land Records, Malur, reflecting the extent of land in Survey No. 59/5. It is recommended that the same be obtained and verified.

28. We have been provided with the Hissa Survey Tippani and Pakka Book of Survey No. 59 **(Document No. 34)** evidencing its bifurcation into 05 (five) sub-divisions including Survey Nos. 59/1 measuring 01 Acre 16 Guntas and 59/5 measuring 24 Guntas.
29. We have been provided with the Pakka Book issued with respect to Survey No. 59/1 **(Document No. 34A)**, evidencing its bifurcation into 02 (two) subdivisions including Survey No. 59/1 measuring 01 Acre and Survey No. 59/6 measuring 16 Guntas.
30. Village Map of Chikkatirupati Village **(Document No. 35)** denotes the location of Survey No. 59 in Chikkatirupati Village.

X. Encumbrance Certificates:

31. The Encumbrance Certificates **(‘ECs’)** issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.1950 to 31.03.2004 with respect to the Larger Land in Survey No. 59 **(Document No. 36)**, reflect all the above transactions during the said periods.

We have perused EC with respect to Larger Land in Survey No. 59 for the period 01.04.2004 to 06.11.2024 **(Document No. 37)**, except the Partition Deed dated 07.03.2019 (registered as Document No. MLR-1-07743-2018-19, Book I, stored in CD No. MLRD212, at the office of the Sub-Registrar, Malur) all other transactions pertaining to Larger Land in Survey No. 59 are recorded. **It is therefore advisable to obtain a rectified EC for the said period,**



recording all registered transactions with respect to Larger Land in Survey No. 59.

32. We have been provided with EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59/1, 59/5 and 59/6 for the period, 01.04.2018 to 09.01.2026 (**Document No. 38**), which reflect all the above transactions during the said periods.
33. We have been provided with EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59/5 for the period, 01.04.2024 to 22.09.2025 (**Document No. 39**), which reflect all the above transactions during the said periods.
34. We have been provided with EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59/6 for the period, 01.04.2004 to 22.09.2025 (**Document No. 40**), which reflect all the above transactions during the said periods.

We have been provided with the EC issued by the jurisdictional Sub-Registrar in respect of Survey Nos. 59/5 and 59/6 for the period 01.04.2004 to 09.01.2026, which reflects all the transactions relevant to the title flow as set out in the Title Report. However, the said EC also reflects transactions pertaining to adjacent lands which do not form part of this Title Report. We have therefore not perused the documents pertaining to transactions of adjacent land parcels.

XI. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and up to date Property Tax Paid Receipt with respect to the Composite Property. We have been informed that the Property Tax would be paid and E-khata would be obtained at the time of issuance of the Final Residential Layout Plan.

XII. Endorsements:

We have not been provided with the following Endorsements:

- (i) Latest Endorsement issued by the jurisdictional Assistant Commissioner to the effect that no proceedings have been initiated/pending with respect to Composite Property under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;



- (ii) Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Composite Property (procured at the time of conversion); and
- (iii) Latest Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

Since the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XIII. Litigation:

- 35. We have not conducted independent litigation search in the name of the present owners of the Composite Property. We are informed by the Client that there are no litigation matters that pending in connection with the Composite Property.

XIV. Mortgages and Charges:

- 36. We have been informed by the present owner of the Composite Property that there is no subsisting mortgage with respect to the Composite Property.

XV. Original Inspection:

- 37. **We have not verified original documents pertaining to the Composite Property.**

XVI. Public Notice:

- 38. A Public Notice informing the general public calling upon any claims regarding the Composite Property (along with other land parcels situated in Chikkatirupati Village) within 15 days from the date of publication was issued by us and the said Public Notice was published on 30.04.2024, in The Times of India (English Daily) and Vijaya Karnataka (Kannada Daily). We have not received any objections in pursuance to the issuance of the Public Notice dated 30.04.2024 with respect to the Composite Property.



XVII. Opinion on the Title of the Composite Property:

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

- (i) Mr. K.N Nagaraju (son of late Mr. Narayana Reddy) is the absolute owner of residentially converted lands bearing Survey No. 59/5 measuring 24 Guntas and Survey No. 59/6 measuring 16 Guntas, both situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District i.e., the Composite Property herein. Mr. K.N. Nagaraju acquired the Composite Property *vide* Sale Deed dated 09.03.2023 (registered as Document No. MLR-1-11378-2022-23);
- (ii) In terms of the Joint Development Agreement, the Landowners of the JDA Land (which includes Mr. K.N. Nagaraju) have granted development rights under the Joint Development Agreement dated 13.11.2024 (Registered as Document No. MLR-1-07657-2024-25) in respect of the Joint Development Land (which includes the Composite Property) in favour of Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) for development of the same into a residential layout (more fully discussed Section V of this Report). In terms of the said Joint Development Agreement, the Landowners of the JDA Land are collectively entitled to 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Joint Development Land and Istus Residential Layout Private Limited is entitled to the remaining 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Joint Development Land;
- (iii) In connection therewith, the Landowners of the JDA Land have also executed a registered General Power of Attorney appointing Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) as their lawful attorney to undertake development activities on the Joint Development Land (including the Composite Property), to obtain such approvals and consents as may be required from the concerned authorities in connection with the contemplated development, and to sell and dispose of the entire saleable area in the development; and
- (iv) Istus Residential Layout Private Limited (formerly known as Address Maker Residential Layout Private Limited) has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development

of the Composite Property (along with other lands situated at Chikkatirupathi Village) into a residential plotted development.



**Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru**

This Title Report is subject to the following qualifications:

- (a) This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) This Title Report provides our view on the marketability of title with respect to the Composite Property and does not purport to comment on its suitability for development.*
- (d) This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*
- (e) We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (f) We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Composite Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Mr. Joel Peter Varghese, Associate; Mr. Karthik Ananth, Of-Counsel.

Istus Residential Layout Private Limited

January 23, 2026

No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block,
Koramangala, Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by Istus Residential Layout Private Limited, a Company, having its registered office at No. 6A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of land bearing Survey No. 59/7 (earlier part of Survey No. 59/3) measuring 01 Acre, converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (hereinafter referred to as the '**Subject Property**'). The Subject Property is intended to be developed into a residential layout ('**Project**').

II. Description of the Subject Property:

Land bearing Survey No. 59/7 (earlier part of No. 59/3) measuring 01 Acre, converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District. The Subject Property is bounded as follows:

On the East by	: Property belonging to Mr. Rajeev Panwar and Sy No. 59/3;
On the West by	: Property belonging to Mr. Rajeev Panwar and Mr. Gopalappa;
On the North by	: Property belonging to Mr. Gopala Reddy and Mr. Muniyappa;
On the South by	: Property bearing Sy No. 59/3.

[The abovementioned boundaries to the Subject Property are as per the details provided under the Joint Development Agreement dated 15.05.2025, registered as Document No. 1457/25-26]

III. List of Documents/Information Provided:

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

Sl. No.	Particulars
1.	Mysore Revision Settlement Register;
2.	Extract of Record of Rights Register bearing RR No. 84;
3.	Endorsement bearing No. RK/RTI/CR/66/2023-24 issued by Tahsildar, Maluru Taluk dated 13.05.2024;
4.	Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk in case bearing No. I.N.A. CR 258 of 1978-79;
5.	Extract of entry made in the Mutation Register bearing MR No. 9/86-87;
6.	Extract of entry made in the Mutation Register bearing MR No. 42/2006-07;
7.	Will dated 27.09.2006 (Registered as Document No. MLR-3-00114-2006-07, Book-III, stored in CD No. MLRD22, at the Office of the Sub-Registrar, Maluru) executed by Mr. Munivenkatappa in favour of Mrs. Venkatalakshamma and L.M. Muniraju;
8.	Extract of entry made in the Mutation Register bearing MR No. 18/2013-14;
9.	Death certificate of Mr. Munivenkatappa issued by the Chief Registrar of Births and Deaths;
10.	Extract of entry made in the Mutation Register bearing MR No. H2/2014-15;
11.	Notarized Genealogical Tree dated 28.10.2017 sworn by Mr. Muniraju (son of Mr. Munivenkatappa);
12.	Release Deed dated 11.04.2018 (Registered as Document No. MLR-4-00018-2018-19, Book-IV, stored in CD No. MLRD168, at the Office of the Sub-Registrar, Maluru);
13.	Sale Agreement dated 11.04.2018 (Registered as Document No. MLR-1-00230-2018-19, Book-I, stored in CD No. MLRD168, at the Office of the Sub-Registrar, Maluru);
14.	Agreement of Sale dated 11.03.2025 (Registered as Document No. MLR-1-12417-2024-25 in Book-I, at the office of the Sub-Registrar, Kolar (Malur));
15.	Irrevocable Power of Attorney dated 11.03.2025 [Registered as Document No. 00657/2024-25, in Book-IV, at the office of the Sub-Registrar, Kolar (Malur)];
16.	Extract of entry made in the Mutation Register bearing MR No. T1/2018-19;
17.	Sale Deed dated 15.04.2025 (Registered as Document No. MLR-1-00429-2024-25);



Sl. No.	Particulars
18.	Extract of entry made in the Mutation Register bearing MR No. H63/2024-25;
19.	Extract of entry made in the Mutation Register bearing MR No. T100/2024-25;
20.	Joint Development Agreement dated 15.05.2025 (Registered as Document No. 1457/25-26, Book-I, at the Office of the Sub-Registrar, Maluru);
21.	General Power of Attorney dated 15.05.2025 (Registered as Document No. 85/25-26, Book-IV, at the Office of the Sub-Registrar, Malur);
22.	Certificate of Incorporation of Address Maker Residential Layout Private Limited;
23.	Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited;
24.	Certificate of Incorporation pursuant to change of name dated 03.04.2025;
25.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
26.	Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur;
27.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority;
28.	Official Memorandum dated 02.07.2025 bearing No. 772004 issued with respect to Survey 59/7;
29.	Extract of entry made in the Mutation Register bearing MR No. T1/2025-26;
30.	Endorsement bearing No. RK/RTI/CR/66/2023-24, issued by Tahsildar, Maluru Taluk;
31.	Records of Rights, Tenancy and Crops Inspection Certificates (RTCs) issued with respect to land bearing Survey No. 59 measuring 6 Acre 01 Guntas for the period: 2001-02 to 2018-19;
32.	RTCs issued with respect to land bearing Survey No. 59/3 for the period 2019-20 to 2024-25;
33.	RTCs issued with respect to land bearing Survey No. 59/7 for the period 2024-25 and 2025-26;
34.	Village Map of Chikkatirupati Village;



Sl. No.	Particulars
35.	Extract of Moola Tippani issued with respect to land bearing Survey No. 59;
36.	Extract of Hissa Survey Tipanni and Pakka Book of Survey No. 59;
37.	Karnataka Revision Settlement Akarband (Utharu) issued with respect to land bearing Survey No. 59;
38.	Encumbrance Certificates issued by the jurisdiction Sub-Registrar with respect to land bearing Survey No. 59 measuring 06 Acres 01 Gunta for the period 01.04.1950 to 31.03.2004; and
39.	EC issued by the jurisdictional Sub-Registrar with respect to Survey No. 59 measuring 02 Acres 01 Gunta for the period 01.04.2004 to 06.11.2024.

IV. Title Flow:

Our analysis and observations upon review of the photocopies of the aforementioned documents are as follows:

1. We note from the Mysore Revision Settlement Register (**Document No. 01**) read with the entry under Sl. No. 84 of the Record of Rights Register (**Document No. 02**) that the land in Survey No. 59 measuring 06 Acres 01 Gunta of Chikkatirupati Village (**Larger Land in Survey No. 59**) was as a *Thoti Inamthi* land, attached to the Office of Chikkatirupati Village. Upon the Karnataka Village Offices Abolition Act, 1961 coming into force, the Larger Land in Survey No. 59 vested with the State Government.

We had sought for the extract of the Index of Lands and Records of Rights Register issued with respect to Survey No. 59 of Chikkatirupati Village. In this regard, we have been provided with an Endorsement bearing No. RK/RTI/CR/66/2023-24 issued by Tahsildar, Maluru Taluk dated 13.05.2024 (**Document No. 03**), stating non-availability of the extract of Index of Lands and Records of Rights in their records and therefore copies of the same cannot be provided.

2. In terms of the Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk in case bearing No. I.N.A. CR 258 of 1978-79 (**Document No. 04**), the Larger Land in Survey No. 59 being a *Thoti Naukari Inam*, was re-granted to Mr. Kempaiah, Mr. Chinnappa and Mr. Munivenkatappa (all sons of Mr. Karagappa), with each of them being entitled to 1/3rd share of



the Larger Land in Survey No. 59. In this regard we have been provided with an entry made in the Mutation Register bearing MR No. 9/86-87 (**Document No. 05**) reflecting the said re-grant in the name of Mr. Kempaiah, Mr. Chinnappa and Mr. Munivenkatappa in terms of the Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk, in case bearing No. I.N.A. CR 258 of 1978-79.

3. In terms of the said Order dated 07.07.1982 passed by the Tahsildar Court, Malur Taluk in case bearing No. I.N.A. CR 258 of 1978-79, the Larger Land in Survey No. 59 was held in the following manner:

Name of the holders	Share in the Larger Land in Survey No. 59
Mr. Kempaiah	1/3rd Share
Mr. Chinnappa	1/3rd Share
Mr. Munivenkatappa	1/3rd Share

4. Entry made in the Mutation Register bearing MR No. 42/2006-07 (**Document No. 06**) reflects that reflects that Mr. Chinnappa and Mr. Munivenkatappa were in joint possession of 04 Acres 01 Guntas in Survey No. 59 and thereafter, Mr. Chinnappa had demised and his share in the said land was inherited by his wife, Mrs. Chinnamma. Although Mr. Chinnappa and Mr. Munivenkatappa are recorded as joint khatedars of portion measuring 04 Acres 01 Guntas in Survey No. 59, they have independently dealt with their respective 1/3rd share in Survey No. 59 and there are no claims on record, whereby neither of them has challenged the entitlement of the other. Further, the Larger Land in Survey No. 59 was eventually bifurcated and the entitlement of each holder in the said land was demarcated by metes and bounds, which is also given effect in the revenue record pertaining to each sub-division. Therefore, the entry in MR No. 42/2006-07 is not a material issue.
5. Mr. Munivenkatappa (son of Late Karagappa) executed a Will dated 27.09.2006 (Registered as Document No. MLR-3-00114-2006-07, Book-III, stored in CD No. MLRD22, at the Office of the Sub-Registrar, Maluru) (**Document No. 07**) whereunder he bequeathed his entitlement in the Larger Land in Survey No. 59 (which admeasures about 02 Acres 01 Gunta) in favour of his daughter and grandson namely Mrs. Venkatalakshamma and Mr. L. M. Muniraju. The extract of entry made in the Mutation Register bearing MR No. 18/2013-14 (**Document No. 08**) reflects the aforementioned Will.
6. We have been provided with the Death Certificate of Mr. Munivenkatappa issued by the Chief Registrar of Births and Deaths (**Document No. 09**), stating that he demised on 06.11.2008.



- The extract of entry made in the Mutation Register bearing MR No. H2/2014-15 (**Document No. 10**), reflects the mutation of khata in the names of Ms. Venkatalakshamma and her son Mr. L. M. Muniraju with respect to land measuring 02 Acres 01 Guntas in Survey No. 59, after the demise of Mr. Munivenkatappa.
7. The Notarized Genealogical Tree dated 28.10.2017 sworn by Mr. Muniraju (son of Mr. Munivenkatappa) (**Document No. 11**), reflects that Mr. Munivenkatappa (demised) and his wife Mrs. Chinnamma had a daughter Mrs. Venkatalakshamma. Further, it is noted that:
- (i) Mrs. Venkatalakshamma was married to Mr. Munivenkatappa and had four children namely, (a) Mr. Muniraju, (b) Mrs. Geetha, (c) Mrs. Venkatarathnamma and (d) Ms. Vijayashanti; and
 - (ii) Mr. Muniraju was married to Mrs. Anitha and they have two minor children namely, Master Balu and Master Nishanth.
8. In terms of Release Deed dated 11.04.2018 (Registered as Document No. MLR-4-00018-2018-19, Book-IV, stored in CD No. MLRD168, at the Office of the Sub-Registrar, Maluru) (**Document No. 12**), we note (i) Mrs. Geetha, (ii) Mrs. Venkatarathnamma, and (iii) Mrs. Usha *alias* Vijayashanthi (all daughters of Mr. Munivenkatappa) released their share, right, title and interest with respect to their entitlement in the portion of land bearing Survey No. 59 measuring 02 Acres 01 Gunta in favour of Mrs. Venkatalakshamma (daughter of Mr. Munivenkatappa) and Mr. Muniraju (son of Venkatalakshamma).
9. Thereafter, under a Sale Agreement dated 11.04.2018 (Registered as Document No. MLR-1-00230-2018-19, Book-I, stored in CD No. MLRD168, at the Office of the Sub-Registrar, Maluru) (**Document No. 13**), read with Agreement of Sale dated 11.03.2025 (Registered as Document No. MLR-1-12417-2024-25 in Book-I, at the office of the Sub-Registrar, Kolar (Malur)) (**Document No. 14**), (i) Mrs. Venkatalakshamma (daughter of Munivenkatappa), (ii) Mr. Muniraju (son of Mr. Munivenkatappa and Mrs. Venkatalakshamma), (iii) Mrs. Anitha (wife of Mr. Muniraju), (iv) Master Balu and (v) Master Nishanth [(iv) and (v) being minors and represented by their guardian and mother, Mrs. Anitha] had agreed to convey portion of land bearing Survey No. 59 measuring 01 Acre (out of 02 Acres 01 Gunta) in favour of Mr. M. Balarama Reddy (son of Late Muniswamy Reddy).
10. We further note that an Irrevocable Power of Attorney dated 11.03.2025 [Registered as Document No. 00657/2024-25, in Book-IV, at the office of the Sub-Registrar, Kolar (Malur)]



(Document No. 15), was executed by (i) Mrs. Venkatalakshamma (daughter of Munivenkatappa), (ii) Mr. Muniraju (son of Mr. Munivenkatappa and Mrs. Venkatalakshamma), (iii) Mrs. Anitha (wife of Mr. Muniraju), (iv) Mr. Balu and (v) Master Nishanth (being minor, represented by his guardian and mother, Mrs. Anitha) in favour of Mr. M. Balarama Reddy authorising him to sell and deal with portion measuring 01 Acre (out of 2 Acres 01 Gunta) in Survey No. 59.

11. We note from the Extract of entry made in the Mutation Register bearing MR No. T1/2018-19 **(Document No. 16)**, reflects the land bearing Survey No. 59 measuring 06 Acre 01 Gunta being sub-divided into 05 (five) sub-divisions which include Survey No. 59/3 measuring 02 Acres 01 Gunta. In this regard we have been provided with the Hissa Survey Tipanni and Hissa Survey Pakka Book of Survey No. 59 (as discussed below).
12. In terms of the Sale Deed dated 15.04.2025 (Registered as Document No. MLR-1-00429-2024-25) **(Document No. 17)**, we note that Mrs. Venkatalakshmma (wife of Mr. Munivenkatappa), Mr. Muniraju (son of Mr. Munivenkatappa), Mrs. Anitha (wife of Mr. Muniraju), Mr. Balu (son of Mr. Muniraju) and Master Nishanth (being a minor and represented by his guardian and mother, Mrs. Anitha), all represented by their constituted attorney Mr. M. Balarama Reddy, sold portion measuring 01 Acre out of 02 Acres 01 Gunta in Survey No. 59/3, in favour of Mr. M. Balarama Reddy (son of Late Muniswamireddy). The extract of entry made in the Mutation Register bearing MR No. H63/2024-25, reflects the mutation of khata in the name of Mr. M. Balarama Reddy **(Document No. 18)** with respect to portion of land measuring 01 Acre in Survey No. 59/3.
13. We have been provided with the extract of entry made in the Mutation Register bearing MR No. T100/2024-25 **(Document No. 19)**, reflecting the bifurcation of Survey No. 59/3 measuring 02 Acres 01 Gunta into 02 (two) sub-divisions which include: (i) Survey No. 59/3 measuring 01 Acre 01 Gunta in the name of Mrs. Venkatalakshamma and Mr. L. M. Muniraju; and (ii) Survey No. 59/7 measuring 01 Acre in the name of Mr. Balarama Reddy (son of Mr. Doddamuniswamireddy).

We have not been provided with the the Hissa Survey Tippani and Hissa Survey Pakka Book of Survey No. 59/3. It is recommended to obtain and verify the same.



V. Joint Development Agreement:

14. Subsequently, in terms of the Joint Development Agreement ('JDA') dated 15.05.2025 (registered as Document No. 1457/25-26, Book-I, in the office of the Sub-Registrar, Malur), executed by and between Mr. Balarama Reddy (son of Doddamunuswami Reddy) and Address Maker Residential Layout Private Limited, the agricultural land bearing Survey No. 59/7, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District, is proposed to be developed as a residential layout comprising individual sites along with common amenities and facilities (the '**Project**'). (**Document No. 20**).
15. In consideration of Address Maker Residential Layout Private Limited carrying out the development of the Subject Property in terms of the Joint Development Agreement, Address Maker Residential Layout is entitled to 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Project, and that Mr. Balarama Reddy shall be entitled to 50% of the sale proceeds accrued from the sale of saleable area carved/formed out of the land parcel owned him.
16. Address Maker Residential Layout Private Limited under the Joint Development Agreement is also entitled to obtain facilities from Banks, Financiers, Financial Institutions, as may be required for development and construction of the Project by offering the development rights and its entitlement in the residential layout development, and in this regard shall be entitled to deposit the original title deeds with respect to the land bearing Survey No. 59/7 with such Banks, Financiers, Financial Institutions.
17. Simultaneous with the execution of the JDA, Mr. Balarama Reddy (son of Mr. Doddamuniswami Reddy) had also executed a General Power of Attorney dated 15.05.2025 (Registered as Document No. 85/25-26, Book-IV, at the Office of the Sub-Registrar, Malur) (**Document No. 21**) ('GPA'), in favour of Address Maker Residential Layout Private Limited, *inter alia* authorizing Address Maker Residential Layout Private Limited to give effect to the development of the land bearing Survey No. 59/7 i.e., the Subject Property herein, into a Residential Layout Development, in the form of individual sites along with common amenities and facilities.
18. We have been provided with the Certificate of Incorporation of Address Maker Residential Layout Private Limited (**Document No. 22**) dated 25.03.2021.
19. We have reviewed the Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited (**Document No. 23**), which collectively set out its objects



and scope of operations, including the acquisition of land and entering into Joint Development Agreements and Joint Venture arrangements, as well as its management framework.

It is also advisable to obtain and verify the Board Resolution of Address Maker Residential Layout Private Limited for entering into the Joint Development Agreement.

20. We note that Address Maker Residential Layout Private Limited has changed its name to Istus Residential Layout Private Limited. In this regard we have been provided with the Certificate of Incorporation pursuant to change of name dated 03.04.2025 (**Document No. 24**), evidencing the same.
21. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited (**Document No. 25**), which collectively outline its purpose, objects, and scope of operations and management.

VI. Development of the Subject Property:

22. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur (**Document No. 26**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Subject Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 27**).

VII. Conversion:

23. In terms of Official Memorandum dated 02.07.2025 bearing No. 772004 (**Document No. 28**), we note that the Subject Property was converted for non-agricultural purposes. In this regard, we have been provided with entry made in the Mutation Register bearing MR No. T1/2025-26 (**Document No. 29**), denoting the said conversion.



VIII. Revenue and Survey Records:

24. We had sought for the Records of Rights, Tenancy and Crops Inspection Certificates (**RTCs**) issued with respect to Survey No. 59 for the period 1968-69 to 2000-01 Chikkatirupati Village. In this regard, we have been provided with an Endorsement bearing No. RK/RTI/CR/66/2023-24 (**Document No. 30**), issued by Tahsildar, Maluru Taluk dated 13.05.2024 stating non-availability of the RTCs in their records and therefore copies of the same cannot be provided.
25. The entries reflected in the RTCs issued with respect to land bearing Survey No. 59 measuring 6 Acres 01 Guntas for the period: 2001-02 to 2018-19 (**Document No. 31**) is in consonance with the flow of title of the Larger Land in Survey No. 59, as discussed in this Report.
26. The entries reflected in the RTCs issued with respect to land bearing Survey No. 59/3 for the period 2019-20 to 2024-25 (**Document No. 32**), which is in consonance with the flow of title of land bearing Survey No. 59/3 as discussed in this Report, for that period.
27. We have been provided with RTCs issued with respect to land bearing Survey No. 59/7 i.e., the Subject Property herein for the period 2024-25 and 2025-26 (**Document No. 33**). Entry in the said RTCs are in consonance with the flow of title of the Subject Property, as discussed in this Report.
28. We have been provided with Village Map of Chikkatirupati Village (**Document No. 34**) which denotes the shape and location of Survey No. 59 in Chikkatirupati Village.
29. We have been provided with Moola Tippani issued by Tahsildar, Maluru Taluk, with respect to Survey No. 59 (**Document No. 35**). In terms of the said extract, we observe the shape and location of Survey No. 59.
30. In terms of the extract of Hissa Survey Tipanni and Pakka Book issued with respect to Survey No. 59 (**Document No. 36**), we observe that Survey No. 59 has been bifurcated into 05 (five) sub-divisions i.e., 59/1, 59/2, 59/3, 59/4 and 59/5.

We have not been provided with the Hissa Survey Tipanni and Pakka Book of Survey No. 59/3 evidencing its bifurcation into two portions i.e., 59/3 and 59/7. It is advisable to obtain the same.



31. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 37**) issued with respect to land bearing Survey No. 59, we observe that property bearing Survey No. 59 admeasures 6 Acres 01 Gunta (without any kharab land).

We have not been provided with Karnataka Revision Settlement Akarband with respect to Survey No. 59/7. It is advisable to obtain the same.

IX. Encumbrance Certificates:

32. We have been provided with the Encumbrance Certificates ('ECs') issued by the jurisdictional Sub-Registrar with respect to land bearing Survey No. 59 measuring 06 Acres 01 Gunta for the period, 01.04.1950 to 31.03.2004 (**Document No. 38**). The transactions reflected therein are in consonance with the title flow of Survey No. 59, as discussed in this Report.
33. We have been provided with the EC with respect to Survey No. 59 measuring 02 Acre 01 Gunta 01.04.2004 to 06.11.2024 (**Document No. 39**). In terms of the said Encumbrance Certificate, we observe that all the transactions with respect to portion of land bearing Survey No. 59 measuring 02 Acre 01 Gunta, is in consonance with the title flow of the said portion, as discussed in this Report.

EC for the period from 01.04.2004 to 09.01.2026 issued with respect to the Subject Property records certain transactions that do not pertain to the Subject Property. We have been informed by the Client that it is due a technical error in Kaveri 2.0 Portal.

We have not been provided with Encumbrance Certificate with respect to land bearing Survey No. 59/3 for the period 01.04.2018 to 26.05.2025. It is recommended to obtain and verify the same.

X. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and up to date Property Tax Paid Receipt with respect to the Subject Property. We have been informed that the Property Tax would be paid and E-khata would be obtained at the time of issuance of the Final Residential Layout Plan.



XI. Endorsements:

We have not been provided with the following Endorsements:

- (i) Latest Endorsement issued by the jurisdictional Assistant Commissioner to the effect that no proceedings have been initiated/pending with respect to the Subject Property under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
- (ii) Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to the Subject Property (procured at the time of conversion); and
- (iii) Latest Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Subject Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

Since the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

XII. Litigation:

34. We have not conducted independent litigation search in the name of the present owner of the Subject Property. We are informed by the Client there are no litigation matters that pending in connection with the Subject Property.

XIII. Mortgages and Charges:

35. We have been informed by the present owner of the Subject Property that there is no subsisting mortgage with respect to the Subject Property.



XIV. Original Inspection:

36. **We have not verified original documents pertaining to the Subject Property.**

XV. Public Notice:

37. A Public Notice informing the general public and calling upon any claims regarding the Subject Property (along with other land parcels situated in Chikkatirupati Village) within 15 days from the date of publication was issued by us and the said Public Notice was published on 30.04.2024, in The Times of India (English Daily) and Vijaya Karnataka (Kannada Daily). We have not received any objections in pursuance to the issuance of the Public Notice dated 30.04.2024 with respect to the Subject Property, as on the date of issue of this Report.

XVI. Opinion on title of the Subject Property:

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

- (i) Mr. Balarama Reddy (son of Mr. Doddamuniswamireddy) is the absolute owner of the residentially converted land bearing Survey No. 59/7 measuring 1 Acre, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District i.e., the Subject Property herein. Mr. Balarama Reddy acquired the Subject Property *vide* Sale Deed dated 15.04.2025 (Registered as Document No. MLR-1-00429-2024-25);
- (ii) In terms of the Joint Development Agreement dated 15.05.2025 (Registered as Document No. 1457/25-26, Book-I, at the Office of the Sub-Registrar, Maluru), Mr. Balarama Reddy has granted development rights with respect to the Subject Property in favour of Address Maker Residential Layout Private Limited (at present, Istus Residential Layout Private Limited) for the development of the Subject Property along with certain lands situated at Chikkatirupati Village, into a residential layout. In terms of the said Joint Development Agreement, Mr. Balarama Reddy and Istus are equally entitled to the sale proceeds accrued from the sale of saleable area, in the Subject Property;
- (iii) In connection with the Joint Development Agreement dated 15.05.2025 Mr. Balarama Reddy has also executed a registered General Power of Attorney nominating Address Maker Residential Layout Private Limited (at present, Istus Residential Layout Private



Limited) as their lawful attorney to undertake the development activities on the Subject Property and to procure approvals and consensus as may be required from authorities concerned in connection with the Project, along with the right to sell and dispose the entire saleable area in the Project; and

- (iv) Istus Residential Layout Private Limited (formerly known as Address Maker Residential Layout Private Limited) has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Subject Property (along with other lands situated at Chikkatirupati Village) into a residential plotted development.



Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru

This Title Report is subject to the following qualifications:

- (a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance. We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.*
- (b) *This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) *This Title Report provides our view on the marketability of title with respect to the Subject Property and does not purport to comment on its suitability for development.*
- (d) *This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*

- (e) *We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*

- (f) *We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Subject Property.*

Writers' Name: Mr. Srinivas B.R., Partner; Ms. Sindhu Sharma, Principal Associate; Mr. Joel Peter Varghese, Associate; Mr. Karthik Ananth, Of-Counsel.

Istus Residential Layout Private Limited

January 23, 2026

No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala,
Bangalore – 560 034

TITLE REPORT

I. Background:

We are instructed by Istus Residential Layout Private Limited, a Company, having its registered office at No. 6/A, II Floor, 'Kabra Excelsior', 7th Main, 1st Block, Koramangala, Bangalore – 560 034 ('**Client**') to conduct title due diligence of lands bearing Survey Nos. 57/1, 57/4 and 57/5 collectively admeasuring 01 Acre 11 Guntas, converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (hereinafter referred to as '**Composite Property**'). The Composite Property is intended to be developed into a residential layout ('**Project**').

II. Description Of the Composite Property:

A. Description of Property-A:

Land bearing Survey No. 57/1 measuring 12 ½ Guntas, converted for Residential-Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District ('**Property-A**'). Property-A is bounded as follows:

On the East by : Property belonging to Mr. Srinivasareddy;
On the West by : Government Voni;
On the North by : Property belonging to Mr. Venugopalreddy; and
On the South by : Property bearing Sy No. 57/2.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506985 dated 06.10.2023.]

B. Description of Property-B:



Land bearing Survey No. 57/4 (earlier part of Survey No. 57/1) measuring 12 ½ Guntas, converted for Residential-Layout purposes situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (**'Property-B'**). Property-B is bounded as follows:

On the East by : Land bearing Sy No. 57/2 and 57/3;
On the West by : Land bearing Sy No. 38;
On the North by : Same Survey No. Remaining land in Survey No. 57/1; and
On the South by : Property belonging to Mr. Narayanareddy.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506977 dated 06.10.2023.]

C. Description of Property-C:

Land bearing Survey No. 57/5 (earlier part of Survey No. 57/1) measuring 26 Guntas, converted for Residential Layout purposes, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District (**'Property-C'**). Property-C is bounded as follows:

On the East by : Land bearing Sy Nos. 57/2 and 57/3;
On the West by : Land bearing Sy No. 38;
On the North by : Remaining portion measuring 12.08 Guntas; and
On the South by : Land bearing Sy No. 56.

[The boundaries stated hereinabove, are as per the Official Memorandum (Conversion) bearing No. 506982 dated 06.10.2023.]

III. List of documents/information provided:

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

Sl. No.	Particulars
1.	Sale Deed dated 04.07.1968 (Registered as Document No. 1215/68-69, Book-I, Volume 906) executed by Mr. Giriappa (son of Ramaiah) favour of Mr. Rajappa (son of Papaiah) and Mr. Venkatasami (son of Lakshmakka);



Sl. No.	Particulars
2.	Endorsement issued by the Tahsildar, Malur Taluk, bearing No. R.K.C.R/67/2023-24;
3.	Sale Deed dated 21.11.1977 (Registered as Document No. 1625/77-78, Book-I, Pages 35 to 36 , Volume 1086) executed by Mr. Rajappa (son of Papaiah) and Mr. Venkatasami (son of Lajshmakka) in favour of Mr. Venkataramanappa (son of Peddaseetappa);
4.	Extract of entry made in the Mutation Register bearing MR No. 28/87-88;
5.	Will dated 20.08.1990 (Registered as Document No. 35/90-91, Book-III, Volume 22, Pages 82 to 85, at the Office of the Sub-Registrar, Maluru);
6.	Extract of entry made in the Mutation Register bearing MR No. 54/2011-12;
7.	Order dated 20.06.2015 passed in proceedings bearing R.A. No.799/2014-15 by Assistant Commissioner;
8.	Extract of entry made in the Mutation Register bearing MR No. H4/2015-16;
9.	Notarised Family Tree Affidavit dated 17.12.2025;
10.	Sale Deed dated 28.06.2016 (Registered as Document No. MLR-1-02184-2016-17, Book-I, stored in CD No. MLRD134, at the Office of the Sub-Registrar, Maluru) executed by (i) Mr. Kakeppa (son of Venkataramanappa) (ii) Mrs. Bharathi (wife of Mr. Kakeppa) (iii) Mrs. Kavitha (iv) Mrs. Savitha (both daughter of Mr. Kakeppa) in favour of Mr. Janakirami Reddy (son of Mr. Kodaru Baiyanna);
11.	Extract of entry made in the Mutation Register bearing MR No. H1/2016-17;
12.	Order passed in the proceedings bearing LRF.CR.352/2016-17;
13.	Sale Deed dated 24.06.2022 (Registered as Document No. MLR-1-02808-2022-23, Book-I, stored in CD No. MLRD1040, at the Office of the Sub-Registrar, Maluru) executed by Mr. Janakirama Reddy (son of Kodoru Baiyanna) in favour of Mr. Prabhakar Reddy (son of B.Anjappa Reddy);
14.	Sale Deed dated 24.06.2022 (Registered as Document No. MLR-1-02808-2022-23, Book-I, stored in CD No. MLRD1040, at the Office of the Sub-Registrar, Maluru) executed by Mr. Janakirama Reddy (son of Kodoru Baiyanna) in favour of Mr. S.P. Narayana Reddy (son of Late. Pulla Reddy);
15.	Official Memorandum dated 06.10.2023 bearing No. 506985 issued by Deputy Commissioner, Kolar District, with respect to Property-A;



Sl. No.	Particulars
16.	Extract of entry made in the Mutation Register bearing MR No. T33/2023-24;
17.	Official Memorandum dated 06.10.2023 bearing No. 506977 issued by Deputy Commissioner, Kolar District, with respect to Property-B;
18.	Extract of entry made in the Mutation Register bearing MR No. T37/2023-24;
19.	Official Memorandum dated 06.10.2023 bearing No. 506982 issued by Deputy Commissioner, Kolar District, with respect to Property-C;
20.	Extract of entry made in the Mutation Register bearing MR No. T29/2023-24;
21.	Joint Development Agreement dated 15.05.2025 (Registered as Document No. 1458/2025-26, Book-I, Volume 3, at the Office of the Sub-Registrar, Malur) executed by and between (i) Mr. Janakirama Reddy (son of Kodoru Baiyanna) (ii) Mr. Prabhakar Reddy (son of B.Anjappa Reddy) (iii) Mr. S.P. Narayana Reddy (son of Late. Pulla Reddy) and Address Maker Residential Layout Private Limited;
22.	General Power of Attorney dated 15.05.2025 (Registered as Document No. 86/25-26, Book-IV, Volume 18, at the Office of the Sub-Registrar, Malur) executed by (i) Mr. Janakirama Reddy (son of Kodoru Baiyanna) (ii) Mr. Prabhakar Reddy (son of B.Anjappa Reddy) (iii) Mr. S.P. Narayana Reddy (son of Late. Pulla Reddy) in favour of Address Maker Residential Layout Private Limited;
22A.	Certificate of Incorporation of Address Maker Residential Layout Private Limited;
22B.	Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited;
22C.	Certificate of Incorporation pursuant to change of name dated 03.04.2025;
22D.	Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited;
22E.	Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur;
22F.	Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project;
23.	RTCs issued with respect to land bearing Survey No. 57/1 measuring 1 Acre 11 Guntas for the period: (i) 1965-66 to 1970-71 (ii) 1975-76 to 1990-91 (iii) 1996-97 to 2020-21 (iv) 2022-23;



Sl. No.	Particulars
24.	RTCs issued with respect to Property-A for the period 202-23 and 2025-26;
25.	RTCs issued with respect to Property-B for the period 2022-23 and 2025-26;
26.	RTCs issued with respect to Property-C for the period 2022-23 and 2025-26;
27.	Village Map of Chikkatirupathi Village;
28.	Extract of Moola Tippani issued with respect to Land bearing Survey No. 57;
29.	Extract of Hissa Survey Tippani issued with respect to Land bearing Survey No. 57;
30.	Extract of Hissa Survey Tippani issued with respect to Land bearing Survey No. 57/1;
31.	Extract of Karnataka Revision Settlement Akarband issued with respect to Property-A;
32.	Extract of Karnataka Revision Settlement Akarband issued with respect to Property-B;
33.	Extract of Karnataka Revision Settlement Akarband issued with respect to Property-C;
34.	Encumbrance Certificates issued by the jurisdictional Sub-Registrar with respect to the Survey No. 57/1 measuring 1 Acre 11 Gunta for the period: (i) 01.04.1986 to 31.03.2004 (ii) 01.04.2004 to 06.08.2013 (iii) 01.04.2004 to 24.02.2016; and
35.	ECs issued by the jurisdictional Sub-Registrar with respect to the Survey No. 57/1, 57/4 and 57/5 from the period 01.04.2004 to 09.01.2026.

IV. Title Flow:

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

1. We note from the Encumbrance Certificate issued by the jurisdictional Sub-Registrar for the period from 01.04.1950 to 31.03.1975 that Mr. Busa Reddy conveyed land measuring 1 Acre 11 Guntas in Survey No. 57/1 in favour of Mr. Venkatappa under a Sale Deed dated 29.05.1953 (registered as Document No. 713, Volume 556, Pages 197 to 199). Although the said Sale Deed and certain antecedent documents evidencing the manner of acquisition of title by Mr. Busa Reddy and thereafter by Mr. Giryappa have not been made available, it has been represented to us that no competing or adverse claims have been made on the said property.

2. Further, we note that Column No. 9 of the Record of Rights, Tenancy and Crops ('**RTC**') issued with respect to Survey No. 57/1 for the period 1965–66 to 1970–71 reflects the name of Mr. Busa Reddy (son of Muniyappa) and thereafter, Mr. Ramaswamy (son of Abbaiah) as having acquired land bearing Survey No. 57/1 by way of sale. However, as detailed in the Litigation Section of this Title Report, neither Mr. Ramaswamy nor his legal heirs have any subsisting right, title or interest in the land bearing Survey No. 57/1, and no adverse claims have been noted in this regard.
3. We have been provided with the Sale Deed dated 04.07.1968 (Registered as Document No. 1215/68-69, Book-I, Volume 906) (**Document No. 1**), wherein one, Mr. Giriappa (son of Ramaiah) conveyed land bearing Survey No. 57/1 measuring 1 Acre 11 Guntas in favour of Mr. Rajappa (son of Papaiah) and Mr. Venkataswami (son of Lakshmakka). Although documents evidencing the mode and manner of acquisition of title by Mr. Giriappa are not available, the said conveyance in favour of Mr. Rajappa and Mr. Venkataswami has not been disputed. It is also noted that the RTCs issued subsequent to the said Sale Deed consistently record the names of Mr. Rajappa and Mr. Venkataswami, and thereafter their successors in title, as the persons in possession and enjoyment of land bearing Survey No. 57/1 measuring 1 Acre 11 Guntas.

We have sought the Index of Land and Records of Rights with respect to the land bearing Survey No. 57/1. In this regard, we have been provided with an Endorsement issued by the Tahsildar, Malur Taluk, bearing No. R.K.C.R/67/2023-24 (**Document No. 2**), stating that the extracts of the Index of Land and Records of Rights Register in respect of Survey No. 57 are not available. It is noted that Survey No. 57/1 was subsequently formed out of the larger Survey No. 57.

4. In terms of Sale Deed dated 21.11.1977 (Registered as Document No. 1625/77-78, Book-I, Pages 35 to 36, Volume 1086) (**Document No. 03**), we note that Mr. Rajappa (son of Papaiah) and Mr. Venkataswami (son of Lakshmakka) conveyed the land bearing Survey No. 57/1 measuring 1 Acre 11 Guntas in favour of Mr. Venkataramanappa (son of Peddaseetappa). We have been provided with the extract of entry made in the Mutation Register bearing MR No. 28/87-88 (**Document No. 04**), reflecting the mutation of khata in the name of Mr. Venkataramanappa. However, it is pertinent to note that the said Mutation Entry erroneously describes the name of the vendor under Sale Deed dated 21.11.1977 (Registered as Document No. 1625/77-78) as Mr. Papaiah (son of Sullarajappa) instead of Mr. Rajappa (son of Papaiah).

We note from Column No. 9 of the RTCs issued for the period 1965–66 to 1990–91 that the name of Mr. Basava Reddy / Busa Reddy is reflected. Mr. Busa Reddy had earlier conveyed



land measuring 01 Acre 11 Guntas in Survey No. 57/1 in favour of Mr. Venkatappa under a Sale Deed dated 29.05.1953. Notwithstanding the continued reflection of Mr. Busa Reddy's name in the RTCs during the aforesaid period, we have been informed that there have been no competing or third-party claims in respect of the property, and the revenue entries are understood to be broadly in consonance with the overall flow of title.

5. In terms of Will dated 20.08.1990 (Registered as Document No. 35/90-91, Book-III, Volume 22, Pages 82 to 85, at the Office of the Sub-Registrar, Maluru) (**Document No. 05**) we note that Mrs. Muniyamma (wife of Late Venkataramanappa) has bequeathed the property bearing Survey No. 57/1 measuring 1 Acre 11 Guntas in favour of her adopted son Mr. Kakeppa. We have not been provided with Death Certificate of Mr. Venkataramanappa (son of Peddaseetappa) nor any document evidencing the mutation of khata in the name of his wife, Mrs. Muniyamma. However, we note that the RTCs issued for the period 1985–86 to 2014–15 continue to reflect the name of Mr. Venkataramanappa as the holder of land bearing Survey No. 57/1 measuring 1 Acre 11 Guntas. This is notwithstanding the Will stated to have been executed by his wife, Mrs. Muniyamma.
6. We have been provided with the extract of the entry made in the Mutation Register bearing MR No. 54/2011–12 (**Document No. 06**), which records that an application seeking mutation of khata in favour of Mr. Kakeppa, claiming to be the adopted son, was rejected on the ground that no documentary evidence was produced to establish such adoption. Accordingly, the revenue authorities continued to reflect the name of Mr. Venkataramanappa in the RTCs, and no change in possession or title has been recognised in favour of any third party on the basis of the said Will or adoption claim.
7. Pursuant thereto, Mr. Kakeppa had filed an application before the Assistant Commissioner challenging the same. In this regard we have been provided with order dated 20.06.2015 passed in proceedings bearing R.A. No.799/2014-15 by Assistant Commissioner (**Document No. 07**), whereby order reflected in the Mutation Register bearing MR No. 54/2011-12 was set-aside. In terms of the order the khata in respect of the land bearing Survey No. 57/1 was to be mutated in the name of Mrs. Muniyamma (wife of Late Venkataramanappa).
8. Pursuant to the demise of Mrs. Muniyamma (wife of Late Venkataramanappa), the khata was mutated in the name of Mr. Kakeppa as per the Will. In this regard, we have been provided with extract of entry made in the Mutation Register bearing MR No. H4/2015-16 (**Document No. 08**) recording the mutation of khata to the name of Mr. Kakeppa.



9. We have been provided with a notarised Family Tree Affidavit dated 17.12.2025 (**Document No. 09**) setting out the legal heirs of late Mr. Venkataramanappa. As per the said affidavit, late Mr. Venkataramanappa had one son, Mr. Kakappa, who was married to Mrs. Bharati. Mr. Kakappa and Mrs. Bharati have two children, namely Ms. Kavita and Ms. Savitha.

The notarised Family Tree Affidavit provided to us does not record the name of Mrs. Muniyamma (wife of late Mr. Venkataramanappa). We had sought for a fresh Family Tree recording the name of Mrs. Muniyamma as the wife of Late Venkataramanappa and it is stated to be not available.

10. In terms of Sale Deed dated 28.06.2016 (Registered as Document No. MLR-1-02184-2016-17, Book-I, stored in CD No. MLRD134, at the Office of the Sub-Registrar, Maluru) (**Document No. 10**), we note that (i) Mr. Kakeppa (son of Venkataramanappa) (ii) Mrs. Bharathi (wife of Mr. Kakeppa) (iii) Mrs. Kavitha (iv) Mrs. Savitha (both daughter of Mr. Kakeppa) conveyed the land bearing Survey No. 57/1 measuring 1 Acre 11 Guntas in favour of Mr. Janakirami Reddy (son of Mr. Kodaru Baiyanna). In this regard, we have been provided with an extract of entry bearing MR No H1/2016-17, wherein Mr. Janakirami Reddy is registered as khatedar of land bearing Survey No. 57/1. (**Document No. 11**).
11. It appears that, proceedings were initiated against Mr. Janakirami Reddy for holding agricultural land in violation of Sections 79A and 80 of the Karnataka Land Reforms Act, 1961 as per the report issued by the Tahsildar, Maluru Taluk. However, the order passed by Assistant Commissioner, Kolar Sub-Division in L.R.F.CR.352/2016-17 (**Document No. 12**), confirms that there is no violation of the provision of the Karnataka Land Reforms Act, 1961 by Mr. Janakirami Reddy.
12. In the aforementioned manner, Mr. Janakirami Reddy (son of Kodoru Reddy) acquired title with respect to land bearing Survey No. 57/1.

Title Flow in respect of Property-A, Property-B, Property-C:

13. In terms of Sale Deed dated 24.06.2022 (Registered as Document No. MLR-1-02808-2022-23, Book-I, stored in CD No. MLRD1040, at the Office of the Sub-Registrar, Maluru) (**Document No. 13**), Mr. Janakirama Reddy also known as Janaki Rami Reddy (son of Kodoru Baiyanna) conveyed portion of land bearing Survey No. 57/1 measuring 12 ½ Guntas in favour of Mr. Prabhakar Reddy (son of B. Anjappa Reddy). The said land parcel (measuring 12 ¼ Guntas)



was re-numbered as Survey No. 57/4 as recorded in the Hissa Survey Tippani of Survey No. 57/1 (as discussed below).

14. In terms of Sale Deed dated 24.06.2022 (Registered as Document No. MLR-1-02810-2022-23, Book-I, stored in CD No. MLRD1040, at the Office of the Sub-Registrar, Maluru) (**Document No. 11**), Mr. Janakirami Reddy (son of Kodoru Baiyanna) conveyed portion of land bearing Survey No. 57/1 measuring 26 Guntas in favour of Mr. S.P. Narayana Reddy (son of Late. Pulla Reddy). The said land parcel (measuring 26 Guntas) was re-numbered as Survey No. 57/5 as recorded in the Hissa Survey Tippani of Survey No. 57/1 (as discussed below).
15. Mr. Janakirami Reddy (son of Kodoru Baiyanna) retained a portion of the land measuring 12 ½ Guntas in Survey No. 57/1 i.e., Property-A.
16. Subsequently, we note that the Composite Property comprising of Property-A, Property-B and Property-C have been converted for Non-agricultural layout purposes as stated in the manner below under:
 - (i) Official Memorandum dated 06.10.2023 bearing No. 506985 issued by Deputy Commissioner, Kolar District, wherein Property-A was converted from Agricultural to Residential Layout purpose (**Document No. 15**). The extract of entry made in the Mutation Register bearing MR No. T33/2023-24 (**Document No. 16**) records the aforesaid conversion;
 - (ii) Official Memorandum dated 06.10.2023 bearing No. 506977 issued by Deputy Commissioner, Kolar District, wherein Property-B was converted from Agricultural to Residential Layout purpose (**Document No. 17**). The extract of entry made in the Mutation Register bearing MR No. T37/2023-24 (**Document No. 18**) records the aforesaid conversion;
 - (iii) Official Memorandum dated 06.10.2023 bearing No. 506982 issued by Deputy Commissioner, Kolar District, wherein Property-C was converted from Agricultural to Residential Layout purpose (**Document No. 19**). The extract of entry made in the Mutation Register bearing MR No. T29/2023-24 (**Document No. 20**) records the aforesaid conversion;

We note that the schedule set out in the above-mentioned conversion orders read with the Joint Development in respect of Survey Nos. 57/4 and 57/5 erroneously



describe the northern boundary as being the remaining portion of Survey No. 57/1. As on date, Survey No. 57/1 measures only 12.08 Guntas, and accordingly, the said boundary description appears to be a clerical error. It is recommended that the boundary description be suitably rectified in the documents to accurately reflect the existing extent and boundaries.

V. Joint Development Agreement:

17. In terms of the Joint Development Agreement dated 15.05.2025 (Registered as Document No. 1458/2025-26) executed by and between (i) Mr. Janakirama Reddy (son of Kodoru Baiyanna) (ii) Mr. Prabhakar Reddy (son of B. Anjappa Reddy) (iii) Mr. S.P. Narayana Reddy @ Siddireddy Penchala Narayana Reddy (son of Late. Pulla Reddy) and Address Maker Residential Layout Private Limited (**'Address Maker'**) for the development the Composite Property i.e., the lands bearing Survey Nos. 57/1, 57/4, 57/5, all situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District into a composite Residential Layout Development, in the form of individual sites along with common amenities and facilities (**'JDA'**) (**Document No. 21**).
18. In consideration of Address Maker carrying out the development of the Composite Property in terms of the Joint Development Agreement, Address Maker is entitled to 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Composite Property, and each of the land owners (i) Mr. Janakirama Reddy (son of Kodoru Baiyanna) (ii) Mr. Prabhakar Reddy (son of B. Anjappa Reddy) (iii) Mr. S.P. Narayana Reddy @ Siddireddy Penchala Narayana Reddy are collectively entitled to the remaining 50% of the sale proceeds accrued from the sale of saleable area carved/formed out of Composite Property. Address Maker is also entitled to obtain facilities from Banks, Financiers, Financial Institutions, as may be required for development and construction of the Project by offering the development rights and its entitlement in the residential layout development, and in this regard shall be entitled to deposit the original title deeds with respect to the Composite Property with such Banks, Financiers, Financial Institutions.
19. Simultaneous with the execution of the JDA, (i) Mr. Janakirama Reddy (son of Kodoru Baiyanna) (ii) Mr. Prabhakar Reddy (son of B. Anjappa Reddy) (iii) Mr. S.P. Narayana Reddy (son of Late. Pulla Reddy) has also executed a General Power of Attorney dated 15.05.2025 (Registered as Document No. 86/25-26, Book-IV, Volume 18, at the Office of the Sub-Registrar, Malur) in favour of Address Maker Residential Layout Private Limited, *inter alia* authorizing Address Maker Residential Layout Private Limited to give effect to the development of the Composite Property



into a composite Residential Layout Development, in the form of individual sites along with common amenities and facilities ('Project') ('GPA') (**Document No. 22**).

20. We have been provided with the Certificate of Incorporation of Address Maker Residential Layout Private Limited (**Document No. 22A**) dated 25.03.2021.
21. We have reviewed the Memorandum of Association and Articles of Association of Address Maker Residential Layout Private Limited (**Document No. 22B**), which collectively set out its objects and scope of operations, including the acquisition of land and entering into Joint Development Agreements and Joint Venture arrangements, as well as its management framework.

It is also advisable to obtain and verify the Board Resolution of Address Maker Residential Layout Private Limited for entering into the Joint Development Agreement.

22. We note that Address Maker Residential Layout Private Limited has changed its name to Istus Residential Layout Private Limited. In this regard we have been provided with the Certificate of Incorporation pursuant to change of name dated 03.04.2025 (**Document No. 22C**), evidencing the same.
23. Further, we have reviewed the Memorandum of Association and Articles of Association of Istus Residential Layout Private Limited (**Document No. 22D**), which collectively outline its purpose, objects, and scope of operations and management.

VI. Development of the Composite Property:

24. We have been provided with the Work Order dated 24.12.2025 bearing No. MPA/89/2025 26/1505 issued by Malur Planning Authority, Malur (**Document No. 22E**), whereby the said Authority has sanctioned provisional permission, for development of the lands totally measuring 26 Acres 4 ¼ Guntas (which includes the Composite Property), situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, into a residential plotted development i.e., the Project herein. This permission is valid for a period of 2 (two) years. In this regard, we have also been provided with Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26, issued by the Malur Planning Authority, with respect to the Project (**Document No. 22F**).

VII. Revenue and Survey Documents:



25. In terms of the Records of Rights, Tenancy and Crops Inspection Certificates (**RTCs**) issued with respect to land bearing Survey No. 57/1 measuring 1 Acre 11 Guntas for the period: (i) 1965-66 to 1970-71 (ii) 1975-76 to 1990-91 (iii) 1996-97 to 2020-21 (iv) 2022-23 (**Document No. 23**), we observe as follows:

Sl. No	Period	Name of the Holder/s	Name of the Cultivator/s	Extent
1.	1965-66 to 1970-71	(i) Mr. Busa Reddy; (ii) Mr. Ramaswamy; (iii) Mr. Rajappa; and (iv) Mr. Venkataswamy	Mr. Ramaswamy	1 Acre 11 Guntas
2.	1975-76 to 1984-85	(i) Mr. Basava Reddy	Mr. Rajappa and Mr. Venkatesh	1 Acre 11 Guntas
3.	1985-86 to 1990-91	Mr. Venkataramanappa	Mr. Venkataramanappa	1 Acre 11 Guntas
4.	1996-97 to 2014-15	Mr. Venkataramanappa	Mr. Venkataramanappa	1 Acre 11 Guntas
5.	2015-16	Mr. Kakeppa	Mr. Kakeppa	1 Acre 11 Guntas
6.	2016-17 to 2022-23	Mr. Janakirami Reddy	Mr. Janakirami Reddy	1 Acre 11 Guntas

We have sought the RTCs issued in respect of Survey No. 57/1 for the periods (i) 1971–72 to 1974–75 and (ii) 1991–92 to 1995–96 and have been informed that the same is not available. Considering that the RTCs for the period prior to and subsequent to the missing period and there is no deviation from the flow of title of the Composite Property as discussed in this Report, the non-availability of RTCs for these specific periods does not appear to raise any material issue with respect to title. Nevertheless, it is recommended to obtain an endorsement confirming the non-availability of RTCs for the said periods.

26. In terms of RTCs issued with respect to land bearing Survey No. 57/1 measuring 12 ½ Guntas for the period 2022-23 to 2025-26 (**Document No. 24**), we observe as follows:

Period	Name of the Holder/s	Name of the Cultivator/s	Extent
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2022-23 and 2025-26	Mr. Janakirami Reddy	Mr. Janakirami Reddy	12 ½ Guntas
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27. In terms of RTCs issued with respect to land bearing Survey No. 57/4 measuring 12 ½ Guntas for the period 2022-23 to 2025-26 (**Document No. 25**), we observe as follows:

Period	Name of the Holder/s	Name of the Cultivator/s	Extent
2022-23 and 2025-26	Mr. Prabhakar Reddy	Mr. Prabhakar Reddy	12 ½ Guntas

28. In terms of RTCs issued with respect to land bearing Survey No. 57/5 measuring 26 Guntas for the period 2022-23 to 2025-26 (**Document No. 26**), we observe as follows:

Period	Name of the Holder/s	Name of the Cultivator/s	Extent
2022-23 and 2025-26	Mr. S.P. Narayana	Mr. S.P. Narayana	26 Guntas

29. We have been provided with Village Map of Chikkatirupati Village (**Document No. 27**). In terms of the said Village map, we observe the shape and location of property bearing Survey No. 57.
30. We have been provided with Moola Tippani issued by Tahsildar, Maluru Taluk, with respect to Survey No. 57 (**Document No. 28**). In terms of the said extract, we observe the shape and location of Survey No. 57.
31. In terms of the Hissa Survey Tippani issued by the Department of Survey Settlement and Land Records (**Document No. 29**), we observe that on 05.07.1938, the land bearing Survey No. 57 has been bifurcated into 2 portions i.e., Survey No. 57/1 and 57/2.
32. In terms of the Hissa Survey Tippani issued by the Tahsildar, Maluru Taluk (**Document No. 30**), we observe that Survey No. 57/1 has been sub-divided into 3 portions i.e., 57/1, 57/4 and 57/5.

33. We have been furnished with Extract of Karnataka Revision Settlement Akarband (**Document No. 31**) which records the extent of land in Property-A as measuring 12 ½ Guntas.
34. We have been furnished with Extract of Karnataka Revision Settlement Akarband (**Document No. 32**) which records the extent of land in Property-B as measuring 12 ½ Guntas.
35. We have been furnished with Extract of Karnataka Revision Settlement Akarband (**Document No. 33**) which records the extent of land in Property-C as measuring 26 Guntas.

VIII. Encumbrance Certificates:

36. We have been provided with the Encumbrance Certificates ('EC's) issued by the jurisdictional Sub-Registrar with respect to the Survey No. 57/1 measuring 1 Acre 11 Guntas for the period: (i) 01.04.1986 to 31.03.2004 (ii) 01.04.2004 to 06.08.2013 (iii) 01.04.2004 to 24.02.2016 (**Document No. 34**).

We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub-Registrar with respect to Survey No. 57/1 for the period from 01.04.1950 to 31.03.1975. However, the said Encumbrance Certificate is defective, as it does not reflect the Sale Deed dated 04.07.1968 (registered as Document No. 1215/68-69, Book I, Volume 906). In this regard, it is recommended that the Encumbrance Certificate for the aforesaid period be rectified.

We have not been provided with Encumbrance Certificate with respect to Survey No. 57/1 measuring 1 Acre 11 Guntas for the period 01.04.1975 to to 31.03.1986. It is recommended to obtain and verify the same.

37. We have been provided with the ECs issued by the jurisdictional Sub-Registrar with respect to the Survey No. 57/1, 57/4 and 57/5 from the period 01.04.2004 to 09.01.2026 (**Document No. 35**), which reflects the registered transactions during the aforementioned period.

IX. Khata and Property Taxes:

We have not been provided with E-khata, issued by the jurisdictional Revenue Authority and up to date Property Tax Paid Receipt with respect to the Composite Property. We have been



informed that the Property Tax would be paid and E-khata would be obtained at the time of issuance of the Final Residential Layout Plan.

We have not been provided with the following Endorsements:

- (i) Latest Endorsement issued by the jurisdictional Assistant Commissioner to the effect that no proceedings have been initiated/pending with respect to Composite Property under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978;
- (ii) Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Composite Property (procured at the time of conversion); and
- (iii) Latest Endorsement from the jurisdictional planning Authority, Karnataka Industrial Areas Development Board, Karnataka Housing Board, National Highway & State Highway Authority to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.

Since the Provisional Layout Plan is issued by the Malur Planning Authority for the purposes of development of the Project, we have not insisted on production of the aforementioned Endorsements.

X. Litigation:

38. Original Suit bearing No. 62/91-92, before the Additional Civil Judge, Junior Division, Malur:

The said original suit has been filed before the Additional Civil, Junior Division, Maluru by: (i) Mr. Nanjappa; (ii) Mr. Srinivas (both sons of Ramaswamy) (refer to Paragraph 2 of this Report) (**'Plaintiffs'**); against (i) Ramaswamy (son of Late Abbaiah) (ii) Mrs. Bodamma (wife of Late Venkataramanappa); (iii) Mr. Kakeppa (son of Venkataramanappa) (iv) Late Mr. Rajappa represented by Legal Heirs (a) Shanthamma (wife of Rajappa) (b) Munivelu (c) Seenappa (both sons of Rajappa) (v) Mrs. Chikkalakshamma (daughter of Chinnappa); (vi) Mr. Muniyamma (wife of Munivenkatappa); (vii) Mr. Venkataswamy (son of Giriappa); (viii) Mr. Venkateshappa (son of Giriappa); (ix) Mr. Seenappa (son of Giriappa); (x) Mr. Nagaraj (son of Giriappa) (**'Defendants'**), seeking for Partition and Declaration with respect to land bearing Survey No.



57/1. We have been provided with copy of Judgement dated 17.01.2001 whereby the Court dismissed the suit of the Plaintiffs.

We have not been provided with Complaint and Written Statement with respect to suit bearing O.S No. 62/91-92. They are stated to be not available.

39. Aggrieved by the Order dated 17.01.2001, Regular Appeal bearing was filed before the Additional Sessions Judge and Presiding Officer, Fast Track Court No. IV, Kolar, by: (i) Mr. Nanjappa (ii) Mr. Srinivas (both sons of Ramaswamy) against (i) Ramaswamy (son of Late Abbaiah) and others, seeking to set aside the judgement and decree passed in O.S. No. 62/91-92. We have been provided with the Memorandum of Appeal and order dated 02.08.2006. We observe that the appeal has been dismissed, thereby upholding the judgment passed by the trial court.
40. We have not carried out independent litigation search in the name of the present owner of the Composite Property. We are informed there are no litigation matters that are pending in connection with Composite Property.

XI. Mortgages and Charges:

41. The RTCs issued for the period 1975–76 to 1980–81 make a reference to a mortgage created in the name of Mr. Busa Reddy vide Mortgage Deed No. 4196/70–71. Additionally, the RTCs issued for the period commencing from 1975–76 reflect references to certain mortgages, including:
- (i) a mortgage in favour of VSSN, Chikkatirupati;
 - (ii) a mortgage in favour of the Development Bank, recorded vide Mutation Register Entry MR No. 2/177–78; and
 - (iii) a mortgage recorded vide Mutation Register Entry MR No. 1/1978–79.

We have been informed that copies of the above-mentioned mortgage documents are not available. However, it is noted that the RTCs issued for the subsequent period post 1980–81 do not reflect the continuance or subsistence of any of the aforesaid mortgages. We have been informed that there are no proceedings have been initiated by any bank, financial institution, or co-operative society in respect of any outstanding dues of the erstwhile owners, we have not insisted upon the production of the said documents.

XII. Original Inspection:



We have not verified original documents pertaining to the Composite Property.

XIII. Public Notice:

A Public Notice informing the general public calling upon any claims regarding Composite Property (along with other land parcels situated in Chikkatirupati Village) within 15 days from the date of publication was issued by us and the said Public Notice was published on 30.04.2024, in The Times of India (English Daily) and Vijaya Karnataka (Kannada Daily). We have not received any objections in pursuance to the issuance of the Public Notice dated 30.04.2024 with respect to the Composite Property.

XIV. Opinion on title of the Composite Property:

Upon review of the above-mentioned documents and subject to our observations and additional documents sought herein above, herein above, we are of the opinion that:

- (i) Mr. Janaki Rami Reddy (son of Late Baiyanna) is the absolute owner of residentially converted land bearing Survey No. 57/1 measuring 12 ½ Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District i.e., Property-A herein. Mr. Janaki Rami Reddy has acquired Property-A under the Sale Deed dated 28.06.2016 (Registered as Document No. MLR-1-02184-2016-17);
- (ii) Mr. Prabhakar Reddy is the absolute owner of residentially converted land bearing Survey No. 57/4 measuring 12 ½ Guntas situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District i.e., Property-B herein. Mr. Prabhakar Reddy acquired Property-B under the Sale Deed dated 24.06.2022 (Registered as Document No. MLR-1-02808-2022-23);
- (iii) Mr. S.P. Narayana Reddy is the absolute owner of residentially converted land bearing Survey Nos. 57/5 measuring 26 Guntas, situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk and Kolar District i.e., Property-C herein. Mr. S.P. Narayana Reddy acquired Property-C under the Sale Deed dated 24.06.2022 (Registered as Document No. MLR-1-02810-2022-23);
- (iv) Mr. Janaki Rami Reddy, Mr. Prabhakar Reddy Boddu and Mr. S.P. Narayana Reddy under the Joint Development Agreement dated 15.05.2025 (Registered as Document No. 1458/2025-26) have granted development rights with respect to the Composite



Property in favour of Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) to develop the same into a residential layout; and in connection therewith Mr. Janaki Rami Reddy, Mr. Prabhakar Reddy Boddu and Mr. S.P. Narayana Reddy have also executed a registered General Power of Attorney nominating Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) as their lawful attorney to undertake the development activities on the Composite Property and to procure approvals and consensus as may be required from authorities concerned in connection with the Project, along with the right to sell and dispose the entire saleable area in the Project;

- (v) In terms of the Joint Development Agreement dated 15.05.2025 (Registered as Document No. 1458/2025-26) Mr. Janaki Rami Reddy, Mr. Prabhakar Reddy Boddu and Mr. S.P. Narayana Reddy are collectively entitled to 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Composite Property and Address Maker Residential Layout Private Limited (at present Istus Residential Layout Private Limited) is entitled to remaining 50% of the sale proceeds accrued from the sale of saleable area (being sale of plots) in the Composite Property; and
- (vi) Istus Residential Layout Private Limited (formerly known as Address Maker Residential Layout Private Limited) has obtained Provisional Residential Layout Plan dated 24.12.2025 bearing No. 89/2025-26 from the Malur Planning Authority for development of the Composite Property (along with other lands situated at Chikkatirupathi Village) into a residential plotted development.



**Mr. Srinivas B. R.,
Partner
DSK Legal,
Bengaluru**

This Title Report is subject to the following qualifications:

- (a) *This Title Report is furnished solely for the benefit of and intended only for use by the Client and is not to be used, circulated, quoted or otherwise referred to for any other purpose or relied upon by any other person without our express prior written permission in each instance.*

We do not accept any responsibility to any other person, regardless of whether we permit you to disclose the same to such third person.

- (b) This Title Report is provided on the basis of the review and examination of various photocopies of the documents of title and approvals, as provided to us, and does not purport to certify the authenticity of such documents.*
- (c) This Title Report provides our view on the marketability of title with respect to the Composite Property and does not purport to comment on its suitability for development.*
- (d) This Title Report is issued subject to the fulfilment of the conditions, if any, that may be set out herein.*
- (e) We assume that there are no facts or circumstances in existence and that no events have occurred which have rendered, or may render, the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person.*
- (f) We have not carried out any independent investigation on litigation / technical diligence to ascertain as to whether any litigation/s is/are pending, and to ascertain the current position of the Composite Property.*



November 06, 2024

To,

NARAHARI PROPERTY HOLDING LLP

Office No. 22, 5th Floor,
Hara Chambers, KH Road,
Bengaluru – 560 027

Sub: - Due Diligence Report for the below mentioned Schedule Property:-

SCHEDULE PROPERTY

All that piece and parcel of agricultural land bearing Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District and bounded as follows:

East by:- Sy. No. 61 & 62;
West by:- Sy. No. 29;
North by:- Sy. No. 61 and 28;
South by:- Sy. No. 59.

KEY NOTES: -

Sy. No.	60
Extent of Land	3 Acres and 31 Guntas
Status of Conversion	Agricultural
Zoning Regulations	Identified as Residential Zone as per CDP-2031
Abutting to Nala	None
Land Origin Type	Ancestral
Title Traced From	1931
Tenancy Rights	None
Pending Litigation	None
Lease Hold Rights	None
Mortgage/Charge	None
Land Acquisition	None
Present Owner/Khatedar	Narahari Ventures LLP
Parties to the Deed/ Agreement	Same as above
Any Encumbrance Created	None
Any major concern on title	None





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I. DOCUMENTS FURNISHED:-

SL. NO	DATE	DESCRIPTION OF THE DOCUMENTS
1.		Online Copy of the Village Map of Chikkatirupati Village of Lakkur Hobli, Malur Taluk Kolar District.
2✓		Moola Tippani Nakal issued by the office of the Superintendent, Department of Land Records and Land Survey, Malur Taluk in respect of Sy.No.60 measuring 3 Acres and 31 Guntas situated Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
3✓		Akaraband issued by office of the Tahsildar, Malur Taluk in respect to Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District
4✓	15.08.1931	Sale Deed executed by Mr. Kureshappa @ Muneppa son of Mr. Giddappa in favour of Mr. Sapalappa son of Mr. Hucchappa in respect of Sy. No. 60 measuring 1 Acres 35½ Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 192/1931-32 in Book-I Volume No.257 at Pages 98 to 103 in the office of the Sub Registrar, Malur).
5✓		Records of Rights bearing No.85 issued by office of the Tahsildar, Malur Taluk in respect of Sy. No. 60 in the name of Mr. Sapalappa.
6✓	06.06.1940	Sale Deed executed by i) Mr. Kureshappa son of Mr. Giddappa and ii) Mr. Sampalappa son of Mr. Hucchappa in favour of Mr. Doddappanna son of Mr. Gumma Reddy in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 1537/1939-40 in Book-I, Volume No.347 at Pages 186 to 188 in the office of the Sub Registrar, Malur).
7✓		Mysore Settlement Register issued by the office of the Shirastedar, Malur Taluk, in respect of Sy. No. 60 measuring 3 Acres 31 Guntas in the name of Mr. Doddappanna son of Mr. Gumma Reddy.





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8 ✓		RTC/Pahani for the period from 1965-66 to 1970-71 issued by office of the Tahsildar, Malur Taluk in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. Doddappaanna Son of Mr. Gumma Reddy.
9 ✓	22.01.2023	Non-Availability Endorsement bearing No: RK/RTI/CR/562/2023-24 issued by office of the Deputy Tahsildar, Malur Taluk, stating the non-availability of RTC for the period 1971-72 to 1980-81 in respect of Sy. No. 60 situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
10 ✓		RTC/Pahani for the period from 1980-81 to 1984-85 issued by office of the Tahsildar, Malur Taluk in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. Doddappaanna Son of Mr. Gumma Reddy.
11 ✓	31.08.2023	Non-Availability Endorsement bearing No: RK/RTI/CR/ /2023-24 issued by office of the Deputy Tahsildar, Malur Taluk, stating the non-availability of RTC for the period 1985-86 to 1990-91 in respect of Sy. No. 60 situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
12 ✓		RTC/Pahani for the period from 1991-92 to 1994-95 issued by office of the Tahsildar, Malur Taluk in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. Doddappaanna Son of Mr. Gumma Reddy.
13 ✓	11.01.2024	Non-Availability Endorsement bearing No: RK/RTI/CR/565/2023-24 issued by office of the Deputy Tahsildar, Malur Taluk, stating the non-availability of RTC for the period 1995 to 2001 in respect of Sy. No. 60 situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
14 ✓	28.02.2023	Notarized Family Tree of Mr. Venkatasami Reddy sworn by his son Mr. Chandrashekhara Reddy disclosing the names of his family members.





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15	09.05.2024	Notarized Family tree of Mr. Doddappa Reddy sworn by Mr. Chandrashekhara Reddy disclosing his legal heirs
16		Mutation Register Extract bearing No. 15/1999-2000 issued by the office of the Tahsildar, Malur Taluk for Sy. No.60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk and Kolar District in the name of Mr. Chandrashekhara Reddy.
17		RTC/Pahani for the period from 2001-02 to 2013-14 issued by office of the Tahsildar, Malur Taluk in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. V Chandrashekar Reddy son of Mr. Venkataswami Reddy.
18	31.08.2023	Non-Availability Endorsement bearing No: RK/RTI/CR/2023-24 issued by office of the Deputy Tahsildar, Malur Taluk, stating the non-availability of Mutation Register Extract bearing No. 15/1990-91 in respect of Sy. No. 60 situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
19	22.12.2023	Non-Availability Endorsement bearing No: RK/RTI/CR/562/2023-24 issued by office of the Deputy Tahsildar, Malur Taluk, stating the non-availability of Inheritance Register Extract bearing No.209/99-00 in respect of Sy. No. 60 situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
20	15.12.2014	Mortgage Deed executed by Mr. V. Chandrashekar Reddy in favour of Primary Co-operative Society, Jayamangala in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 07194/2014-15 in Book-I, stored in CD No. MLRD112 in the office of the Sub Registrar, Malur).

With
SL No. 8813





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21.		Mutation Register Extract bearing No. T14/2014-15 issued by the office of the Tahsildar, Malur Taluk in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District, reflects the creation of mortgage Mr. V. Chandrashekar Reddy in favour of Prathamika Krushi Pattina Agricultural Seva Sahakara Sanga Jayamangala (for creation of mortgage).
22.		RTC/Pahani for the period from 2014-15 to 2019-20 issued by office of the Tahsildar, Malur Taluk in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. V Chandrashekar Reddy son of Mr. Venkataswami Reddy.
23.	10.10.2019	Discharge of Mortgage Deed executed by Primary Co-Operative Society Jayamangala in favour of Mr. V. Chandrashekar Reddy in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 4296/2019-20 in Book-I, stored in CD No. MLRD368 in the office of the Sub Registrar, Malur).
24.	05.11.2019	Mortgage Deed executed by Mr. V. Chandrashekar Reddy in favour of DCC Bank Ltd, Malur in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 04929/2019-20 in Book-I, stored in CD No. MLRD385 in the office of the Sub Registrar, Malur).
25.		Mutation Register Extract bearing No. T16/2019-20 issued by the office of the Tahsildar, Malur Taluk in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District reflects the creation of mortgage Mr. V. Chandrashekar Reddy in favour of DCC Bank Ltd, Malur (for creation of mortgage).
26.		RTC/Pahani for the period from 2020-21 to 2024-25 issued by office of the Tahsildar, Malur Taluk in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. V Chandrashekar Reddy son of Mr. Venkataswami Reddy.





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27	15.03.2023	Discharge Deed executed by DCC Bank Ltd, Malur in favour of Mr. V. Chandrashekar Reddy in respect of Sy. No. 60 measuring 3 Acres 31 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 11572/2022-23 in Book-I, stored in CD No. MLRD1236 in the office of the Sub Registrar, Malur).
28	30.10.2024	Sale Deed executed by (i) Mr. Chandrashekhara Reddy V (ii) Mrs. Suma V, (iii) Miss. Chandana, (iv) Mrs. Raksha, (v) Mrs. Deeksha C Serial No. (ii) to (v) are the wife and children of Mr. Chandrashekar Reddy (vi) Mrs. Saralamma Sarvesh Reddy @ Sarala, (vii) Mrs. Ambujamma Krishna Reddy @ Ambuja (viii) Mr. R. Prakash Reddy (ix) Mrs. Harshitha x) Mrs. Divya P xi) Mrs. Bhavya Krishna Reddy, Serial No. (viii) to (xi) are the legal heirs of late Mrs. Sridevi daughter of late Mr. Venkatshami Reddy xii) Mrs. Sukanya serial No.(i),(vi),(vii) and (xii) are children of late Mr. Venkatshami Reddy (i)Mr. Sridhara @ A. V. Sridhar and (ii) Mr. A.V.Prasanna sons of late Mr. A.Y. Venkatswamy Reddy (confirming Parties) in favour of NARAHARI VENTURES LLP. a Limited Liability Partnership Firm, represented by its Partner Mr. Adarsh Narahari (represented by his SPA holder Mr. Tejas M) in respect of Sy. No.60 measuring 3 Acres and 31 Guntas situated Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No.MLR-1-07264-2024-25 in Book No.1 in the office of the Sub Registrar Malur).
29	21.09.2024	Nil Tenancy Certificate bearing No.RD0038837185951 issued by the office of the Tahsildar, Malur Taluk, Kolar District in respect to Sy. No. 60 measuring 3 Acres and 31 Guntas situated Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
30	23.09.2024	Encumbrance Certificate bearing S. A. No. 2884/2024-25 covering for the period 01.04.1920 to 31.03.1961 in respect of Sy. No. 60 situated Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District reflects the (i) Sale Deed dated 30.09.1926 registered as Document No. 438/1926-27; (ii) Mortgage Deed dated 25.06.1931 registered as Document No: 1478/1931-32, (iii) Sale Deed dated 20.08.1931 registered as Document No: 192/1931-32, (iv) Sale Deed dated 06.06.1940 registered as Document No: 1537/1940-41.





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31	26.12.2023	Encumbrance Certificate bearing S. A. No. 4744/2203-24 covering for the period 01.04.1920 to 31.03.1965 in respect of Sy. No. 60 situated Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District reflects the (i) Mortgage deed dated 25.06.1931 registered as Document No: 1478/1931-32, (i) Sale deed dated 20.08.1931 registered as Document No: 192/1931-32, (i) Sale deed dated 06.06.1940 registered as Document No: 1537/1940-41.
32	01.09.2023	Nil Encumbrance Certificate bearing S. A. No.2774/2023-24 covering for the period from 01.04.1965 to 31.03.2004 in respect of Sy. No. 60 situated Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
33	30.08.2023	Encumbrance Certificate bearing S. A. No.963996/2023-24 covering for the period 01.04.2004 to 29.08.2023 in respect of Sy. No. 60 situated Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District reflects the (i) Mortgage deed dated 15.12.2014 registered as Document No: 07194/2014-15, (i) Mortgage deed dated 10.10.2019 registered as Document No: 04296/2019-20, (i) Mortgage deed dated 05.11.2019 registered as Document No: 04929/2019-20, (i) Mortgage deed dated 15.03.2023 registered as Document No: 11572/2022-23.
34		Online referred Encumbrance Certificate for the period from 31.03.2023 to 05.11.2024 issued by the Sub-Registrar Kolar Taluk in respect of Sy. No. 60 measuring 3 Acres and 31 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District, reflects the Sale Deed dated 30.10.2024 bearing Document No. MLR-1-07264-2024-25.





II. TRACING OF THE TITLE :-

1. Upon review of the above furnished documents and from review of the Village Map of Chikkatirupati (**Document No. 1**) it is evident that an agriculture land bearing Sy. No. 60 coming under the purview of Chikkatirupati Village, Lakkur Hobli, Malur Taluk and Kolar District.
2. From the review of Moola Tippani Nakal (**Document No. 2**) we understand the shape, boundaries of Sy.No.60 and also ascertained the measurement as 3 Acres and 31 Guntas (**Sy. No. 60**).
3. From the review of Akaraband (**Document No. 3**) it is evident that Sy. No. 60 is having 3 Acres and 31 Guntas as a cultivable land, there is no kharab land in it.
4. From the recitals of the Sale Deed dated 15.08.1931 (**Document No. 4**) we understand that one Mr. Muniga conveyed the Sy. No. 60 in favour of Mr. Kureshappa @ Muneppa under a Sale Deed dated 30.09.1926 registered as Document No. 438/19626-27 and the same entry is also reflecting in the encumbrance certificate (explained below). It is to note that the said Sale Deed dated 30.09.1926 is not available for our review.
5. Pursuant to the above, the aforesaid Mr. Kureshappa @ Mr. Muneppa sold half extent of land in Sy. No. 60 i.e., 1 Acre 35½ Guntas, in favour of his son-in-law **Mr. Sapalappa** vide aforesaid Sale Deed dated 15.08.1931 (**Document No. 4**). Accordingly, Mr. Sapalappa applied and obtained khatha in respect to the purchased extent of 1 Acre and 35 ½ Guntas in Sy. No. 60 in his name as could be evident from Record of Rights bearing No. 85 (**Document No. 5**) as khatedar.
6. From the review of a Sale Deed dated 06.06.1940 (**Document No. 6**) it is evident that Mr. Muneppa @ Mr. Kureshappa along with his son-in-law Mr. Sapalappa together sold the entire land of Sy. No. 60 (*which includes retained ½ Portion of Mr. Muneppa @ Mr. Kureshappa and remaining ½ portion of Mr. Sapalappa*), to **Mr. Doddappa**. Accordingly, Mr. Doddappa applied and obtained khatha for Sy. No. 60 in his name as could be evident from Settlement Register & RTC/Pahani for the period covering from 1965-66 to 1970-71, 1980-81 to 1984-85, 1991-92 to 1994-95 (**Document No. 7, 8, 10 & 12**) as khatedar for the same. *It is pertinent to note that during his time his children namely; Mr. Kakappa and Mr. Gumma Reddy were cultivating Sy. No. 60, hence, their name was appearing in Column No. 12 of the RTCs for the period 1965-66 to 1970-71 and later years it was standing in the name of Mr. Venkatasami Reddy son of Mr. Gumma Reddy as the cultivator.*
7. On our inspection of the provided documents, we could ascertain that Mr. Doddappa had three sons namely Mr. Kakappa, Mr. Gumma Reddy and Mr. Nanja Reddy (as explained below in the family tree) and all of them had orally partitioned





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during the life time of Mr. Doddappa. Accordingly, Sy. No. 60 was allotted to the share of Mr. Gumma Reddy who was pre-deceased, hence, Mr. Venkatasami Reddy name was reflecting in Column No. 12 of the RTCs as cultivator; and Mr. Kakappa was allotted with Sy. No. 116 of Jagadenahalli Village and Mr. Nanja Reddy was allotted with Sy. No. 5 of Jagadenahalli Village, hence, all of them have separated from the status of joint family property of Mr. Doddappa.

8. *It is also pertinent to note here that we have not provided with the RTC/Pahani for the period 1971-72 to 1980-81, 1985-86 to 1990-91 and 1995 to 2001, however, in lieu of the same we have provided with the Non Availability Endorsements dated 22.01.2023, 31.08.2023 and 11.01.2024 (Documents No. 9, 11 & 13) disclosing said RTC/Pahani's are currently not available in the concerned department.*
9. From the review of Notarized Family Tree of Mr. Venkatasami Reddy dated 28.02.2023 and Mr. Doddappa Reddy dated 09.05.2024 (Document No. 14 & 15) it is evident that Mr. Doddappa is survived with following as his legal heirs;

Mr. Doddappa (d)

↓
Muninanjamma (w) (d)

Guma Reddy (d)
Akkamma (w) (d)

Kaka Reddy(d)
Akkamma (d)

Nanja Reddy (d)
Kanthamma (d)

Venkatasami Reddy(d)
Padmamma(d)

Munireddy(d)
Motamma (d)

Ramaiah Reddy (d)
Akkayamma (d)

- Chandrashekhara Reddy (Mrs. Suma (w)
Deeksha C
Raksha C and
Mr. Chandana C)
- Sarala
- Ambuja
- Sridevi (d)
R.Prakash Reddy (h)
Harshitha
Divya
Bhavya
- Sukanya

Gurumurthy(d)
Munireddy (d)
Narayana Reddy (d)
Venkata Reddy (d)
Appanna Reddy (d)
Rukkamma
Parwathamma

Sathyanarayana Reddy
Raveendra Reddy
Saraswathamma
Gopala Reddy
Krishna Reddy





10. As mentioned above, Sy. No. 60 was allotted to the share of Mr. Gumma Reddy (and he was survived by his only child Mr. Venkatesh Reddy; and upon the death of him, his only male survivor Mr. Chandrashekhara Reddy applied and obtained khatha for Sy. No. 60 in his name and holding khatha on behalf of his family members and for his 4 sisters vide an Inheritance Register Extract bearing No. 209/1999-2000 and Mutation Register Extract bearing No. 15/1999-2000 (**Document No.16**); and later the same is reflecting in RTCs/Pahani for the period covering from 2001-02 to 2024-25 (**Document No. 17, 22 & 26**). It is to note that we have not been provided with the said Inheritance Register Extract bearing No. 209/1999-00 for our review, however in lieu of the same we have provided with the Non Availability Endorsements dated 31.08.2023 and 22.12.2023 (**Documents No. 18 & 19**) for our review.
11. From the review of Mortgage Deed dated 15.12.2014 (**Document No. 20**) it is evident that Mr. Chandrashekar Reddy created a mortgage in favour of Primary Co-Operative Society Jayamangala in respect of Sy. No. 60 and the said mortgage is recorded in Mutation Register Extract No: T14/2014-15 and also reflected in Column No. 11 of RTC/Pahani for the period covering from 2014-15 to 2019-20 (**Document Nos. 21 & 22**). However, later on the said mortgage is discharged as evident from the Discharge of Mortgage Deed dated 10.10.2019 (**Document No. 23**) executed by Primary Co-Operative Society in favour of Mr. Chandrashekar.
12. From the review of Mortgage Deed dated 05.11.2019 (**Document No. 24**) it is evident that pursuant to the above Mortgage Deed, Mr. Chandrashekar created another mortgage in favour of DCC Bank Malur Taluk in respect of Sy. No. 60 and the said Mortgage entry is recorded in Mutation Register Extract No: T16/2019-20 and also reflected in Column No. 11 of the RTC/Pahani for the period covering from 2020-21 to 2024-25 (**Document Nos. 25 & 26**). However, same is discharged as evident from the Discharge of Mortgage Deed dated 15.03.2023 (**Document No. 27**) executed by DCC Bank in favour of Mr. Chandrashekar.
13. Further to the same from the review of the Sale Deed dated 30.10.2024 (**Document No.28**) it is evident that Mr. Chandrashekhara Reddy V along with his wife and children and remaining legal heirs of late Mr. Venkatshami Reddy and Mr. Sridhara @ Mr. A. V. Sridhar and Mr. A. V. Prasanna (*confirming Parties*) have together conveyed Sy. No.60 in favour of NARAHARI VENTURES LLP, a Limited Liability Partnership Firm, represented by its Partner Mr. Adarsh Narahari. *It is pertinent to note here that confirming parties are the brother in laws of Mr. Chandrashekhara Reddy V and Confirming Party were intended to purchase the Sy. No.60 by an oral understanding and have paid certain sale consideration to Mr. Chandrashekhara Reddy and due to changed circumstances confirming parties are no longer intended to purchase the land and therefore they have joined as confirming parties to this sale deed to avoid any future claims over the land.*





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14. From the review of the Nil Tenancy Endorsement dated 21.09.2024 (**Document No. 29**) it is evident that no tenancy applications are filed or pending for Sy. No. 60 under Karnataka Land Reforms Act, 1961 as on the date of Endorsement.
15. From the review of the Encumbrance Certificate dated 23.09.2024 (**Document No. 30**) covering for the period from 01.04.1920 to 31.03.1961 in respect of Sy. No. 60 discloses registered transactions for its respective period. Apart from the same, there are no other transactions reflected therein.
16. From the review of the Encumbrance Certificate dated 26.12.2023 (**Document No. 31**) covering for the period from 01.04.1920 to 31.03.1965 in respect of the Sy. No. 60 discloses registered transactions for its respective period. However said Encumbrance Certificate does not disclose Sale Deed dated 30.09.1926 registered as Document No. 438/1926-27, however same is covered in aforesaid Encumbrance Certificate.
17. From the review of the Nil Encumbrance Certificate dated 01.09.2023 (**Document No. 32**) covering for the period from 01.04.1965 to 31.03.2004 for Sy. No. 60 discloses no registered transactions for its respective period.
18. From the review of the Encumbrance Certificate dated 30.08.2023 (**Document No. 33**) covering for the period from 01.04.2004 to 29.08.2023 for Sy. No. 60 discloses registered transactions for its respective period. Apart from the same, there are no other transactions reflected therein.
19. From the review of the online referred Encumbrance Certificate (**Document No. 34**) covering for the period from 31.03.2023 to 05.11.2024 for Sy. No. 60 discloses registered transactions for its respective period. Apart from the same, there are no other transactions reflected therein.





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III. OPINION: -

Taking into consideration on the aforesaid documents and subject to our observations, we are of the opinion that **NARAHARI VENTURES LLP** is the absolute owner of the **Sy. No. 60** and it shall have a good and marketable title to enter into any kind of transaction on Sy. No. 60 or portion thereof, **subject to production of the following documents:**

1. Nadakacheri Family Tree of Mr. Venkatasami Reddy disclosing the names of his children and grandchildren.
2. Nadakacheri Family tree of Mr. V Chandrashekar Reddy.
3. Death Certificate of Mrs. Sridevi daughter of late Mr. Venkatasami Reddy
4. Nadakacheri Family Tree of Mrs. Sridevi disclosing the names of her children.

Yours faithfully,

Sadananda & Co
Sadananda & Co
Legal Consultants



November 06, 2024

To,

NARAHARI PROPERTY HOLDING LLP

Office No. 22, 5th Floor,
Hara Chambers, KH Road,
Bengaluru – 560 027.

Sub: - Due Diligence Report for the below mentioned Schedule Property:-

SCHEDULE PROPERTY

All that piece and parcel of agricultural property bearing Sy. No. 61/3 measuring 01 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Tauk, Kolar District and bounded as follows:-

East By :- Village Boundary of Alambadi Village;
West By :- Land bearing Sy. No. 60;
North By :- Land bearing Sy. No. 61/2; and
South By :- Land bearing Sy. No. 61/6;

KEY NOTES: -

Sy. No.	61/3
Extent of Land	1 Acre and 20 Guntas
Status of Conversion	Agricultural
Zoning Regulations	Identified as Residential Zone as per CDP-2031 of Malur Planning Authority
Abutting to Nala/	None
Land Origin Type	Ancestral
Title Traced From	1961
Tenancy Rights	None
Pending Litigation	None
Lease Hold Rights	None
Mortgage/Charge	None
Land Acquisition	None
Present Owner/Khatedar	Narahari Ventures LLP
Parties to the Deed/Agreement	Same as above
Any Encumbrance Created	None
Any major concern on title	None





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II. DOCUMENTS FURNISHED:-

SL. NO	DATE	DESCRIPTION OF THE DOCUMENTS
1.		Online Copy of the Village Map of Chikkatirupati Village of Lakkur Hobli, Malur Taluk Kolar District.
2✓		Moola Tippani/Karda Nakal issued by office of Revenue Inspector, Department of Survey Settlement and Land Records, Malur Taluk, Kolar District in respect to Sy. No. 61 measuring 4 Acres and 39 Guntas excluding 20 Guntas of kharab situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk and Kolar District.
3✓		Khethuvaru Pattrike issued by the office of the Tahsildar, Malur Taluk, in respect to Sy. No. 61 measuring 4 Acres and 39 Guntas (excluding 20 Guntas of kharab), situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk and Kolar District in the name of Mr. Muniga .
4.	16.01.2024	Endorsement bearing No. LND.T.CR. 9820/2023-24 issued by the office of the Tahsildar, Malur Taluk, Kolar District in respect to Sy. No. 61 measuring 4.75 Acres.
5✓	06.07.1938	Hissa Tippani Issued by the office of The Revenue Inspector, Department of Land Settlement and Land Records Malur Taluk and Kolar District in respect to Sy. No. 61 measuring 4 Acres 39 Guntas excluding 20 Guntas of kharab situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
6✓		RR Pakka Book Nakal Issued by the office of The Revenue Inspector, Department of Land Settlement and Land Records Malur Taluk and Kolar District in respect to Sy. No. 61 measuring 4 Acres 39 Guntas excluding 20 Guntas of kharab situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
7✓		Records of Rights bearing No.88 issued by office of the Tahsildar, Malur Taluk in respect of Sy. No. 61/3 in the name of Mr. Muniya son of Mr. Ramaguruva.





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8. ✓		RTC/Pahani for the period from 1965-66 to 1974-75 issued by the Tahsildar, Malur Taluk in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. Munishami son of Mr. Ramaguruva.
9. ✓		Akaraband issued by office of the Revenue Inspector. Department of Land Records, Malur in respect of Sy.No.61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
10. ✓	27.04.1961	Sale Deed executed by Mr. Gumma Reddy son of Mr. Dodda Appanna in favour of Mr. Venkatappa son of Mr. Muneppa in respect of Sy. No. 61/3 measuring 1 Acre and 16 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 365/1961-62 in Book No. I volume No. 731 at Pages 9 to 10 in the office of Sub-Registrar Malur).
11. ✓	03.05.1962	Sale Deed executed by Mr. Venkatappa son of Mr. Muneppa in favour of Mrs. Channamma wife of Mr. Papaiah in respect of Sy. No. 61/3 measuring 1 Acre and 16 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 393 of Book No. I stored in Volume No. 756 Pages No. 147-150 in the office of Sub-Registrar Malur).
12. ✓	20.02.1964	Sale Deed executed by Mrs. Channamma wife of Mr. Papaiah in favour of Mr. Chikkamuneppa son of Mr. Munikallappa in respect of Sy. No. 61/3 measuring 1 Acre and 16 Guntas (excluding 04 Guntas Kharab Land) situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 2575 of Book No. I stored in Volume No. 801 Pages No.55 to 56 in the office of Sub-Registrar Malur).
13. ✓		RTC/Pahani for the period from 1975-76 to 1984-85 issued by the Tahsildar, Malur Taluk in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. Chikkamuneppa son of Mr. Munikallayya.





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14 ✓	22.12.2023	Non Availability Endorsement bearing No: RTI/CR/563/2023-24 issued by the office of the Tahsildar, Malur Taluk for non-availability of RTC for the period from 1985-86 to 1990-91, MR No. 42/ 2775/1968-69 in respect of Sy. No.61/3 situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.
15 ✓	31.08.2023	Non Availability Endorsement bearing No: RK. RTC. CR. 120/2023-24 issued by the office of the Tahsildar, Malur Taluk for non-availability of RTC for the period from 1965-66 to 2000 and Index of Land and Record of Rights in respect of Sy. No.61/3 situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.
16 ✓		RTC/Pahani for the period from 1991-92 to 2003-04 issued by the Tahsildar, Malur Taluk in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. Chikkamuneppa son of Mr. Munikallayya.
17		Family Tree of Mr. Chikkamuniyappa issued by the office of the Village Accountant, Malur disclosing the names of his children and grandchildren.
18 ✓		Mutation Register Extract bearing No. 27/2003-04 issued by the Tahsildar, Malur Taluk in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District the name of Mrs. Ratnamma wife of Mr. Chikkamuneppa (reflects pavathi)
19 ✓		RTC/Pahani for the period 2004-05 to 2005-06 issued by the Tahsildar, Malur Taluk in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District the name of Mrs. Ratnamma wife of Mr. Chikkamuneppa
20 ✓	22.12.2003	Agreement to Sell executed by i) Mrs. Ratnamma wife of Mr. Chikkamuneppa ii) Mr. Kallappa son of Mr. Chikkamuneppa in favour of Mr. D. Gopalappa son of Mr. Doddappa in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (Registered as document No.





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		MLR- 2236/2003-04 in Book No. I stored in CD No. MLRD I in the office of Sub-Registrar Malur).
21✓	01.09.2005	Cancellation of Agreement to Sell executed by Mr. D. Gopalappa son of Mr. Doddappa in favour of i) Mrs. Ratnamma wife of Mr. Chikkamuneppa ii) Mr. Kallappa son of Mr. Chikkamuneppa in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. MLR- 01461-2005-06 in Book No. I stored in CD, No. MLRD12 in the office of Sub-Registrar Malur)
22✓	23.08.2005	Agreement to Sell executed by i) Mrs. Ratnamma wife of Mr. Chikkamuneppa ii) Mr. Kallappa son of Mr. Chikkamuneppa Master Arjith and Master. Chaitanya represented as natural Guardian his father Mr. Kallappa in favour of Mr. T.K Muniyappa son of Mr. Kampeerappa in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. MLR- 1344/2005-06 in Book No. I stored in CD No. MLRD12 in the office of Sub Registrar Malur).
23.	08.10.2005	Unregistered Agreement to Sell executed by i) Mr. T.K. Muniyappa son of Mr. Kampeerappa for self well as GPA holder of Mrs. Ratnamma in favour of Mr. M. Raamu son of Mr. Muniswamy in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.
24✓	21.11.2005	Sale Deed executed by i) Mrs. Ratnamma wife of Chikkamuniyappa, ii) Mr. Kallappa, iii) Mrs. Lakshamma, iv) Mrs. Muniyamma, v) Mrs. Narayanamma all are children of late Mr. Chikkamuniyappa in favour of Mr. Muniswamy son of Mr. Moogappa in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati village, Lakkur Hobli, Malur Taluk. Kolar District (registered as Document No. MLR-1-02217-2005-06 in Book No. I stored in CD No. MLRD13 in the office of Sub-Registrar Malur)
25✓		Mutation Register Extract bearing No. 46/2005-06 issued by the Tahsildar, Malur Taluk in respect of Sy. No. 61/3





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		measuring 1 Acre And 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. Muniswamy son of Mr. Moogappa (reflects Sale).
26✓		RTC/Pahani for the period from 2006-07 and 2007-08 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupathi Village, Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. Muniswamy son of Mr. Moogappa.
27✓	30.01.2019	Nadakacheri Family Tree of Mr. M. Raamu son of Late Mr. Muniswamy issued by the Deputy Tahsildar, Kolar.
28✓	08.08.2007	Death Certificate of Mr. Muniswamy son of Late. Mr. Moogappa issued by office of the Chief Registrar of Births and Deaths evidencing his death on 30.07.2007.
29✓	06.05.2019	Death Certificate of Mrs. Venkatamma wife of Mr. Muniswamy issued by office of the Chief Registrar of Births and Deaths evidencing his death on 30.04.2019
30✓		Mutation Register Extract bearing No. 22/2007-08 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/3 measuring 1 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District in the names of (1) Mr. M. Munivenkatappa son of Muniswamy (2) Mr. Munikrishnappa son of Mr. Muniswamy (3) Mr. M. Naagaraju son of Mr. Muniswamy (4) Mr. Muniraju son of Mr. Muniswamy (5) Mr. M. Naaryanaswamy son of Mr. Muniswamy (6) Mr. M. Raamu son of Mr. Muniswamy (reflects pavathi)
31✓		RTC/Pahani for the period from 2008-09 to 2021-22 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/3 measuring 01 Acre and 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District in the names of 1) Mr. M. Munivenkatappa son of Muniswamy (2) Mr. Munikrishnappa son of Mr. Muniswamy (3) Mr. M. Naagaraju son of Mr. Muniswamy (4) Mr. Muniraju son of Mr. Muniswamy (5) Mr. M. Naaryanaswamy





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		son of Mr. Muniswamy (6) Mr. M. Raamu son of Mr. Muniswamy
32✓	30.11.2022	Sale Deed executed by 1. Mr. Munivenkatappa son of Mr. Muniswamy, 2. Mrs. Manjula. M Daughter of Munivenkatappa 3. Mr. Shrinivas son of Mr. Munivenkatappa 4. Mr. Muruli M. Son of Mr. Munivenkatappa 5. Mr. Munikrshnappa son of late Mr. Muniswamy 6. Mr. Veerendra Murthy. M son of Mr. Munikrshnappa. M 7. Mr. Mahendra Kumar son of Mr. Munkrshnappa 8. Mr. Nagaraju. M son of late Mr. Muniswamy 9. Mr. Santhosh Kumar son of Mr. Naagaraju 10. Mrs. Sangeetha @ Raani daughter of Naagaraju M 11. Mr. Muniraju son of Mr. Muniswamy, 12. Mrs. Swathi. M Daughter of Mr. Muniraju. 13. Mr. Mohan. M son of Mr. Muniraju, 14. Mr. Naarayanawamy M son of late Mr. Muniswamy, 15. Mr. M. Raamu son of late Mr. Muniswamy 16. Master. Shashwat.P.R son of Mr. M. Raamu, 18. Kumari Jahnvi P.R daughter of Mr. M. Raamu in favour of Mr. A.V. Prasanna son of Mr. Venkataswamy Reddy, in respect of Sy. No. 61/3 measuring 1 Acre 20 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (registered as document No. 8057/2022-2023 in Book No. 1 stored in CD No. MLRD1161 in the office of Sub-registrar Malur Taluk.).
33.		Mutation Register Extract bearing No. H38/2022-23 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/3 measuring 1 Acre 20 Guntas in the names of Mr. A. V. Prasanna son of late Mr. A.Y. Venkataswamy Reddy (reflects Sale)
34✓		RTC/Pahani for the period from 2022-23 to 2024-25 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/3 measuring 1 Acre 20 Guntas in the names of Mr. A.V. Prasanna son of Late Mr. A. Y. Venkataswamy.
35.	29.11.2023	Memorandum Of Understanding entered between Mr. A. V. Prasanna son of late Mr. A.Y. Venkataswamy Reddy and Mr. Mariraju A H son of Mr. Arogya Swamy in respect of Sy. No.61/3 measuring 1 Acre and 20 Guntas and Sy. No. 61/6 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk and Kolar District.





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36✓	30.10.2024	Sale Deed executed by Mr. A.V. Prasanna son of late Mr. A.Y. Venkataswamy Reddy and Mr. Mariraju A H son of Mr. Arogya Swamy (confirming Party) in favour of Narahari Ventures LLP , a Limited Liability Partnership, represented by its Partner, Mr. Adarsh Narahari (represented by his Power of Attorney Holder Mr. Tejas M, in respect of Sy. No.61/3 measuring 1 Acre and 20 Guntas and Sy. No. 61/6 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk and Kolar District (registered as Document No. MLR-1-07268-2024-25 in Book No. I in the office of Sub-Registrar Malur).
37.	08.12.2023	Endorsement bearing No. PTCL.CR: 670/2023-24 issued by the office of the Tahsildar, Kolar in respect of Sy.No. 61/3, 61/4 and 61/6 situated at Chikkathirupathi Village of Lakkur Hobli, Malur Taluk and Kolar District under Karnataka Scheduled Caste and Scheduled Tribes (Prohibition on Transfer of Certain Lands) Act, 1978.
38.	13.12.2023	Endorsement bearing No. LND.CR.96/2023-24 issued by the office of the Tahsildar, Kolar in respect of Sy.No. 61/3, 61/4 and 61/6 situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk and Kolar District under Land Reforms Act. 1961.
39✓	24.11.2023	Encumbrance Certificate bearing No. 4076/20223-24 covering for the period from 01.04.1950 to 31.03.1997 issued by Sub-Registrar, Maaluru in respect of Sy. No. 61/3 measuring 1 Acre 16 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Kolar District.
40✓	31.08.2005	Nil Encumbrance Certificate bearing No. 1903/2005-046 covering for the period from 01.04.1992 to 23.08.2005 issued by Sub-Register, Malur in respect of Sy. No.61/3 measuring 1Acre and 16 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.
41✓	19.09.2024	Encumbrance Certificate covering for the period from 01.04.2004 to 18.09.2024 issued by sub-Register, Malur in respect of Sy. No. 61/3 measuring 01 Acre and 16 Guntas situated at Chikkatirupati village, Lakkur Hobli, Malur Taluk, Kolar District reflects Cancellation Deed dated 01.09.2005 bearing Document No.1461/2005-06, Agreement to Sale





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		dated 23.08.2005 bearing Document No.1344/2005-06 Sale Deed dated 06.12.2022 bearing Document No. 2217/2005-06 Sale Deed Dated 06.12.2022 Document No. 8057/2022-23.
42.		Online referred Encumbrance Certificate for the period from 18.09.2024 to 05.11.2024 issued by sub-Register, Malur in respect of Sy. No. 61/3 measuring 01 Acre and 20 Guntas situated at Chikkatirupati village, Lakkur Hobli, Malur Taluk, Kolar District reflects Sale Deed dated 30.10.2024 bearing Document No. MLR-I-07268-2024-25.

II. TRACING OF THE TITLE :-

1. Upon review of the above furnished documents and from review of the Village Map of Chikkatirupati (**Document No. 1**) it is evident that an agriculture land bearing Sy. No. 60 coming under the purview of Chikkatirupati Village, Lakkur Hobli, Malur Taluk and Kolar District.
2. Further from the review of Moola Tippani Nakal/Karda Nakal (**Document No. 2**) we understand the shape, boundaries of Sy. No. 61 and also ascertained the measurement as 4 Acres and 39 Guntas excluding 20 Guntas of kharab (Sy. No. 61) and same was originally belonging to **Mr. Muniga**.
3. From the review of Kethuvaru Patrike (**Document No. 3**) it is evident that there is an entry of revenue order dated 03.11.1926 in respect to Sy. No. 61 in favour of **Mr. Muniga**. *It is pertinent to note here that aforesaid revenue order is not provided for our review, however we have provided with an endorsement dated 16.01.2024 (Document No. 4) issued by the office of the Deputy Tahsildar, Malur Taluk, wherein it is mentioned that Sy. No. 61 is not a grant land and there is no indication of grant in any subsequent revenue records for Sy. No. 61, therefore considering the said endorsement we are of the opinion that Sy. No. 61 is not a granted land.*
It is also pertinent to note here that further to the aforesaid revenue order said Mr. Muniga transferred the Sy. No. 61 in favour of Mr. Muniga son of Mr. Rama Guruva vide Transfer Deed dated 20.06.1927 registered as Document No. 106/1926-27. We have not provided with the said transfer deed for our review, however considering the fact that we could ascertain the title of Sy. No. 61 since 1938 as discussed below and also considering the antiquity of the document we are not insisting for the same.
4. From the review of Hissa Survey Tippani Nakal dated 06.07.1938 and RR Pakka Book Nakal (**Document No. 5 & 6**) it is evident that Sy. No. 61 was partitioned between the brothers of Mr. Muniga namely; Mr. Muniga himself, Mr. Munivenkatiga and Mr.





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Chikkaguttiga sons of late Mr. Ramaguruva. Accordingly, Sy. No. 61 was divided into five Sub Survey Numbers which is as below: -

Sy No	Acre	Guntas	Kharab	Name of the Khatedar
61/1	00	32	05	Mr. Muniga, Mr. Munivenkatiga and Mr. Chikkaguttiga
61/2	01	19	06	Mr. Chikkaguttiga
61/3	01	16	04	Mr. Muniya
61/4	01	05	03	Mr. Munivenkatiga
61/5	00	08	01	Mr. Muniga

5. Further to the same, the khatedar of Sy. No. 61/3 namely, Mr. Muniya @ Mr. Munishami (he was also referred as Mr. Muneppa) applied and obtained khatha for Sy. No. 61/3 in his name as could be evident from Records of Rights bearing No. 88 and RTC/Pahani for the period 1965-66 to 1974-75 (**Documents No. 7 & 8**).

It is pertinent to note here that as per RR Pakka Book Nakal there was 04 Guntas of kharab land in Sy.No.61/3, however said Kharab land is later on converted into cultivable land as per all the revenue records. In this regard, we insist to provide a Secondary Re-Classification Records to corroborate the kharab extent as cultivable extent.

6. From the review of Akaraband (**Document No. 9**) it is evident that Sy.No.61/3 is having 1 Acre and 20 Guntas of cultivable land, and is no kharab land in it.
7. From the review of the Sale Deed dated 27.04.1961 (**Document No. 10**) it is evident that one Mr. Gumma Reddy sold Sy. No. 61/3 to Mr. Venkatappa. *It is pertinent to note here that we have neither provided with the title deed under which Mr. Gumma Reddy acquired Sy. No. 61/3 nor we could trace the title of Mr. Gumma Reddy from the Encumbrance Certificates for the period covering from 01.04.1920 to 27.04.1961, however, considering the fact that the Sy. No. 61/3 has come back to the original owner family i.e., Mr. Venkatappa son of original owner Mr. Muneppa, we are not asking for any clarifications in this regard.*
8. Subsequent to the same aforesaid Mr. Venkatappa sold Sy. No. 61/3 in favour of **Mrs. Channamma** vide a Sale Deed dated 03.05.1962 (**Documents No.11**).
9. Pursuant to the above, Mrs. Channamma conveyed the Sy.No.61/3 in favour of **Mr. Chikkamuneppa** through a Sale Deed dated 20.02.1964 (**Document No. 12**). Accordingly, Mr. Chikkamuneppa applied and obtained khatha in his name for Sy. No.61/3 as could be evident from the Mutation Register Extract bearing No.





42/2775/1968-69, RTC/Pahani for the period 1970-71 to 1984-85 and 1991-92 to 2003-04 (**Document No. 13 & 16**) as khatedar cum cultivator. It is pertinent to note here that RTC/Pahani for the period 1985-86 to 1990-91, Mutation Register Extract bearing No. 42/2775/1968-69, Index of Land and Record of Rights in respect of Sy.No.61/3 is not provided for our review, however, in lieu of the same we have provided with an Endorsement dated 22.12.2013 and 31.08.2023 (**Document No. 14 & 15**) stating that the same are currently not available at the office of the Tahsildar.

10. From the review of the Family Tree of Mr. Chikkamuniyappa (**Document No. 17**) it is evident that, Mr. Chikkamuniyappa is survived with his following legal heirs:

Mr. Chikkamuniyappa

Rathnamma (w)

- Mrs. Lakshamma
- Mrs. Muniyamma
- Mrs. Narayanamma
- Mr. Kallappa

11. From the review of the Mutation Register Extract bearing No. 27/2003-04 (**Document No. 18**) it is evident that upon the death of Mr. Chikkamuniyappa, his wife Mrs. Rathnamma applied and obtained khatha in her name for Sy.No.61/3 and the same could also be evident from and RTC/Pahani for the period 2004-05 & 2005-06 (**Document No.19**).
12. From the review of Agreement to Sell dated 22.12.2003 (**Document No. 20**) it is evident that Mrs. Rathnamma along with her son Mr. Kallappa agreed to sell Sy.No.61/3 in favour of Mr. D. Gopalappa, however aforesaid Agreement to Sell is later on cancelled as could be evident from Cancellation of Agreement to Sale dated 01.09.2005 (**Document No. 21**).
13. Pursuant to the above, aforesaid Mrs. Rathnamma along with her son Mr. Kallappa agreed to sell Sy. No. 61/3 in favour of **Mr. T.K Muniyappa** through an Agreement to Sale dated 23.08.2005 (**Document No. 22**). It also appears from the subsequent documents that they have also executed Power of Attorney to him. However, the predecessors in title holders have not found a copy of the same.
14. The aforesaid Agreement Holder cum GPA holder of Mrs. Rathnamma, Mr. T. K. Muniyappa entered an Agreement to Sell on 08.10.2005 (**Document No. 23**) with **Mr. M. Raamu** for an extent of 1 Acre and 20 Guntas of Sy. No. 61/3.





15. From the review of Sale Deed dated 21.11.2005 (**Document No. 24**) it is evident that Mrs. Rathamma along with her all children sold Sy. No. 61/3 in favour of Mr. Muniswamy, who is none other than the father of Mr. Raamu (*ATS Holder*) and the said sale deed was also witnessed by Mr. T. K. Muniyapa. Accordingly Mr. Muniswamy applied and obtained khatha in his name in respect of Sy.No.61/3 as could be evident from Mutation Register Extract bearing No.46/2005-06 & RTC/Pahani for the period 2006-07 and 2007-08 (**Document No. 25 & 26**).
16. From the review of Family Tree of Mr. Muniswamy dated 30.01.2019 (**Document No. 27**) it is evident that Mr. Muniswamy survived with following as his legal heirs:

Sl No	Names	Relationship with Mr. Muniswamy	Sl No	Names	Relationship with Mr. Muniswamy
1.	Mrs.Venkatama	Wife	13.	Mr. Santhosh	Grand Son
2.	Mr.Munivenkatappa	Son	14.	Miss. Sangeetha @ Rani	Grand Daughter
3.	Mrs.Munirathnamma	Daughter in law	15.	Mr. Muniraju	Son
4.	Mrs. Manjula	Grand Daughter	16.	Mrs.Papamma	Daughter In Law
5.	Mr. Srinivas	Grand Son	17.	Miss. Swathi	Grand Daughter
6.	Mr. Murali	Grand Son	18.	Master. Mohan	Grand Son
7.	Mr. Munikrishna	Son	19.	Mr.Narayanaswamy	Son
8.	Mrs. Lakshmamma	Daughter In law	20.	Mr. Raamu	Son
9.	Mr. Veerendra Murthy	Grand Son	21.	Mrs. Anitha M V	Daughter In Law
10.	Mr. Mahendra	Grand Son	22.	Master. Shreyas @ Shaswath	Grand Son
11.	Mr. Nagaraju	Son	23.	Miss. Jahnvi	Grand Daughter
12.	Mrs. Shanhamma	Daughter in Law			

17. From the review of the Death Certificate dated 08.08.2007 (**Document No. 28**) it is evident that Mr. Muniswamy died on 30.07.2007.
18. From the review of Death Certificate dated 06.05.2019 (**Document No. 29**) it is evident that Mrs. Venkatamma died on 06.05.2019.
19. From the review of the Mutation Register Extract bearing No. 22/2007-08 and RTC/Pahani for the period 2008-09 to 2021-22 (**Document No. 30 & 31**) it is evident that upon the death of aforesaid Mr. Muniswamy his legal heirs namely 1) Mr. M. Munivenkatappa, (2) Mr. Munikrishnappa, (3) Mr. M. Naagaraju, (4) Mr. Muniraju, (5) Mr. M. Naaryanaswamy and (6) Mr. M. Raamu jointly mutated khatha in respect to Sy. No. 61/6 in their joint names as khatedars and cultivators.





20. From the review of Sale Deed dated 30.11.2022 (**Documents No. 32**) it is evident that that Mr. Munivenkatappa and others sons of late Mr. Muiswamy conveyed Sy.No.61/3 in favour of **Mr. A.V. Prasanna** son of late Mr. Venkataswami Reddy. Accordingly Mr. A. V. Prasanna applied and obtained Khatha in his name for Sy. No. 61/3 as could be evident from Mutation Register Extract bearing No. H 38/2022-23 and RTC/Pahani for the period 2022-23 and 2024-25 (**Document No. 33 & 34**).
21. From the review of Memorandum of Understanding dated 29.11.2023 (**Document No. 35**) it is evident that Mr. A.V. Prasanna has agreed to sell Sy. No. 61/3 in favour of **Mr. Mariraju A H** and has received part sale consideration for the same.
22. Further to the same from the review of the Sale Deed dated 30.10.2024 (**Document No.36**) it is evident that Mr. A.V. Prasanna and Mr. Mariraju A H (*as Confirming Party*) together have conveyed Sy. No.61/3 in favour of **Narahari Ventures LLP**.
23. From the Endorsement bearing No. PTCL.CR: 670/2023-24 (**Document No. 37**) it is evident that no proceedings are initiated/pending under the Karnataka Scheduled Castes and Scheduled Tribes (PTCL) Act, 1978, in respect of Sy.No.61/3 as on the date of the endorsement.
24. From the review of the Endorsement dated 13.12.2023 (**Document No.38**) it is evident that no proceedings are initiated or pending under Form No. 7 or 7A under Karnataka Land Reforms Act. 1961 in respect of Sy.No.61/3
25. Encumbrance Certificate dated 24.11.2023 (**Document No. 39**) covering the period from 01.04.1950 to 31.03.1997 in respect of the Sy.No.61/3 reflects registered transactions for the aforesaid period, other than that there are no registered transactions for the said period. *It is pertinent to note that Encumbrance Certificate for the aforesaid period is faulty as it does not include Sale Deed dated 27.04.1961 bearing Document No. 365/1961-62 and Sale Deed dated 20.02.1964 bearing No.2527, hence we recommend to obtain the fresh Encumbrance Certificate for the aforesaid period.*
26. The Nil Encumbrance Certificates dated 31.08.2005 (**Document No. 40**) covering for the period from 01.04.1992 to 23.08.2005 in respect to Sy. No.61/3 reflects no registered transactions for the aforesaid period. *It is pertinent to note here that said Encumbrance Certificate is faulty as it does not include Agreement to Sale dated 22.12.2003 bearing Document No. 2236/2003-04, hence we recommend to obtain the fresh Encumbrance for the aforesaid period.*
27. Encumbrance Certificate (**Document No. 41**) covering the period from 01.04.2004 to 18.09.2024 in respect of the Sy.No.61/3 reflects registered transactions for the aforesaid period, other than that there are no registered transactions for the said period.





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28. Online referred Encumbrance Certificate (**Document No.42**) covering the period from 18.09.2024 to 05.11.2024 in respect of the Sy.No.61/3 reflects registered transactions for the aforesaid period, other than that there are no registered transactions for the said period.

III. OPINION: -

Taking into consideration on the aforesaid documents and subject to our observations, we are of the opinion that **Narahari Ventures LLP** is the absolute owner of the **Sy No. 61/3** and it shall have a good and marketable title to enter into any kind of transaction with respect to Sy. No. 61/3 or portion thereof.

Yours faithfully,


Sadananda P N Ashwini Patwardhan
Sadananda and Co
Legal Consultants

November 06, 2024

To,
NARAHARI PROPERTY HOLDING LLP
Office No. 22, 5th Floor,
Hara Chambers, KH Road,
Bengaluru – 560 027

Sub: - Due-Diligence Report for the below mentioned Schedule Property:-

SCHEDULE PROPERTY

ITEM No. 1

All that piece and parcel of agricultural land bearing Sy. No. 61/4 measuring 1 Acre situated at Chikkaturupati Village, Lakkur Hobli, Malur Taluk. Kolar District and bounded as follows:-

East By :- Village Boundary of Alambadi Village;
West By :- Land bearing Sy. No. 60;
North By :- Land bearing Sy. No. 61/6; and
South By :- Land bearing Sy. No. 61/5 and Sy. No. 62;

KEY NOTES: -

Sy. No.	61/4
Extent of Land	1Acre
Status of Conversion	Agricultural
Zoning Regulations	Identified as Residential Zone as per CDP-2031 of Malur Planning Authority
Abutting to Nala/	None
Land Origin Type	Ancestral
Title Traced From	1938
Tenancy Rights	None
Pending Litigation	None
Lease Hold Rights	None
Mortgage/Charge	None
Land Acquisition	None
Present Owner/Khatedar	Narahari Ventures LLP
Parties to the Deed/ Agreement	Same as above
Any Encumbrance Created	None
Any major concern on title	None





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ITEM No. 2

All that piece and parcel of agricultural land bearing Sy. No. 61/6 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District and bounded as follows:-

East By : - Village Boundary of Alambadi Village;
West By : - Land bearing Sy. No.60;
North By : - Land bearing Sy. No. 61/3; and
South By : - Land bearing Sy. No. 61/4;

KEY NOTES: -

Sy. No.	61/6
Extent of Land	08 Guntas
Status of Conversion	Agricultural
Zoning Regulations	Identified as Residential Zone as per CDP-2031 of Malur Planning Authority
Abutting to Nala/	None
Land Origin Type	Ancestral
Title Traced From	1938
Tenancy Rights	None
Pending Litigation	None
Lease Hold Rights	None
Mortgage/Charge	None
Land Acquisition	None
Present Owner/Khatedar	Narahari Ventures LLP
Parties to the Deed/Agreement	Same as above
Any Encumbrance Created	None
Any major concern on title	None





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II. DOCUMENTS FURNISHED:-

SL. NO	DATE	DESCRIPTION OF THE DOCUMENT
Common Documents		
1 ✓		Online Copy of the Village Map of Chikkatirupati Village of Lakkur Hobli, Malur Taluk Kolar District.
2 ✓		Moola Tippani/Karda Nakal issued by office of Revenue Inspector, Department of Survey Settlement and Land Records, Malur Taluk, Kolar District in respect to Sy. No. 61 measuring 4 Acres and 39 Guntas excluding 20 Guntas of kharab situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk and Kolar District.
3 ✓		Khethuvaru Pattrike issued by the office of the Tahsildar, Malur Taluk, in respect to Sy. No. 61 measuring 4 Acres and 39 Guntas (excluding 20 Guntas of kharab), situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk in the name of Mr. Muniga.
4 ✓	16.01.2024	Endorsement bearing No. LND.T.CR. 9820/2023-24 issued by the office of the Tahsildar, Malur Taluk, Kolar District in respect to Sy. No. 61 measuring 4.75 Acres.
5 ✓	06.07.1938	Hissa Tippani Issued by the office of The Revenue Inspector, Department of Land Settlement and Land Records Malur Taluk and Kolar District in respect to Sy. No. 61 measuring 4 Acres 39 Guntas excluding 20 Guntas of kharab situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
6 ✓		RR Pakka Book Nakal Issued by the office of The Revenue Inspector, Department of Land Settlement and Land Records Malur Taluk and Kolar District in respect to Sy. No. 61 measuring 4 Acres 39 Guntas excluding 20 Guntas of kharab situated at Chikkatirupati Village of Lakkur Hobli, Malur Taluk, Kolar District.
Item No.1 (Sy. No. 61/4)		





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7		Records of Rights bearing No.89 issued by office of the Tahsildar, Malur Taluk in respect of Sy. No. 61/4 in the name of Mr. Munivenkatiga son of Mr. Ramaguruva.
8		RTC/Pahani for the period from 1965-66 to 1970-71 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/4 measuring 1 Acre and 08 Guntas situated at Chikkatirupati Village, LakkurHobli, Malur Taluk, Kolar District in the name of Mr. Munivenkatiga son of Mr. Ramaguruva.
9	29.04.1961	Sale Deed executed by Mr. Narayanappa son of Mr. Munivenkatappa in favour of Mr. Chikkamuneppa son of Mr. Munikallayya in respect of Sy. No. 61/4 situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. 392 of Book No. I stored in Volume No. 730 Pages 93-94 in the office of Sub-Register Malur)
10	29.04.1961	Unregistered Conditional Agreement executed by Mr. Chikkamuneppa son of Mr. Munikallayah in favour of Mr. Narayanappa son of Mr. Munivenkatappa in respect of Sy.No.61/4 situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.
11		RTC/Pahani for the period from 1971-72 to 1990-91 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/4 measuring 1 Acre and 08 Guntas situated at Chikkatirupati Village, LakkurHobli, Malur Taluk, Kolar District in the name of Mr. Chikkamuneppa son of Munikallayya.
12	04.02.1964	Sale Deed executed by Mr. Chikkamuneppa's Family <i>in favour of Mrs. Rathnamma</i> , in respect of Sy. No.61/4 measuring 1 Acre and 08 Guntas situated at Chikkatirupati Village, Lakkuru Hobli, Malur Taluk, Kolar District (registered as Document No. 2455/1963-64 of Book No. I stored in Volume No. 799 Pages NO. 244 to 245 in the office of Sub-Registrar Malur.)
13	21.11.2005	Non Availability Endorsement bearing No. RRT.CA.6/2005-06 issued by office of the Tahsildar, Malur Taluk in respect of Sy.No.61/4 situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (reflects non availability of MR No. 42/1963-64).





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14 ✓		RTC/Pahani for the period from 1991-92 to 2001-02 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/4 measuring 1 Acre and 08 Guntas situated at Chikkatirupati Village, LakkurHobli, Malur Taluk, Kolar District in the name of Mrs. Rathnamma wife of Mr. Chikkamuneppa.
15 ✓		Family Tree of Mr. Chikkamuniyappa issued by the office of the Village Accountant, Malur.
16 ✓	05.08.2002	Sale Deed executed by Mrs. Ratnamma wife of Mr. Chikkamuniyappa, Mr. Kallappa son of Mr. Chikkamuniyappa in favour of Mr. A. V. Shridhar son of Mr. Venkatashami Reddy in respect of Sy. No. 61/4 measuring 1 Acre situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No.1508/2002-03 in Book No.1 Stored in CD No.1524 at Pages 43 to 47 in office of the Sub registrar Malur).
17 ✓		Mutation Register Extract bearing No. 14/2002-03 issued by office of the Village Accountant, Malur Taluk for Sy. No. 61/4 measuring 1 Acre situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. A. V. Sridhar
18 ✓		RTC/Pahani for the period from 2003-04 to 2007-08 issued by the office of Village Accountant, Malur Taluk in respect of Sy. No. 61/4 measuring 1 Acre and 08 Guntas situated at Chikkatirupati Village, LakkurHobli, Malur Taluk, Kolar District in the names of (i) Mrs. Ratnamma wife of Mr. Chikka Muneppa. (ii) Mr. Shridhar A.V son of Mr. Venkatashamireddy.
19 ✓		RR Pakka Book Nakal issued by office of the Surveyor in respect of S.No.61/4 measuring 1 Acre and 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.
20 ✓		RTC/Pahani for the period from 2008-09 to 2024-25 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/4 measuring 1 Acre situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District in the name of Mr. Shridhar A.V son of Mr. Venkatashamireddy.





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21		Akaraband issued by office of the Revenue Inspector in respect of Sy.No.61/4 measuring 1 Acre and Sy.No.61/6 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.
22	30.10.2024	Sale Deed executed by Mr. Sridhara @ Mr. A.V. Sidhar son of late Mr. A.Y. Venkataswamy Reddy in favour of Narahari Ventures LLP , a Limited Liability Partnership, represented by its Partner, Mr. Adarsh Narahari (represented by his Power of Attorney Holder Mr. Tejas M), in respect of Sy. No.61/4 measuring 1 Acre situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk and Kolar District (registered as Document No. MLR-I-07269-2024-25 in Book No. I in the office of Sub-Registrar Malur).
23	08.12.2023	Endorsement bearing No. PTCL.CR: 670/2023-24 issued by the office of the Tahsildar, Kolar in respect of Sy.No. 61/3, 61/4 and 61/6 situated at Chikkathirupathi Village of Lakkuru Hobli, Malur Taluk and Kolar District under Karnataka Scheduled Caste and Scheduled Tribes (Prohibition on Transfer of Certain Lands) Act, 1978.
24	13.12.2023	Endorsement bearing No. LND.CR.96/2023-24 issued by the office of the Tahsildar, Kolar in respect of Sy.No. 61/3, 61/4 and 61/6 situated at Chikkathirupathi Village of Lakkuru Hobli, Malur Taluk and Kolar District under Land Reforms Act, 1961.
25	09.01.2007	Encumbrance Certificate bearing No. 6517/2006-07 covering for the period from 01.04.1993 to 06.01.2007 issued by Sub-Registrar, Malur in respect of Sy. No. 61/4 measuring 1 Acre situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District reflects Sale Deed Dated 05.08.2002 Document No. 1508.
26	30.08.2023	Encumbrance Certificate bearing No. MLR-EC-A-963855-2023-24 covering for the period from 01.04.2006 to 29.08.2023 issued by sub-Register, Malur in respect of Sy. No. 61/4 measuring 01 Acres situated at Chikkatirupati village, Lakkur Hobli, Malur Taluk, Kolar District.
27	19.09.2024	Encumbrance Certificate bearing No. ECC-I8092024-4855236 covering for the period from 01.04.2004 to 18.09.2024 issued by sub-Register, Malur in respect of Sy. No. 61/4 measuring 01





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		Acres situated at Chikkatirupati village, Lakkur Hobli, Malur Taluk, Kolar District reflects Sale Deed dated 21.11.2005 bearing Document No.02218/2005-06.
28.		Online referred Encumbrance Certificate for the period covering from 18.09.2024 to 05.011.2024 in respect of Sy. No. 61/4 measuring 01 Acres situated at Chikkatirupati village, Lakkur Hobli, Malur Taluk, Kolar District reflects Sale Deed dated 30.10.2024 bearing Document No. MLR-1-07269-2024-25.
Item No.2		
29.	23.08.2005	Agreement to Sell executed by i) Mrs. Ratnamma wife of Mr. Chikkamuneppa ii) Mr. Kallappa son of Mr. Chikkamuneppa Master Arjith and Master. Chaitanya represented as natural Guardian his father Mr. Kallappa in favour of Mr. T.K Muniyappa son of Mr. Kampeerappa in respect of Sy. No. 61/4 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District (registered as Document No. MLR- 1344/2005-06 in Book No. I stored in CD No.MLRD12 in the office of Sub registrar Malur.)
30.	08.10.2005	Agreement to Sell executed by i) Mr. T.K. Muniyappa son of Mr. Kampeerappa for self well as GPA holder of Mrs. Ratnamma in favour of Mr. M. Raamu son of Mr. Muniswamy in respect of Sy. No. 61/4 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.
31.	21.11.2005	Sale Deed executed by i) Mrs. Ratnamma wife of Chikkamuniyappa, ii) Mr. Kallappa, iii) Mrs. Lakshmanamma, iv) Mrs. Muniyamma, v) Mrs. Narayanamma all are children of late Mr. Chikkamuniyappa in favour of Mr. Muniswamy son of Mr. Moogappa in respect of portion of Sy. No. 61/4 measuring 08 Guntas situated at Chikkatirupati village, LakkurHobli, Malur Taluk, Kolar District. (Registered as Document No, MLR-1-02218-2005-06 in Book No. I stored in CD No. MLRD13 in the office of Sub-Registrar Malur)
32.		Mutation Register Extract bearing No. 46/2005-06 issued by the Tahsildar, Malur Taluk in respect of Sy. No. 61/4 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur





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		Taluk, Kolar District in the name of Mr. Muniswamy son of Mr. Moogappa (reflects Sale)
33.	30.01.2019	Nadakacheri Family Tree of Mr. M. Raamu son of Late Mr. Muniswamy issued by the Deputy Tahsildar, Kolar.
34.	08.08.2007	Death Certificate of Mr. Muniswamy son of Late. Mr. Moogappa issued by office of the Chief Registrar of Births and Deaths evidencing his death on 30.07.2007.
35.	06.05.2019	Death Certificate of Mrs. Venkatamma wife of Mr. Muniwamy issued by office of the Chief Registrar of Births and Deaths evidencing his death on 30.04.2019
36.		RR Pakka Book Nakal issued by office of the Surveyor in respect of S.No.61/4 measuring 1 Acre and 08 Guntas situated at Chikkatirupati Village, LakkurHobli, Malur Taluk, Kolar District.
37.		Mutation Register Extract bearing No. 22/2007-08 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/6 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District in the names of (1) Mr. M. Munivenkatappa son of Muniswamy (2) Mr. Munikrishnappa son of Mr. Muniswamy (3) Mr. M. Naagaraju son of Mr. Muniswamy (4) Mr. Muniraju son of Mr. Muniswamy (5) Mr. M. Naaryanaswamy son of Mr. Muniswamy (6) Mr. M. Raamu son of Mr.Muniswamy (reflects pavathi)
38.		RTC/Pahani for the period from 2006-07 to 2021-22 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No 61/4 measuring 08 Guntas situated at Chikksatirupathi Village, LakkurHobli, Malur Taluk, Kolar District in the joint names of 1) Mr. M. Munivenkatappa son of Muniswamy (2) Mr. Munikrishnappa son of Mr. Muniswamy (3) Mr. M. Naagaraju son of Mr. Muniswamy (4) Mr. Muniraju son of Mr. Muniswamy (5) Mr. M. Naaryanaswamy son of Mr. Muniswamy (6) Mr. M. Raamu son of Mr.Muniswamy (reflects pavathi).
39.		Akaraband issued by the office of the Superintendent department of land revenue and land records in respect to Sy. No. 61/6 situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk, Kolar District.





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40.	30.11.2022	Sale Deed executed by 1. Mr. Munivenkatappa son of Mr. Muniswamy, 2. Mrs. Manjula. M Daughter of Munivenkatappa 3. Mr. Shrinivas son of Mr. Munivenkatappa 4. Mr. Muruli M. Son of Mr. Munivenkatappa 5. Mr. Munikrishnappa son of late Mr. Muniswamy 6. Mr. Veerendra Murthy, M son of Mr. Munikrshnappa. M 7. Mr. Mahendra Kumar. Son of Mr. Munkrishnappa 8. Mr. Nagaraju. M son of late Mr. Muniswamy 9. Mr. Santhosh Kumar son of Mr. Naagaraju 10. Mrs. Sangeetha @ Raani daughter of Naagaraju M 11. Mr. Muniraju son of Mr. Muniswamy. 12. Mrs. Swathi. M Daughter of Mr. Muniraju. 13. Mr. Mohan. M son of Mr. Muniraju, 14. Mr. Naarayanawamy. M son of late Mr. Muniswamy, 15. Mr. M. Raamu son of late Mr. Muniswamy 16. Master. Shashwat.P.R son of Mr. M. Raamu, 18. Kumari Jahnavi P.R daughter of Mr. M. Raamu in favour of Mr. A.V. Prasanna son of Mr. Venkataswamy Reddy, in respect of Sy. No. 61/6 measuring 08 Guntas situated at Chikkatirupati Village, LakkurHobli, Malur Taluk, Kolar District (registered as document No. 8057/2022-2023 in Book No. I stored in CD No. MLRD1161 in the office of Sub-registrar Malur Taluk.).
41.		Digital Copy of the Mutation Register Extract bearing No. H38/2022-23 in respect to Sy. No. 61/6 situated at Chikkatirupati Village, Lakkur Hobli. Malur Taluk, Kolar District reflects the name of Mr. A. V. Prasanna (reflects Sale)
42.		RTC/Pahani for the period from 2022-23 to 2024-25 issued by the office of Tahsildar, Malur Taluk in respect of Sy. No. 61/6 measuring 08 Guntas in the names of Mr. A.V. Prasanna son of Late Mr. A. Y. Venkataswamy.
43.	29.11.2023	Memorandum Of Understanding entered between Mr. A. V. Prasanna son of late Mr. A.Y. Venkataswamy Reddy and Mr. Mariraju A H son of Mr. Arogya Swamy in respect of Sy. No.61/3 measuring 1 Acre and 20 Guntas and Sy. No. 61/6 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk and Kolar District.
44.	30.10.2024	Sale Deed executed by Mr. A.V. Prasanna son of late Mr. A.Y. Venkataswamy Reddy and Mr. Mariraju A H son of Mr. Arogya Swamy (confirming Party) in favour of Narahari Ventures LLP , a Limited Liability Partnership, represented by its Partner, Mr. Adarsh Narahari (represented by his Power of

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		Attorney Holder Mr. Tejas M), in respect of Sy. No.61/3 measuring 1 Acre and 20 Guntas and Sy. No. 61/6 measuring 08 Guntas situated at Chikkatirupati Village, Lakkur Hobli, Malur Taluk and Kolar District (registered as Document No. MLR-1-07268-2024-25 in Book No. 1 in the office of Sub-Registrar Malur).
45.	08.12.2023	Endorsement bearing No. PTCL.CR: 670/2023-24 issued by the office of the Tahsildar, Kolar in respect of Sy.No. 61/3, 61/4 and 61/6 situated at Chikkathirupathi Village of Lakkur Hobli, Malur Taluk and Kolar District under Karnataka Scheduled Caste and Scheduled Tribes (Prohibition on Transfer of Certain Lands) Act, 1978.
46.	13.12.2023	Endorsement bearing No. LND.CR.96/2023-24 issued by the office of the Tahsildar, Kolar in respect of Sy. No. 61/3, 61/4 and 61/6 situated at Chikkathirupathi Village of Lakkur Hobli, Malur Taluk and Kolar District under Land Reforms Act, 1961.
47.	19.09.2024	Encumbrance Certificate bearing No.ECC-18092024-4855088 for the period covering from 01.04.2004 to 18.09.2024 in respect of Sy.No.61/6 measuring 08 Guntas situated at Chikkathirupathi Village of Lakkur Hobli, Malur Taluk and Kolar District reflects: i) Sale Deed dated 06.12.2022 bearing Document No. 8057/2022-23.
48.		Online referred Encumbrance Certificate for the period covering from 18.09.2024 to 05.11.2024 in respect of Sy.No.61/6 measuring 08 Guntas situated at Chikkathirupathi Village of Lakkur Hobli, Malur Taluk and Kolar District reflects: i) Sale Deed dated 30.10.2024 bearing Document No. MLR-1-07268-2024-25.





II. TRACING OF THE TITLE: -

1. Upon review of the above furnished documents and from review of the Village Map of Chikkatirupti (**Document No. 1**) it is evident that an agriculture land bearing Sy. No. 60 coming under the purview of Chikkatirupti Village, Lakkur Hobli, Malur Taluk and Kolar District.
2. Further from the review of Moola Tippani Nakal/Karda Nakal (**Document No. 2**) we understand the shape, boundaries of Sy. No. 61 and also ascertained the measurement as 4 Acres and 39 Guntas excluding 20 Guntas of kharab (Sy. No. 61) and same was originally belonging to **Mr. Muniga**.
3. From the review of Kethuvaru Pattrike (**Document No. 3**) it is evident that there is an entry of revenue order dated 03.11.1926 in respect to Sy. No. 61 in favour of **Mr. Muniga**. *It is pertinent to note here that aforesaid revenue order is not provided for our review, however we have provided with an Endorsement dated 16.01.2024 (**Document No. 4**) issued by the office of the Deputy Tahsildar, Malur Taluk, wherein it is mentioned that Sy. No. 61 is not a granted land and there is no indication of grant in any subsequent revenue records for Sy. No. 61, therefore considering the said endorsement we are of the opinion that Sy. No. 61 is not a granted land.*

It is also pertinent to note here that further to the aforesaid revenue order said Mr. Muniga transferred the Sy. No. 61 in favour of Mr. Muniga son of Mr. Rama Guruva vide Transfer Deed dated 20.06.1927 registered as Document No. 106/1926-27. We have not provided with the said transfer deed for our review, however, considering the fact that we could ascertain the title of Sy. No. 61 since 1938 as discussed below and also considering the antiquity of the document we are not insisting for the same.

4. From the review of Hissa Survey Tippani Nakal dated 06.07.1938 and RR Pakka Book Nakal (**Document No. 5 & 6**) it is evident that Sy. No. 61 was partitioned between the brothers of Mr. Muniga namely; Mr. Muniga himself, Mr. Munivenkatiga and Mr. Chikkaguttiga sons of late Mr. Ramaguruva. Accordingly, Sy. No. 61 was divided into five Sub Survey Numbers which is as below: -

Sy No	Acre	Guntas	Kharab	Name of the Khatedar
61/1	00	32	05	Mr. Muniga, Mr. Munivenkatiga and Mr. Chikkaguttiga
61/2	01	19	06	Mr. Chikkaguttiga
61/3	01	16	04	Mr. Muniya
61/4	01	05	03	Mr. Munivenkatiga
61/5	00	08	01	Mr. Muniga





5. Further to the same, the khatedar of Sy. No. 61/4 namely, Mr. Munivenkatiga applied and obtained khatha for Sy. No. 61/4 in his name as could be evident from Records of Rights bearing No.89 and RTC/Pahani for the period 1965-66 to 1970-71 (**Documents No. 7 & 8**)

It is pertinent to note here that 3 Guntas of kharab land as per aforesaid Hissa Survey Tippani Nakal is later on converted into cultivable land, thereby increasing the cultivable extent by 3 Guntas, i.e., 1 Acre and 08 Guntas. In this regard, we insist to provide a Secondary Re-Classification Records to corroborate the kharab extent as cultivable extent.

6. From the review of the documents provided herein Sy. No. 61/4 and Sy. No. 61/1, we gathered that the aforesaid Mr. Munivenkatappa's children Mr. Narayanappa and Mr. Krishnappa had partitioned their respective property prior to 1961 and they were enjoying their respective shares. However, said partition is not available for our review and considering the fact that the said partition was taken place prior to 1961, we have not insisted the family tree of Mr. Munivenkatappa.
7. From the review of the Sale Deed dated 29.04.1961 (**Document No. 9**) it is evident that Mr. Munivenkatappa's son Mr. Narayanappa sold the entire land in Sy. No. 61/4 in favour of Mr. Chikkamuneppa. Accordingly, Mr. Chikkamuneppa applied and obtained khatha in his name for the Sy. No. 61/4 as evident from RTC/Pahani for the period 1971-72 to 1990-91 (**Document No. 11**). *It is pertinent to note here that the extent of land sold is not mentioned in the Sale Deed, however, considering the boundaries of the sale deed it evidences that there is no land retained by the Seller i.e., Mr. Narayanappa, hence, we are of the opinion that Mr. Narayanappa has conveyed entire Sy. No. 61/4.*
8. From the review of the Conditional Agreement dated 29.04.1961 (**Document No. 10**) it is evident that Mr. Chikkamuneppa and Mr. Narayanappa entered into a contract that in the event if Mr. Narayanappa paid the entire consideration received in the aforesaid Sale Deed within a period of 2 years on such case, he would re-convey the Sy. No. 61/4 in favour of Mr. Narayanappa. Failing which and to ensure that he has not repaid Mr. Chikkamuneppa sold the Sy. No. 61/4 in favour of his wife Mrs. Rathnamma vide a Sale Deed dated 04.02.1964 (**Document No. 12**). Accordingly, Rathnamma applied and obtained the khatha for Sy. No. 61/4 in her name vide a Mutation Register Extract bearing No. 42/2454/1963-64 and the same can also be evident from the RTC/Pahani for the period 1991-92 to 2001-02 (**Document No. 14**) as khatedar of Sy. No. 61/4. *It is pertinent to note here that Mutation Register Extract bearing No. 42/2454/1963-64 is not provided for our review, however, in lieu of the same we have been provided with an Endorsement dated 21.11.2005 (**Document No. 13**) stating that the same is currently not available at the office of the Tahsildar.*





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9. From the review of the Family Tree of Mr. Chikkamuniyappa (**Document No. 15**) it is evident that, Mr. Chikkamuniyappa is survived with his following legal heirs:

Mr. Chikkamuniyappa

Mrs. Rathnamma (w)

- Mrs. Lakshamma
- Mrs. Muniyamma
- Mrs. Narayanamma
- Mr. Kallappa

10. From the review of the Sale Deed dated 05.08.2002 (**Document No.16**) it is evident that Mrs. Rathnamma along with her son Mr. Kallappa sold a portion of Sy. No. 61/4 i.e., 1 Acre (out of 1 Acre and 08 Guntas) in favour of **Mr. A. V. Sridhar** and retained remaining 08 Guntas with her. Accordingly, Mr. A. V. Sridhar applied and obtained khatha for Sy. No. 61/4 measuring 1 Acre in his name as could be evident from the Mutation Register Extract bearing No. 14/2002-03 & RTC/Pahani for the period 2003-04 to 2007-08 in the name of Mr. A. V. Sridhar for 1 Acre; and 08 Guntas was retained in the name of Mrs. Rathnamma (**Document Nos. 17 & 18**). *It is pertinent to note here that female children of Mrs. Rathnamma are made as witnesses to the said sale deed and have confirmed the transaction.*
11. From the review of RR Pakka Book Nakal (**Document No. 19**) it is evident that Sy.No.61/4 measuring 1 Acre and 08 Guntas is divided into two sub survey numbers. a portion of land in Sy.No.61/4 measuring 1 Acre belonging to **Mr. A. V. Sridhar** is assigned with new Survey Number 61/4 (**Item No.1**) Accordingly Mr. A.V.Sridhar applied and obtained khatha in his name as could be evident from RTC/Pahani for the period 2008-09 to 2024-25 (**Document No. 20**) and remaining portion of land in Sy.No.61/4 measuring 08 Guntas belonging to Mrs. Rathnamma is assigned with new Sy. No. 61/6.
12. From the review of Akaraband (**Document No. 21**) it is evident that Sy.No.61/4 is having 01 Acre of cultivable land there being no kharab land in it.
13. From the review of the Sale Deed dated 30.10.2024 (**Document No.22**) it is evident that Mr. Sridhara @ Mr. A.V. Sridhar conveyed Sy. No.61/4 in favour of **Narahari Ventures LLP**, a Limited Liability Partnership, represented by its Partner, Mr. Adarsh Narahari.
14. From the Endorsement bearing No. PTCL.CR: 670/2023-24 (**Document No. 23**) it is evident that no proceedings are initiated/pending under the Karnataka Scheduled





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Castes and Scheduled Tribes (PTCL) Act, 1978, in respect of Sy.No.61/4 measuring 01 Acre as on the date of the endorsement.

15. From the review of the Endorsement dated 13.12.2023 (**Document No. 24**) it is evident that no proceedings are initiated or pending under Form No. 7 or 7A under Karnataka Land Reforms Act, 1961 in respect of Sy.No.61/4 measuring 01 Acre.
16. Encumbrance Certificate dated 09.01.2007 (**Document No. 25**) covering the period from 01.04.1993 to 06.01.2007 in respect of the Sy. No. 61/4 measuring 1Acre reflects registered transactions for the aforesaid period, other than that there are no registered transactions for the said period.
17. Nil Encumbrance Certificate dated 30.08.2023 (**Document No. 26**) covering the period from 01.04.2006 to 29.08.2023 in respect of Sy. No. 61/4 measuring 1Acre reflects no registered transactions for the aforesaid period.
18. Encumbrance Certificate dated 19.09.2024 (**Document No. 27**) covering the period from 01.04.2004 to 18.09.2024 in respect of the Sy. No. 61/4 measuring 1 Acre reflects registered transactions for the aforesaid period, other than that there are no registered transactions for the said period.
19. Online referred Encumbrance Certificate (**Document No. 28**) covering the period from 18.09.2024 to 05.01.2024 in respect of the Sy. No. 61/4 measuring 1 Acre reflects registered transactions for the aforesaid period, other than that there are no registered transactions for the said period.

III. OPINION: -

Taking into consideration on the aforesaid documents and subject to our observations, we are of the opinion that **Narahari Ventures LLP** is the absolute owner of the Sy No. 61/4 and it shall have a good and marketable title to enter into any kind of transaction on Sy. No. 61/4 or portion thereof.

Item No.2 (Sy No. 61/6):

1. Pursuant to the aforesaid sale of 1 Acre in Sy. No. 61/4 by Mrs. Rathnamma as explained in Sale Deed dated 05.08.2002 bearing Document No.1508/2002-03, she retained an extent of 08 Guntas in Sy. No. 61/4. As she was desirous to sell the said 08 Guntas of retained land in Sy. No. 61/4 she entered into an agreement to sell along with her son Mr. Kallappa in favour of **Mr. T.K Muniyappa** through an Agreement to Sale 23.08.2005 (**Document No. 29**). It also appears from the subsequent documents that they have also executed Power of Attorney to him. However, the predecessors in title holders have not found a copy of the same.





2. The aforesaid Agreement Holder cum GPA holder of Mrs. Rathnamma, i.e., Mr. T. K. Mujiniyappa further entered an Agreement to Sell on 08.10.2005 (**Document No. 30**) in favour of **Mr. M. Raamu** for the said extent of 08 Guntas of Sy. No. 61/4.
3. From the review of Sale Deed dated 21.11.2005 (**Document No. 31**) it is evident that Mrs. Rathnamma along with her all children sold the said 08 Guntas of land in Sy. No. 61/4 in favour of **Mr. Muniswamy**, who is none other than the father of Mr. Raamu (ATS Holder) and the said sale deed was also witnessed by Mr. T. K. Muniyappa. Accordingly, Mr. Muniswamy applied and obtained khatha in his name for Sy. No. 61/4 measuring 08 Guntas as could be evident from Mutation Register Extract bearing No. 46/2005-06 (**Document No. 32**).
4. From the review of Family Tree of Mr. Muniswamy dated 30.01.2019 (**Document No. 33**) it is evident that Mr. Muniswamy survived with following as his legal heirs:

SI No	Names	Relationship with Mr. Muniswamy	SI No	Names	Relationship with Mr. Muniswamy
1.	Mrs. Venkatama	Wife	13.	Mr. Santhosh	Grandson
2.	Mr. Munivenkatappa	Son	14.	Miss. Sangeetha @ Rani	Granddaughter
3.	Mrs. Munirathnamma	Daughter in law	15.	Mr. Muniraju	Son
4.	Mrs. Manjula	Granddaughter	16.	Mrs. Papamma	Daughter In Law
5.	Mr. Srinivas	Grandson	17.	Miss. Swathi	Granddaughter
6.	Mr. Murali	Grandson	18.	Master. Mohan	Grandson
7.	Mr. Munikrishna	Son	19.	Mr. Narayanaswamy	Son
8.	Mrs. Lakshnamma	Daughter In law	20.	Mr. Raamu	Son
9.	Mr. Veerendra Murthy	Grandson	21.	Mrs. Anitha M V	Daughter In Law
10.	Mr. Mahendra	Grandson	22.	Master. Shreyas @ Shaswath	Grandson
11.	Mr. Nagaraju	Son	23.	Miss. Jahnavi	Granddaughter
12.	Mrs. Shanthamma	Daughter in Law			

5. From the review of the Death Certificate dated 08.08.2007 (**Document No. 34**) it is evident that Mr. Muniswamy died on 30.07.2007.
6. From the review of Death Certificate dated 06.05.2019 (**Document No. 35**) it is evident that Mrs. Venkatamma died on 06.05.2019.
7. From the review of RR Pakka Book Nakal (**Document No. 36**) it is evident that an extent of 8 Guntas in Sy. No. 61/4 is assigned with new Sy. No. 61/6 (**Item No. 2**) in





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the name of **Mr. Muniswamy** and remaining extent in Sy. No. 61/4 measuring 1 Acre belonging to Mr. A. V. Sridhar is retained with new Sy. No. 61/4.

8. From the review of the Mutation Register Extract bearing No. 22/2007-08 and RTC/Pahani for the period 2006-07 to 2021-22 (**Document No. 37 & 38**) it is evident that upon the death of aforesaid Mr. Muniswamy his legal heirs namely (1) **Mr. M. Munivenkatappa**, (2) **Mr. Munikrishnappa**, (3) **Mr. M. Naagaraju**, (4) **Mr. Muniraju**, (5) **Mr. M. Naaryanaswamy** and (6) **Mr. M. Raamu** jointly mutated khatha of Sy. No. 61/6 in their joint names as khatedars and cultivators.
9. From the review of Akaraband (**Document No. 39**) it is evident that Sy No. 61/6 is having 08 Guntas as a cultivable land and there being no kharab land in it.
10. From the review of Sale Deed dated 30.11.2022 (**Documents No. 40**) it is evident that that all the legal heirs of late Mr. Muniswamy conveyed the Sy. No. 61/6 in favour of **Mr. A.V. Prasanna**. Accordingly, Mr. A.V. Prasanna applied and obtained khatha for Sy. No. 61/6 in his name as could be evident from the Mutation Register Extract bearing No. H 38/2022-23 and also could be evident from the RTC/Pahani for the period 2022-23 and 2024-25 (**Document No. 41 & 42**).
11. From the review of Memorandum of Understanding dated 29.11.2023 (**Document No. 43**) it is evident that Mr. A.V. Prasanna agreed to sell Sy. No. 61/6 in favour of **Mr. Mariraju A H** and has received part sale consideration.
12. Further to the above from the review of the Sale Deed dated 30.10.2024 (**Document No.44**) it is evident that Mr. A.V. Prasanna and Mr. Mariraju A H (*Confirming Party*) together have conveyed Sy. No.61/6 in favour of **Narahari Ventures LLP**.
13. From the Endorsement bearing No. PTCL.CR: 670/2023-24 (**Document No. 45**) it is evident that no proceedings are initiated/pending under the Karnataka Scheduled Castes and Scheduled Tribes (PTCL) Act, 1978, in respect of Sy. No.61/6 as on the date of the endorsement.
14. From the review of the Endorsement dated 13.12.2023 (**Document No. 46**) it is evident that no proceedings are initiated or pending under Form No. 7 or 7A under Karnataka Land Reforms Act, 1961 in respect of Sy. No. 61/6.
15. Encumbrance Certificate dated 19.09.2024 (**Document No. 47**) covering the period from 01.04.2004 to 18.09.2024 in respect of the Sy. No. 61/6 reflects registered transactions for the aforesaid period. other than that there are no registered transactions for the said period.





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16. Online referred Encumbrance Certificate (**Document No. 48**) covering the period from 18.09.2024 to 05.11.2024 in respect of the Sy. No. 61/6 reflects registered transactions for the aforesaid period, other than that there are no registered transactions for the said period.

III. OPINION: -

Taking into consideration on the aforesaid documents and subject to our observations, we are of the opinion that **Narahari Ventures LLP** is the absolute owner of the Sy No. 61/6 and it shall have a good and marketable title to enter into any kind of transaction on Sy. No. 61/6 or portion thereof.



Sadananda P. Yashwini Patwardhan
Sadananda & Co
Legal Consultants

