

Writers' Name: Mr. Srinivas B. R., Partner; Mr. Shravan K. S., Senior Associate.

Nestled Haven Realty Private Limited

34, Ulsoor Road, Yellappa Garden, Yellappa Chetty Layout,
Sivanchetti Gardens, Bengaluru, Karnataka - 560042

February 10, 2026

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property bearing BBMP Municipal No. 51-39-60/1 (old PID No. 3496456985), admeasuring 1,60,083 Square Feet, situated at 1st Cross (earlier 2nd cross), Ward No. 154 (Basavanagudi), Thyagarajanagar, Bengaluru (**'Property'**) and bounded on the:

East by : Property bearing Survey No. 35, previously known as Mayanna Grape Garden;
West by : Public Road, Gangamma Temple Street;
North by : Property bearing Corporation No. 60, 2nd Cross, Thyagarajanagar, Bengaluru - 28; and
South by : Public Road, Survey No. 26 - Chennammanakere Tank Bed belonging to BDA, SSM School and other Private Properties.

[the boundaries specified hereinabove are as per the E-khata issued by Bangalore West City Corporation]

The Property was earlier part of land bearing Survey No. 36/2, measuring 08 Acres 16 Guntas (excluding 01 Acre 13 Guntas of 'A' Kharab and 11 Guntas of 'B' Kharab), situated at Yadiyur-Nagasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District (**'Survey No. 36/2'**).

II. List of Documents Provided:

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

Sl. No.	Particulars of Documents
1.	Sale Deed dated 20.01.1936 (Registered as Document No. 2265, Book-I, Volume No. 346, at Pages 28 to 31, at the office of the Sub-Registrar, Bangalore) executed by Mr. S.S. Narayana, represented by his General Power of Attorney holder, Mr. S.S. Narasimha Iyer in favour of Mr. D.M. Ramaiah, son of Mr. Muniswamappa;
2.	Sale Deed dated 27.01.1942 (Registered as Document No. 2445, Book-I, Volume No. 575, at Pages 35 to 37, at the office of the Bangalore Taluk) executed by Mr. D.M. Ramaiah, son of Mr. Munishamappa in favour of Mrs. Nagamma, wife of Mr. H.C. Javaraya;



Sl. No.	Particulars of Documents
3.	Extract of the Index of Lands Register issued with respect to property bearing Survey No. 36/2;
4.	Endorsement dated 02.07.2012 bearing No. RK/C. R 11024/12-13 issued on behalf of the Tahsildhar, Bangalore South Taluk;
5.	Sale Deed dated 10.12.1962 (Registered as Document No. 5492, Book-I, Volume No. 367, at Pages Nos. 20 to 24, at the office of the Sub- Registrar, Bangalore South Taluk) executed by Mrs. Nagamma Javaraya, wife of Mr. Bahadur H.C. Javaraya in favour of Mr. Govinda Reddy, son of Mr. Venkatareddy;
6.	Official Memorandum dated 10.04.1964 bearing No. B. Dis. ALN. SR. 358, issued by the Deputy Commissioner, Bangalore Urban District;
7.	Last Will and Testament dated 24.11.1977 executed by Mrs. Nagamma, wife of Late H.C. Javaraya;
8.	Death Certificate of Mrs. Nagamma Javaraya, issued by the Chief Registrar of Birth and Death;
9.	Special Notice dated 09.04.1981 bearing No. KTR393/80-81, issued by the Assistant Revenue Officer, Corporation of Bangalore;
10.	Note dated 08.06.1989, issued by the Engineer Member, Bangalore Development Authority;
11.	Letter dated 01.08.1988 issued by the Engineer Member, Bangalore Development Authority, Bangalore;
12.	Receipt evidencing payment made to Bangalore Development Authority, Bangalore;
13.	Letter dated 23.02.1988 bearing No. TPM/DDTP (W)/ 708/87-88, issued by the Town Planning Member, BDA;
14.	Letter dated 21.05.1982 bearing No. BDA/TPM/ADI/54/82-83, issued by the Commissioner, BDA;
15.	Genealogical Tree of Mr. C.J. Bhaktaram issued by the Village Accountant;
16.	Last Will and Testament of Mr. C.J. Bhaktaram dated 03.10.2003;
17.	Gift Deed dated 14.06.2007 (Registered as Document No. 1169/2007-08, Book-1, stored in C.D. No. BSGD96, at the office of the Sub-Registrar, Basavanagudi, Bangalore) executed by Mr. C.J. Bhaktaram, son of Late H.C. Javaraya in favour of Mr. Vivek Bhaktaram and Mrs. Sharmila Bhaktaram;



Sl. No.	Particulars of Documents
18.	Death Certificate of Mr. C.J. Bhaktaram, issued by the Chief Registrar of Birth and Death;
19.	Plaint filed in Suit bearing O.S. No. 17067/2004 before the Court of the City Civil Judge, at Bangalore;
20.	Judgement dated 17.12.2007 passed in Suit bearing O.S. No. 17067/2004 before the Court of the City Civil Judge, at Bangalore;
21.	(i) Written Statement; and (ii) Order Sheet in connection with Suit bearing O.S. No. 17067/2004 filed before the Court of the City Civil Judge, at Bangalore;
22.	Plaint filed in Suit bearing O.S. No. 7840/1996 by Mr. C.J. Bhaktaram, son of Late Rao Bahadur H.C. Javaraya before the Court of the XIV Additional City Civil Judge, Bangalore;
23.	Judgement dated 14.03.2007 passed in Suit bearing O.S. No. 7840/1996 by the Court of the XIV Additional City Civil Judge, Bangalore;
24.	(i) Written Statement; and (ii) Order Sheet in connection with the Suit bearing O.S. No. 7840/1996 by Mr. C.J. Bhaktaram, son of Late Rao Bahadur H.C. Javaraya;
25.	Compromise Petition 19.10.2012 filed in appeal bearing RFA No. 827/2007 before the Hon'ble High Court of Karnataka, at Bengaluru;
26.	Order dated 02.11.2012 passed in appeal bearing RFA No. 827/2007 by the Hon'ble High Court of Karnataka, at Bengaluru;
27.	Release Deed dated 11.06.2012 (Registered as Document No.01290/2012-13, Book-1, stored in C.D. No. BSGD169, at the office of the Sub-Registrar, Basavanagudi, Bangalore) executed by Mrs. Leela Bhaktaram, wife of Late C.J. Bhaktaram in favour of Mrs. Sharmila Bhaktaram and Mr. Vivek Bhaktaram, both children of Late C.J. Bhaktaram;
28.	Sale Deed dated 22.03.2019 [Registered as Document No. 9129/2018-19, Book-1, stored in C.D. No. CMPD263, at the office of the Senior Sub-Registrar, Basavanagudi (Charamarajapete), Bangalore] executed by Mr. Vivek Bhaktaram, son of Late C.J. Bhaktaram (<i>represented by his sister and Power of Attorney holder, Ms. Sharmila Bhaktaram</i>) in favour of Samaja Seva Mandali;
29.	General Power of Attorney (Notarized) dated 15.06.2022 executed by Mr. Vivek Bhaktaram, son of Late C.J. Bhaktaram in favour of Mrs. Sharmila Bhaktaram;
30.	Special Power of Attorney 20.04.2023 (Registered as Document No. CMP-4-00031-2023-24 at the Office of the Sub-Registrar, Basavanagudi (Chamarajapete))



Sl. No.	Particulars of Documents
	executed by Mr. Vivek Bhaktaram, son of Late C.J. Bhaktaram in favour of Mrs. Sharmila Bhaktaram;
31.	Special Power of Attorney dated 06.11.2025 registered as document no. JAY-4-00646-2025-26 executed by Dr. Vivek Bhaktaram in favour of Ms. Sharmila Bhaktaram;
32.	Sketch of the Property;
33.	Final Notification dated 22.04.1964 bearing No. RDH 3 ITB 64 issued by the State of Karnataka Housing and Urban Development Department;
34.	Order dated 28.10.2024 passed in Writ Petition No. 16753/2024 by the Hon'ble High Court of Karnataka, at Bengaluru;
35.	Official Memorandum dated 22.05.2025 bearing No. ALN(SUH-2)SR:46/22-23 c/w B.Dis.ALN/SR/358/64-65 passed by the Deputy Commissioner, Bangalore Urban District;
36.	Change of Land Use Order (Commencement Certificate) dated 06.09.2025 bearing No. BDA/TPM/CLU-256/2022-23/2176/2025-26 issued by the Bangalore Development Authority;
37.	Revised Official Memorandum dated 08.09.2025 bearing No. ALN(SUH-2)SR:46/22-23 c/w B.Dis.ALN/SR/358/64-65;
38.	Development Plan Sanction Letter dated 23.10.2025 bearing No. BDA/TPM/DLP-2790/2025-26 issued by the Bangalore Development Authority;
38A.	Development Plan issued by the Bangalore Development Authority on 23.10.2025;
39.	Joint Development Agreement dated 21.01.2026, registered on 22.02.2026, as Document No. BSG-1-06981-2025-26, in Book – I, at the Office of Sub-Registrar, Basavanagudi;
40.	Irrevocable General Power of Attorney dated 21.01.2026, registered as Document No. BSG-4-00424-2025-26, Book-IV, in the office of the Sub-Registrar, Basavanagudi;
41.	Record of Rights, Tenancy and Crops Inspection Certificate issued with respect to the Survey No. 36/2 for the period 1969-70 to 1971-72;
42.	Village Map of Yadiyur- Nagasandra Village;



Sl. No.	Particulars of Documents
43.	Extract of the Karnataka Revision Settlement Akarbandh issued with respect to Survey No. 36/2;
44.	Khata Endorsement dated 14.06.2022, Khata Certificate and Khata Extract, both dated 16.10.2017 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bangalore;
45.	E-khata issued by Bangalore West City Corporation on 16.01.2026 in relation to the Property;
46.	Receipt for the period from 2022-23 to 2025-26 issued by the Bruhat Bengaluru Mahanagara Palike, Bangalore;
47.	Encumbrance Certificates issued with respect to: (i) Survey No. 36/2, Thyagarajanagar for the period: (i) 01.04.1941 to 14.02.1957; (ii) 15.02.1957 to 30.09.1966; (iii) 01.10.1966 to 31.03.1980; (iv) 01.04.1980 to 31.03.2004; (v) 01.04.2004 to 15.06.2022; and (vi) 01.04.2004 to 02.02.2025 and (ii) Larger Extent (60) for the period 01.04.2004 to 15.06.2022;
48.	Encumbrance Certificates in relation to property bearing Municipal No. 60/1, Thyagarajanagar for the period from 01.04.1964 to 30.09.1966, 01.10.1966 to 31.03.2004, 01.04.1984 to 31.03.2004, 01.04.2004 to 31.12.2005 (procured online on Kaveri 2.0) and 01.01.2006 to 13.11.2025;
49.	Encumbrance Certificates in relation to the property bearing Survey No. 36/1, Thyagarajanagar for the period 15.02.1957 to 30.09.1966 and 01.10.1966 to 31.03.2004;
50.	Encumbrance Certificate (information copy procured on Kaveri 2.0 portal) issued in relation to the Property for the period from 01.04.2025 till 10.02.2026;
51.	Memorandum by Deposit of Title Deeds dated 18.01.1985 (Registered as Document No. 4162 of 1985 in Book-1, Volume No. SF165 at Page Nos. 473-478 at the Office of the Sub-Registrar, Basavanagudi) executed by M/s. Bhaktaram Laboratories represented by its proprietor, Mr. C.J. Bhaktaram in favour of Karnataka State Financial Corporation ('KSFC');
52.	Receipt dated 05.07.2006 (Registered as Document No. BSG-1-01876-2006-07 at the Office of Sub-Registrar, Banashankari) executed by KSFC in favour of M/s. Bhaktaram Proprietorship;
53.	Deed of Simple Mortgage dated 30.01.2026, registered as Document No. BSG-1-07219-2025-26, at the Office of Sub-Registrar, Basavanagudi by Nestled Haven Realty Private Limited in favour of Axis Trustee Services Limited, (acting as security trustee for Arnya Real Estate Fund – Debt); and



Sl. No.	Particulars of Documents
54.	Public Notice issued in Times of India and Vijaya Karnataka on September 24, 2025 inviting objections if any from the general public in relation to the Property.

III. Title Flow:

Our observations upon review of the above-mentioned documents are as follows:

1. In terms of the Sale Deed dated 20.01.1936 (Registered as Document No. 2265, Book-I, Volume No. 346, at Pages 28 to 31, at the office of the Sub-Registrar, Bangalore) (**Document No. 01**) executed by Mr. S.S. Narayana, represented by his General Power of Attorney holder, Mr. S.S. Narasimha Iyer we observe that the property bearing Survey No. 36/1, measuring 08 Acres 18 Guntas, situated at Yadiyur-Nagasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District was conveyed in favour of Mr. D.M. Ramaiah, son of Mr. Muniswamappa.
2. Subsequently, in terms of the Sale Deed dated 27.01.1942 (Registered as Document No. 2445, Book-I, Volume No. 575, at Pages 35 to 37, at the office of the Bangalore Taluk) (**Document No. 02**) executed by Mr. D.M. Ramaiah, son of Mr. Munishamappa we observe that property bearing Survey No. 36/2 (Old Survey No. 36/1), measuring 08 Acres 16 Guntas (along with kharab), situated at Yadiyur-Nagasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District was conveyed in favour of Mrs. Nagamma, wife of Mr. H.C. Javaraya. In this regard, we have been provided with the extract of the Index of Lands Register issued with respect to property bearing Survey No. 36/2 (Old Survey No. 36/1), measuring 08 Acres 16 Guntas (excluding kharab measuring 1 Acre 24 Guntas), situated at Yadiyur-Nagasandra Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District (**Survey No. 36/2**) (**Document No. 03**).

We have not been provided with the extracts of the Record of Rights Register bearing R.R. Nos. 101, 146, 134, 229 and 827 issued with respect to Survey No. 36/2. In this regard, it has been represented to us that the same is not available. Considering the antiquity of the said documents we have not insisted on the production of the same.

3. We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 11/69-70. In this regard, we have been provided with an Endorsement dated 02.07.2012 bearing No. RK/C.R 11024/12-13 issued on behalf of the Tahsildar, Bangalore South Taluk (**Document No. 04**) confirming that the said extract of entry made in the Mutation Register bearing M.R. No. 11/69-70 is not available.
4. Thereafter, Mrs. Nagamma Javaraya, wife of Mr. Bahadur H.C. Javaraya has conveyed an extent of 02 Acres 05 Guntas in Survey No. 36/2 in favour of Mr. Govinda Reddy, son of Mr. Venkatareddy under the Sale Deed dated 10.12.1962 (Registered as Document No. 5492, Book-I, Volume No. 367, at Pages Nos. 20 to 24, at the office of the Sub- Registrar, Bangalore South Taluk) (**Document No. 05**). The said extent of 02 Acres 05 Guntas conveyed in Survey No. 36/2 does not form part of the Property.



5. In terms of the Official Memorandum dated 10.04.1964 bearing No. B. Dis. ALN. SR. 358, issued by the Deputy Commissioner, Bangalore Urban District (**Document No. 06**) we observe that an extent of 06 Acres 11 Guntas (excluding 01 Acre 24 Guntas of kharab) in Survey No. 36/2 [Viz., the remaining extent retained by Mrs. Nagamma Javaraya after conveyance under Sale Deed dated 10.12.1962 as aforementioned] has been converted from agricultural to non-agricultural purposes (for running a dairy farm).
6. We have been provided with the Last Will and Testament dated 24.11.1977 executed by Mrs. Nagamma, wife of Late H.C. Javaraya (**Document No. 07**), whereby Mrs. Nagamma bequeathed: (i) a portion of Survey No. 36/2, measuring about 03 Acres in favour of her grandson, Mr. Harish, son of Mr. C.J. Padmanabha; and (ii) another portion of Survey No. 36/2, measuring about 05 Acres in favour of her son, Mr. C.J. Bhaktaram. Further, we observe that Mrs. Nagamma directed Mr. C.J. Bhaktaram to reserve an extent of 05 Guntas in Survey No. 36/2 for a tomb.
7. We observe that Mrs. Nagamma had acquired land measuring 08 Acres 16 Guntas. Under a Sale Deed 10.12.1962, Mrs. Nagamma conveyed an extent of 02 Acres 05 Guntas in favour of Mr. Govinda Reddy. Hence, Mrs. Nagamma held an extent of 07 Acres 24 Guntas (including 01 Acre 13 Guntas 'A' kharab land). However, Mrs. Nagamma has bequeathed 8 Acres in favour of her son and grandson, thereby bequeathing additional extent of 16 Guntas. Nevertheless, we note that under the Compromise Petition filed in Regular First Appeal bearing RFA No. 827 of 2007 before the Hon'ble High Court of Karnataka (*detailed in paragraph 18 hereinbelow*), the parties have identified the correct extent of the land allotted to Mr. Harish and Mr. C.J. Bhaktaram.
8. In terms of the Death Certificate of Mrs. Nagamma Javaraya, issued by the Chief Registrar of Birth and Death (**Document No. 08**), we observe that Mrs. Nagamma Javaraya deceased on 12.04.1979.
9. We have been provided with the Special Notice dated 09.04.1981 bearing No. No.KTR393/80-81, issued by the Assistant Revenue Officer, Corporation of Bangalore (**Document No. 09**) whereunder we note that: (i) northern portion of Survey No. 36/2, measuring 03 Acres (or 14,520 square yards) (acquired by Mr. J.P. Harish) has been assigned with new Municipal No. 60; and (ii) remaining southern portion of Survey No. 36/2, measuring 04 Acres 35 Guntas (or 23,595 square yards) (acquired by Mr. C.J. Bhaktaram) has been assigned with new Municipal No. 60/1.
10. In terms of: (i) Note dated 08.06.1989, issued by the Engineer Member, Bangalore Development Authority; and (ii) Letter dated 01.08.1988 issued by the Engineer Member, Bangalore Development Authority, Bangalore (**Document Nos. 10 & 11**), we observe that the application of Mr. C.J. Bhaktaram for formation of link road connecting to 60 feet wide road with the premises No. 60/1 (in Survey No. 36/2) had been approved as Mr. C.J. Bhaktaram was proposing to develop the said property into a group housing scheme. In this regard, we have been provided with the Receipt evidencing payment made to Bangalore Development Authority, Bangalore ('BDA') (**Document No. 12**) in connection with the said formation of link road. Further, in terms of the Letter dated 23.02.1988 bearing No. TPM/DDTP (W)/ 708/87-88, issued by the Town Planning Member, BDA (**Document No. 13**), we observe that the BDA has resolved to approve the development plan submitted by Mr. C.J. Bhaktaram.



11. We further observe from the Letter dated 21.05.1982 bearing No. BDA/TPM/ADI/54/82-83, issued by the Commissioner, BDA (**Document No. 14**) that the BDA has approved development plan for setting up a small scale industry in Survey No. 36/2. We have been represented by the present owners of the Property that no small scale industry was set up in the Property.
12. We note from the Genealogical Tree of Mr. C.J. Bhaktaram issued by the Village Accountant, Bangalore (**Document No. 15**) that he was married to Mrs. Leela Bhaktaram and they have two children namely, Mr. Vivek Bhaktaram and Mrs. Sharmila Bhaktaram.
13. Mr. C.J. Bhaktaram, son of Late H.C. Javaraya executed Last Will and Testament dated 03.10.2003 (**Document No. 16**) wherein he bequeathed his movable and immovable properties including the Property herein in favour of his wife, Mrs. Leela Bhaktaram and children namely, (i) Mr. Vivek Bhaktaram and (ii) Mrs. Sharmila Bhaktaram. We further note that the land measuring 83,450 square feet in Corporation No. 60/1 (old Survey No.36/2) was allotted to Mr. Vivek and an extent of land measuring 85,233 square feet in Corporation No. 60/1 (old Survey No.36/2) was allotted to Mrs. Sharmila under the said Will.
14. Thereafter, Mr. C.J. Bhaktaram, son of Late H.C. Javaraya executed a Gift Deed dated 14.06.2007 (Registered as Document No. 1169/2007-08, Book-1, stored in C.D. No. BSGD96, at the office of the Sub-Registrar, Basavanagudi, Bangalore) (**Document No. 17**), whereby he gifted: (i) land measuring 73,400 square feet (01 Acre 27.4 Guntas) in favour of his son, Mr. Vivek Bhaktaram; (ii) land measuring 77,283 square feet (01 Acre 30.9 Guntas) in favour of his daughter, Mrs. Sharmila Bhaktaram; and (iii) land measuring 18,000 square feet (16.5 Guntas) (comprising of internal roads) in favour of Mr. Vivek Bhaktaram and Mrs. Sharmila Bhaktaram jointly.
15. We have been provided with the Death Certificate of Mr. C.J. Bhaktaram, issued by the Chief Registrar of Birth and Death (**Document No. 18**), evidencing demise of Mr. C.J. Bhaktaram on 26.03.2012.
16. In terms of the Complaint filed by Mr. Harish J. Padmanabha, son of Late C.J. Padmanabha (*'as Plaintiff'*) in the Original Suit bearing O.S. No. 17067/2004 before the Court of the City Civil Judge, at Bangalore (**Document No. 19**) against Mr. C.J. Bhaktharam, son of Mr. H.C. Javaraiah, we observe that the Plaintiff disputed the Will dated 24.11.1977 executed by Mrs. Nagamma, wife of Late H.C. Javaraya (Document No. 07 herein) and sought the Hon'ble Court to pass an order to the effect that: (i) the Will dated 24.11.1977 executed by Mrs. Nagamma is fabricated and forged; and (ii) Will dated 23.07.1962 executed by Mrs. Nagamma is genuine (*whereunder the Mrs. Nagamma had bequeathed an extent of 07 Acres 35 Guntas in Survey No. 36/2 retained by her*); and (iii) the Defendant be restrained by way of permanent injunction from alienating or creating any charge over a portion of Survey No. 36/2, measuring 04 Acres 35 Guntas. Further, in terms of the Judgement dated 17.12.2007 passed in the said aforementioned Suit bearing O.S. No. 17067/2004 (**Document No. 20**) we observe that the said Suit was dismissed as the Plaintiff was unable to prove that the Will dated 24.11.1977 executed by Mrs. Nagamma is fabricated and forged. In this regard, we have been provided with the: (i) Written Statement; and (ii) Order Sheet in connection with Suit bearing O.S. No. 17067/2004 filed before the Court of the City Civil Judge, at Bangalore (**Document No. 21**).



The aforementioned Judgment dated 17.12.2007 refers to the following litigation:

- (i) Suits bearing O.S. No. 8590/96 and O.S. No. 7243/97. We have not been provided with the Complaint, Written Statement, Order Sheet and Judgement passed in Suits bearing O.S. No. 8590/96 and O.S. No. 7243/97; and
- (ii) Appeal bearing R.F.A. No. 1324/2003 filed by Mr. Harish J Padmanabha against Mr. C.J. Devanath, Mr. C J Bhaktaram, Mr. Kanaka Padmanabha, Mr. K.M. Srinivas Murthy, Mr. D.A. Thejeshwari and the Commissioner before the Hon'ble High Court of Karnataka. We have not been provided with the Appeal petition, Objections (if any), Order Sheet and Order in connection with Appeal bearing R.F.A.1324/2003. The portal of High Court of Karnataka reflects that the aforementioned RFA to be disposed on 18.12.2004.

We have been informed that the judgments passed in the aforementioned litigation are not available. In any event, the dispute between Mr. Harish J Padmanabha and Mr. C.J. Bhaktaram with respect to the Larger Extent has attained finality in RFA No. 827/2007 before the Hon'ble High Court of Karnataka, at Bengaluru (please refer paragraph 18).

17. In terms of the Complaint filed in the Original Suit bearing O.S. No. 7840/1996 by Mr. C.J. Bhaktaram, son of Late Rao Bahadur H.C. Javaraya (*as plaintiff*) (**Document No. 22**) against Mr. B. Gurappa Naidu, son of Mr. Venkatarama Naidu and others (*as defendants*) before the Court of the XIV Additional City Civil Judge, Bangalore, we observe that the Plaintiff had prayed the Hon'ble Court: (i) to declare that the Plaintiff is the sole and absolute owner of a portion of the property bearing Survey No. 36/2, measuring (13 Guntas) 14,194 square feet (*'Suit property'*) [(*Viz., a portion of the property acquired by the Plaintiff under the Will dated 24.11.1977 (Document No.7 herein)*)] ; (ii) to direct the defendants to remove encroachment put by them in the suit schedule property; and (iii) to grant permanent injunction restraining the defendants from interfering with the peaceful possession of the suit schedule property. In terms of the Judgement dated 14.03.2007 (**Document No. 23**) passed in Suit bearing O.S. No. 7840/1996, we observe that the said Suit was dismissed as the Plaintiff was unable to prove the ownership over the suit schedule property. In this regard, we have been provided with the: (i) Written Statement; and (ii) Order Sheet in connection with the Suit bearing O.S. No. 7840/1996 by Mr. C.J. Bhaktaram, son of Late Rao Bahadur H.C. Javaraya (**Document No. 24**).
18. Thereafter, Mr. Vivek Bhaktaram and Ms. Sharmila Bhaktaram, both children of Late C.J. Bhaktaram (*as Appellants*) being aggrieved by the Judgement dated 14.03.2007 passed in Original Suit bearing O.S. No. 7840/1996 preferred an appeal in RFA No. 827/2007 before the Hon'ble High Court of Karnataka, at Bengaluru against Mr. B. Gurappa Naidu, Mr. Harish J. Padmanabha. In terms of the Compromise Petition 19.10.2012 filed in the said appeal (**Document No. 25**), we observe that Respondents confirmed that the Appellants are the absolute owners and are in possession of land bearing Municipal No. 60/1 (formed out of Survey No. 36/2), admeasuring 04 Acres 6.43 Guntas or 1,81,242 Square Feet (**'Larger Extent'**). The said appeal was decreed in terms of the said joint compromise petition vide Order dated 02.11.2012 by the Hon'ble High Court of Karnataka, at Bengaluru (**Document No. 26**).



19. In terms of the Release Deed dated 11.06.2012 (Registered as Document No.01290/2012-13, Book-1, stored in C.D. No. BSGD169, at the office of the Sub-Registrar, Basavanagudi, Bangalore) **(Document No. 27)** executed by Mrs. Leela Bhaktaram, wife of Late C.J. Bhaktaram in favour of Mrs. Sharmila Bhaktaram and Mr. Vivek Bhaktaram, both children of Late C.J. Bhaktaram, we observe that Mrs. Leela Bhaktaram has confirmed the execution of the Gift Deed dated 14.06.2007 (*Document No. 15 herein*) and released all her right, title and interest over a portion of Survey No. 36/2, measuring about 05 Acres.
20. Mr. Vivek Bhaktaram, son of Late C.J. Bhaktaram (*represented by his sister and Power of Attorney holder, Ms. Sharmila Bhaktaram*) and Ms. Sharmila Bhaktaram, daughter of Late C.J. Bhaktaram executed Sale Deed dated 22.03.2019 [Registered as Document No. 9129/2018-19, Book-1, stored in C.D. No. CMPD263, at the office of the Senior Sub-Registrar, Basavanagudi (Charamarajapete), Bangalore] **(Document No. 28)** whereunder a portion of Larger Extent, measuring 7,500 square feet was conveyed in favour of Samaja Seva Mandal.
21. We note that Mr. Vivek Bhaktaram, son of Late C.J. Bhaktaram appointed Mrs. Sharmila Bhaktaram, daughter of Late C.J. Bhaktaram as his power of attorney holder inter alia to do all the acts, deeds and things with respect to 50% (fifty percent) of his shares in the Property *vide* General Power of Attorney (Notarized) dated 15.06.2022 **(Document No. 29)**.
22. We have been provided with a Special Power of Attorney 20.04.2023 (Registered as Document No. CMP-4-00031-2023-24 at the Office of the Sub-Registrar, Basavanagudi (Chamarajapete)) **(Document No. 30)** executed by Mr. Vivek Bhaktaram, son of Late C.J. Bhaktaram appointing his sister, Mrs. Sharmila Bhaktaram as the attorney to manage the portion of the Property owned by him. We have been informed by the present owners of the Property that they have not acted upon the aforementioned Special Power of Attorney and the General Power of Attorney dated 15.06.2022.
23. We have also been provided with the Special Power of Attorney dated 06.11.2025 registered as document no. JAY-4-00646-2025-26 at the Office of the Sub-Registrar, Jayanagar **(Document No. 31)**, executed by Dr. Vivek Bhaktaram in favour of Ms. Sharmila Bhaktaram authorising Mrs. Sharmila Bhaktaram to execute joint development agreement with Nestled Haven Realty Private Limited in relation to the Property.
24. The below table records the extent of the land presently held by Mr. Vivek Bhaktaram and Ms. Sharmila Bhaktaram (both children of Late C.J. Bhaktaram) in the Larger Extent based on the title flow detailed hereinabove and the Sketch provided by Nestled Haven Realty Private Limited **(Document No. 32)**:

Sl No.	Particulars	Extent of the land (in square feet)
A.	Gift Deed dated 14.06.2007 executed by Mr. C.J. Bhaktaram, son of Late H.C. Javaraya in favour of Mr. Vivek Bhaktaram and Ms. Sharmila Bhaktaram	1,68,683
B.	Order dated 02.11.2012 passed by the Hon'ble High Court of Karnataka, at Bengaluru in RFA No.	1,81,242



	827/2007 filed by Mr. Vivek Bhaktaram and Ms. Sharmila Bhaktaram	
C.	Khata Endorsement dated 14.06.2022 issued by the Bruhat Bengaluru Mahanagara Palike in the name of Mr. Vivek Bhaktaram and Ms. Sharmila Bhaktaram	1,81,242.75
D.	Sale Deed dated 22.03.2019 executed by Mr. Vivek Bhaktaram and Ms. Sharmila Bhaktaram in favour of Samaja Seva Mandali	7,500
E.	B-Kharab Land within the Larger Extent (i.e., 1,81,242 square feet)	6,613
F.	Land utilised for the Burial Ground	5,445
G.	Extent of land in the Larger Extent which is not in possession of Mr. Vivek Bhaktaram and Ms. Sharmila Bhaktaram	1,601.75
	Extent of the land in the Larger Extent which is in the physical possession of Mr. Vivek Bhaktaram and Ms. Sharmila Bhaktaram [Available Land = C – D – E – F – G]	1,60,083 ('Property') The Property is inclusive of regularised 20 Guntas of A kharab land in the Larger Extent.

25. (i) Mrs. Sharmila Bhaktaram, daughter of Late C.J. Bhaktaram and (ii) Mr. Vivek Bhaktaram, son of Late C.J. Bhaktaram [(i) and (ii) are 'Petitioners'] filed a Writ Petition bearing WP No. 16753/2024 before the High Court of Karnataka, at Bengaluru against (i) State of Karnataka Housing and Urban Development Department, (ii) Bangalore Development Authority and (iii) Special Land Acquisition Officer [(i), (ii) and (iii) are 'Respondents'], seeking the Hon'ble Court: (i) to declare that the acquisition proceedings with respect to land bearing Survey No.36/2 measuring 10 Acres (including 01 Acre 24 Guntas of Kharab land) has lapsed; (ii) to quash the Preliminary Notification dated 27.11.1959 bearing No. RDH/4LTF/64 and Final Notification dated 22.04.1964 bearing No. RDH 3 ITB 64 (**Document No. 33**) both issued by the State of Karnataka Housing and Urban Development Department; (iii) to issue a writ of certiorari or any other writ, order or direction quashing the Letter dated 11.03.2024 bearing No. BENAPRA/NAYOSA/No. ACLU-256/2022-23/2545/2023-24 and Letter dated 09.05.2024 bearing No. BENAPRA/NAYOSA/No. ACLU-256/2022-23/232/2023-24 both issued by the Bangalore Development Authority; and (iv) to issue a writ of certiorari or any other writ, order of the like nature directing Bangalore Development Authority to consider the Change of Land Use Application of the Petitioners dated 28.11.2022 and Representation dated 10.04.2024. In terms of the Order dated 28.10.2024, we observe that the Writ Petition was allowed and the Respondents were directed to consider the Application dated 28.11.2022 and Representation dated 10.04.2024 (**Document No. 34**).



26. In terms of the Official Memorandum dated 22.05.2025 bearing No. ALN(SUH-2)SR:46/22-23 c/w B.Dis.ALN/SR/358/64-65 passed by the Deputy Commissioner, Bangalore Urban District (**Document No. 35**), we note that the entire A kharab land measuring 01 Acre 13 Guntas in Survey No. 36/2 was converted for 'dairy farm use'. We note from the aforementioned Official Memorandum that a sum of Rs. 6,92,604/- has been paid as conversion fee for regularization of 'A' kharab land.
27. We have been provided with the Change of Land Use Order (Commencement Certificate) dated 06.09.2025 bearing No. BDA/TPM/CLU-256/2022-23/2176/2025-26 issued by the Bangalore Development Authority (**Document No. 36**) whereby the zoning of the land measuring 03 Acres 18 Guntas (out of 03 Acres 27 Guntas) has been changed to residential purpose from industrial purpose. Based on the survey undertaken, Nestled Haven Realty Private Limited have represented to us that the remaining land measuring 09 Guntas in the Property is already in residential zone as per the Revised Master Plan-2015. Accordingly, change of land use is not required for the said portion of 09 Guntas.
28. Thereafter, the Deputy Commissioner, Bangalore Urban District has issued Revised Official Memorandum dated 08.09.2025 bearing No. ALN(SUH-2)SR:46/22-23 c/w B.Dis.ALN/SR/358/64-65 (**Document No. 37**) whereby the Property has been converted from dairy farm use to residential purposes.

Joint Development of the Property:

29. We have been provided with the Development Plan Sanction Letter dated 23.10.2025 bearing No. BDA/TPM/DLP-2790/2025-26 and the Development Plan issued by the Bangalore Development Authority (**Document Nos. 38 & 38A**) for the development of the Property into a residential apartment complex comprising 2 (two) towers each having a basement, ground floor and 36 upper floors. We understand from Nestled Haven Realty Private Limited that no land in the Property has been relinquished towards parks, open spaces and road widening area till date.
30. Dr. Vivek Bhaktaram, son of Late Dr. C. J. Bhaktaram, represented by his sister and constituted attorney Mrs. Sharmila Bhataran and Mrs. Sharmila Bhaktaram, daughter of Late Dr. C. J. Bhaktaram (**Owners**) have executed a Joint Development Agreement dated 21.01.2026, registered as Document No. BSG-1-06981-2025-26, on 22.02.2026, at the Office of Sub-Registrar, Basavanagudi (**Document No. 39**) with Nestled Haven Realty Private Limited (**Developer**) to develop the Property into a luxurious / Class A residential apartment complex (**Project**). We note that MAIA Estates LLP has joined in execution of the JDA as a 'Confirming Party' to confirm the terms of the aforementioned joint development agreement.
31. In terms of the JDA, the Owners are entitled to 98,025 (Ninety-Eight Thousand and Twenty-Five) square feet of super-built up area with proportionate car parking spaces and proportionate undivided interest in the Property (including in the common areas and amenities). The Developer is entitled to 2,64,681 (Two Lakhs Sixty-Four Thousand Six Hundred and Eighty One) square feet of super-built up area with proportionate car parking spaces and proportionate undivided interest in the Property (including in the common areas and amenities)



(**'Developer's Entitlement'**). The JDA enables the Developer to load transferable development rights onto the Project to achieve additional super built up area in the Project.

32. In furtherance to the JDA, the Owners have executed an Irrevocable General Power of Attorney dated 21.01.2026, registered as Document No. BSG-4-00424-2025-26, on 22.02.2026, at the office of the Sub-Registrar, Basavanagudi (**'GPA'**) (**Document No. 40**) appointing and authorizing the Developer as their constituted attorney *inter alia* to carry out all acts, deeds and things in connection with development of the Property and conveyance of Developer's Entitlement, as contemplated under the JDA. The said General Power of Attorney authorizes and empowers the Developer *inter alia* to raise, borrow funds from banks, bankers, financiers, financial institutions, financial companies and other public by creating equitable or other mortgages on over the Developer's Entitlement.

Revenue and Survey Documents:

33. In terms of the Record of Rights, Tenancy and Crops Inspection Certificate (**'RTCs'**) issued with respect to the Survey No. 36/2, measuring 08 Acres 16 Guntas (excluding 01 Acre 24 Guntas) for the period 1969-70 to 1971-72 (**Document No. 41**), we observe that the name of the holder and cultivator is in consonance with the title flow of the Property. We have not been provided with the RTCs issued with respect to Survey No. 36/2 for the period 1972-73 to 2000-01. In this regard, we have been provided with an Endorsement dated 02.07.2012 bearing No. RK/C.R 11024/12-13 issued on behalf of the Tahsildar, Bangalore South Taluk (**Document No.4 herein**) confirming that the RTCs issued with respect to Survey No. 36/2 for the period 1973-74 to 1999-2000 are not available.
34. The Village Map of Yadiyur- Nagasandra Village and the extract of the Atlas (**Document No. 42**), show the shape and location of Survey No. 36. Further, we observe that: (i) a nala passes through Survey No. 36; and (ii) a lake is situated adjacent to Survey No. 36.
35. In terms of the extract of the Karnataka Revision Settlement Akarbandh issued with respect to Survey No. 36/2 (**Document No. 43**), we observe that the property bearing Survey No. 36/2 admeasures 08 Acres 16 Guntas, excluding 01 Acre 13 Guntas of 'A' Kharab and 11 Guntas of 'B' Kharab.

We have not been provided with the following survey related documents:

- (i) Extract of the Moola Tippani/Survey Original Tippani issued with respect to property bearing Survey No. 36;
- (ii) Extract of the Hissa Tippani and R.R. Pakka Book (Balabagadha Nakalu) issued with respect to property bearing Survey No. 36;
- (iii) Extract of the Kharab Uttaru issued with respect to Survey No. 36/2;
- (iv) City Survey Sketch.

It has been represented to us that the aforementioned antecedent survey records are not available in the records of the jurisdictional survey department and hence, the same cannot be issued. Nevertheless, we do not see any discrepancy in the revenue records available in relation to the Property. Further, there is no ambiguity in the shape and location of the



Property as the same has been demarcated and agreed upon by the Parties in the Regular First Appeal bearing RFA No. 827/2007 before the Hon'ble High Court of Karnataka.

Municipal Records and Khata Certificate:

36. In terms of the Khata Endorsement dated 14.06.2022, Khata Certificate and Khata Extract, both dated 16.10.2017 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bangalore ('**BBMP**') (**Document No. 44**), we observe that: (i) a portion of Survey No. 36/2 has been assigned with new Municipal No. 60/1 (PID No. 51-39-60/1), measuring 1,81,243 Square Feet, situated at 2nd Cross, Thygarajanagar, Bangalore Viz., the Larger Extent; and (ii) Mr. Vivek Bhataram and Mrs. Sharamila Bhataram are reflected as the owners of the Larger Extent.
37. We have been provided with E-khata issued in Form A by the Bangalore City West Corporation on 16.01.2026 (**Document No. 45**) reflecting Dr. Vivek Bhaktaram and Mrs. Sharmila Bhaktaram as the joint owners of the Property.
38. In terms of the Tax Paid Receipts for the period from 2022-23 to 2025-26 issued by the BBMP (**Document No. 46**), we observe that the property tax with respect to the Larger Extent has been paid by Mr. Vivek Bhataram and Mrs. Sharamila Bhataram.

Encumbrance Certificate & Mortgages:

39. We have been provided with the Encumbrance Certificates with respect to: (i) Survey No. 36/2, Thyagarajanagar for the period: (i) 01.04.1941 to 14.02.1957; (ii) 15.02.1957 to 30.09.1966; (iii) 01.10.1966 to 31.03.1980; (iv) 01.04.1980 to 31.03.2004; (v) 01.04.2004 to 15.06.2022; and (vi) 01.04.2004 to 02.02.2025 (ii) Larger Extent for the period 01.04.2004 to 08.11.2022 (**Document No. 47**). The aforementioned encumbrance certificates reflect all the registered transactions given effect during the said period.
40. We have been provided with the Encumbrance Certificates in relation to property bearing Municipal No. 60/1, Thyagarajanagar for the period from 01.04.1964 to 30.09.1966, 01.10.1966 to 31.03.2004, 01.04.1984 to 31.03.2004, 01.04.2004 to 31.12.2005 (procured online on Kaveri 2.0) and 01.01.2006 to 13.11.2025 (**Document No. 48**). The above encumbrance certificates reflect all the registered transactions given effect during the said period except the Gift Deed dated 14.06.2007 executed by Mr. C.J. Bhaktaram. The said transaction is however reflected in the Encumbrance Certificate issued for the period 01.04.2004 to 08.11.2022 referred in paragraph 39 above. *Also, the Encumbrance Certificate issued for the period from 01.04.1964 to 30.09.1966 & 01.10.1966 to 31.03.2004 describe the property as Survey No. 60/01 instead of Municipal No. 60/01. The same appears to be a clerical error. It is nevertheless advisable to obtain rectified encumbrance certificates for the aforementioned period.*
41. We have been provided with the Encumbrance Certificates in relation to the property bearing Survey No. 36/1, Thyagarajanagar for the period 15.02.1957 to 30.09.1966 and 01.10.1966 to 31.03.2004 (**Document No. 49**). The said encumbrance certificates do not reflect any registered transactions for the said period.



42. The Encumbrance Certificate (information copy procured on Kaveri 2.0 portal) in relation to the Property bearing Municipal No. 51-39-60/1 (old PID No. 3496456985), admeasuring 1,60,083 Square Feet i.e., the Property for the period from 01.04.2025 till 10.02.2026 (**Document No. 50**) reflect the JDA, GPA and the Deed of Simple Mortgage dated 30.01.2026 executed in relation to the Property.
43. We have been provided with Memorandum by Deposit of Title Deeds dated 18.01.1985 (Registered as Document No. 4162 of 1985 in Book-1, Volume No. SF165 at Page Nos. 473-478 at the Office of the Sub-Registrar, Basavanagudi) (**Document No. 51**) executed by M/s. Bhaktaram Laboratories represented by its proprietor, Mr. C.J. Bhaktaram in favour of KSFC whereby a portion of the Property measuring 01 Acre was mortgaged in favour of KSFC. The aforementioned mortgage was discharged vide Receipt dated 05.07.2006 (Registered as Document No. BSG-1-01876-2006-07 at the Office of Sub-Registrar, Banashankari) (**Document No. 52**) executed by Karnataka State Financial Corporation.
44. The Developer and the Owners (represented by the Developer) have executed Deed of Simple Mortgage dated 30.01.2026, registered as Document No. BSG-1-07219-2025-26, at the Office of Sub-Registrar, Basavanagudi (**Document No. 53**) in favour of Axis Trustee Services Limited, (acting as security trustee for Arnya Real Estate Fund – Debt) whereby the Developer has created charge over: (i) Developer's Entitlement; (ii) development rights of the Developer over the Property; (iii) present and future rights, title and interest forming part of the Developer's entitlement pursuant to loading transferable development right on to the Project. The said mortgage is subsisting as on date.
45. We have issued a Public Notice in Times of India and Vijaya Karnataka on September 24, 2025 inviting objections if any from the general public in relation to the proposed joint development with respect to the Property (**Document No. 54**). We have not received any objection from any person during the 15 days period and till date.
46. We have been informed by the present owners of the Property that there are no litigation in relation to the Property.
47. We have been informed by the present owners of the Property that there is no mortgage / charge created over the Property.
48. The original documents verified in relation to the Property are set out in **Annexure-1** hereunder. We have been informed by the present owners of the Property that: **(i)** they are in custody of Originals of the Gift Deed dated 14.06.2007 executed by Mr. C.J. Bhaktaram and the Release Deed dated 11.06.2012 executed by Mrs. Leela Bhaktaram; **(ii)** the originals of the antecedent title documents are in custody of the owners of lands adjacent to the Property [i.e., the balance portion of land in Survey No. 36/2].

IV. Opinion on the title of Property:

Upon review of the aforementioned documents and subject to our comments and observations set out herein above, we are of the opinion that:



- (i) Dr. Vivek Bhaktaram and Mrs. Sharmila Bhaktaram are the joint and absolute owners having clear and marketable title over the immovable property bearing BBMP Municipal No. 51-39-60/1 (old PID No. 3496456985), admeasuring 1,60,083 Square Feet, situated at 1st Cross (earlier 2nd cross), Ward No. 154 (Basavanagudi), Thyagarajanagar, Bengaluru;
- (ii) Bangalore Development Authority has issued a 'Development Plan' on 23.10.2025 for development of the Property into a residential apartment complex comprising 02 (two) towers each having a basement, ground floor and 36 upper floors;
- (iii) Nestled Haven Realty Private Limited, a private limited company has acquired development rights over the Property under the Joint Development Agreement dated 21.01.2026, registered as Document No. BSG-1-06981-2025-26, on 22.02.2026, at the Office of Sub-Registrar, Basavanagudi for the development of the Property into a residential apartment complex; and
- (iv) Nestled Haven Realty Private Limited has mortgaged its entitlement in the Project under the Joint Development Agreement dated 21.01.2026 in favour of Axis Trustee Services Limited (acting as security trustee for Arnya Real Estate Fund – Debt) vide Deed of Simple Mortgage dated 30.01.2026, registered as Document No. BSG-1-07219-2025-26 at the Office of the Sub-Registrar, Basavanagudi.



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

This Title Report is provided on the basis of the review and examination of the photocopies of the various documents of title and on the basis of the original title documents provided to us for verification. This Title Report does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of this Title Report.



Annexure-1
[Original Documents verified in relation to the Property]

Sl. No.	Particulars of Documents	Nature of Documents (Original/Certified Copy/Photocopy)
1.	Sale Deed dated 20.01.1936 (Registered as Document No. 2265, Book-I, Volume No. 346, at Pages 28 to 31, at the office of the Sub-Registrar, Bangalore) executed by Mr. S.S. Narayana, represented by his General Power of Attorney holder, Mr. S.S. Narasimha Iyer in favour of Mr. D.M. Ramaiah, son of Mr. Muniswamappa;	Certified Copy
2.	Sale Deed dated 27.01.1942 (Registered as Document No. 2445, Book-I, Volume No. 575, at Pages 35 to 37, at the office of the Bangalore Taluk) executed by Mr. D.M. Ramaiah, son of Mr. Munishamappa in favour of Mrs. Nagamma, wife of Mr. H.C. Javaraya;	Certified Copy
3.	Extract of the Index of Lands Register issued with respect to property bearing Survey No. 36/2;	Photocopy
4.	Endorsement dated 02.07.2012 bearing No. RK/C. R 11024/12-13 issued on behalf of the Tahsildar, Bangalore South Taluk;	Photocopy
5.	Sale Deed dated 10.12.1962 (Registered as Document No. 5492, Book-I, Volume No. 367, at Pages Nos. 20 to 24, at the office of the Sub- Registrar, Bangalore South Taluk) executed by Mrs. Nagamma Javaraya, wife of Mr. Bahadur H.C. Javaraya in favour of Mr. Govinda Reddy, son of Mr. Venkatareddy;	Certified copy
6.	Official Memorandum dated 10.04.1964 bearing No. B. Dis. ALN. SR. 358, issued by the Deputy Commissioner, Bangalore Urban District;	Photocopy
7.	Last Will and Testament dated 24.11.1977 executed by Mrs. Nagamma, wife of Late H.C. Javaraya;	Photocopy
8.	Death Certificate of Mrs. Nagamma Javaraya, issued by the Chief Registrar of Birth and Death;	Photocopy
9.	Family Tree of Dr. C.J. Bhaktharam issued by the Village Accountant;	Original
10.	Special Notice dated 09.04.1981 bearing No. KTR393/80-81, issued by the Assistant Revenue Officer, Corporation of Bangalore;	Photocopy



Sl. No.	Particulars of Documents	Nature of Documents (Original/Certified Copy/Photocopy)
11.	Note dated 08.06.1989, issued by the Engineer Member, Bangalore Development Authority;	Photocopy
12.	Letter dated 01.08.1988 issued by the Engineer Member, Bangalore Development Authority, Bangalore;	Photocopy
13.	Receipt evidencing payment made to Bangalore Development Authority, Bangalore;	Photocopy
14.	Letter dated 21.05.1982 bearing No. BDA/TPM/ADI/54/82-83, issued by the Commissioner, BDA;	Photocopy
15.	Gift Deed dated 14.06.2007 (Registered as Document No. 1169/2007-08, Book-1, stored in C.D. No. BSGD96, at the office of the Sub-Registrar, Basavanagudi, Bangalore) executed by Dr. C.J. Bhaktaram, son of Late H.C. Javaraya in favour of Dr. Vivek Bhaktaram and Ms. Sharmila Bhaktaram;	Original
16.	Khatha Certificate and Khata Extract dated 13.06.2007 in the name of Mr. C.J. Bhaktharam;	Original
17.	Plaint filed in suit bearing O.S. No. 17067/2004 before the Court of the City Civil Judge, at Bangalore;	Photocopy
18.	Judgement dated 17.12.2007 passed in suit bearing O.S. No. 17067/2004 before the Court of the City Civil Judge, at Bangalore;	Photocopy
19.	(i) Written Statement; and (ii) Order Sheet in connection with suit bearing O.S. No. 17067/2004 filed before the Court of the City Civil Judge, at Bangalore;	Photocopy
20.	Plaint filed in suit bearing O.S. No. 7840/1996 by Mr. C.J. Bhaktaram, son of Late Rao Bahadur H.C. Javaraya before the Court of the XIV Additional City Civil Judge, Bangalore;	Photocopy
21.	Judgement dated 14.03.2007 passed in suit bearing O.S. No. 7840/1996 by the Court of the XIV Additional City Civil Judge, Bangalore;	Photocopy
22.	(i) Written Statement; and (ii) Order Sheet in connection with the suit bearing O.S. No. 7840/1996 by Mr. C.J. Bhaktaram, son of Late Rao Bahadur H.C. Javaraya;	Photocopy

Sl. No.	Particulars of Documents	Nature of Documents (Original/Certified Copy/Photocopy)
23.	Release Deed dated 11.06.2012 (Registered as Document No.01290/2012-13, Book-1, stored in C.D. No. BSGD169, at the office of the Sub-Registrar, Basavanagudi, Bangalore) executed by Mrs. Leela Bhaktaram, wife of Late Dr. C.J. Bhaktaram in favour of Ms. Sharmila Bhaktaram and Mr. Vivek Bhaktaram, both children of Late C.J. Bhaktaram;	Original
24.	Compromise Petition 19.10.2012 filed in appeal bearing RFA No. 827/2007 before the Hon'ble High Court of Karnataka, at Bengaluru;	Photocopy
25.	Order dated 02.11.2012 passed in appeal bearing RFA No. 827/2007 by the Hon'ble High Court of Karnataka, at Bengaluru;	Certified Copy
26.	Sale Deed dated 22.03.2019 [Registered as Document No. 9129/2018-19, Book-1, stored in C.D. No. CMPD263, at the office of the Senior Sub-Registrar, Basavanagudi (Charamarajapete), Bangalore] executed by Dr. Vivek Bhaktaram, son of Late Dr. C.J. Bhaktaram (<i>represented by his sister and Power of Attorney holder, Ms. Sharmila Bhaktaram</i>) in favour of Samaja Seva Mandali;	Photocopy
27.	Record of Rights, Tenancy and Crops Inspection Certificate issued with respect to the Survey No. 36/2 for the period 1969-70 to 1971-72;	Photocopy
28.	Village Map of Yadiyur- Nagasandra Village;	Photocopy
29.	Extract of the Karnataka Revision Settlement Akarbandh issued with respect to Survey No. 36/2;	Photocopy
30.	Khata Endorsement dated 14.06.2022, Khata Certificate and Khata Extract, both dated 16.10.2017 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bangalore;	Original
31.	Receipt dated 21.04.2022 bearing No. 22231547495 issued by the Bruhat Bengaluru Mahanagara Palike, Bangalore;	Photocopy
32.	Encumbrance Certificates issued with respect to: (i) Survey No. 36/2 for the period: (i) 01.04.1941 to 14.02.1957; (ii) 15.02.1957 to 30.09.1966; (iii) 01.10.1966 to 31.03.1980; (iv) 01.04.1980 to 31.03.2004; and (v) 01.04.2004 to 15.06.2022; and (ii) Larger Extent for the period 01.04.2004 to 15.06.2022;	(i) Survey No. 36/2 for the period: (i) 01.04.1941 to 14.02.1957; (ii) 15.02.1957 to 30.09.1966; (iii) 01.10.1966 to



Sl. No.	Particulars of Documents	Nature of Documents (Original/Certified Copy/Photocopy)
		31.03.1980; (iv) 01.04.1980 to 31.03.2004 – Photocopy 01.04.2004 to 15.06.2022 – Certified Copy
33.	Memorandum by Deposit of Title Deeds dated 18.01.1985 (Registered as Document No. 4162 of 1985 in Book-1, Volume No. SF165 at Page Nos. 473-478 at the Office of the Sub-Registrar, Basavanagudi) executed by M/s. Bhaktaram Laboratories represented by its proprietor, Dr. C.J. Bhaktaram in favour of Karnataka State Financial Corporation ('KSFC');	Certified copy
34.	Receipt dated 05.07.2006 (Registered as Document No. BSG-1-01876-2006-07 at the Office of Sub-Registrar, Banashankari) executed by KSFC in favour of M/s. Bhaktaram Proprietorship;	Certified copy
35.	Public Notice issued in Times of India and Vijaya Karnataka on September 24, 2025 inviting objections if any from the general public in relation to the Property;	Photocopy
36.	Receipt for the period from 2025-26 issued by the Bruhat Bengaluru Mahanagara Palike, Bangalore;	Computer generated copy
37.	Encumbrance Certificates in relation to property bearing Municipal No. 60/1, Thyagarajanagar for the period from 01.04.1964 to 30.09.1966, 01.10.1966 to 31.03.2004, 01.04.1984 to 31.03.2004, 01.04.2004 to 31.12.2005 (procured online on Kaveri 2.0) and 01.01.2006 to 13.11.2025;	Certified copy
38.	Encumbrance Certificates in relation to the property bearing Survey No. 36/1, Thyagarajanagar for the period 15.02.1957 to 30.09.1966 and 01.10.1966 to 31.03.2004;	Certified copy
39.	Development Plan issued by the Bangalore Development Authority on 23.10.2025;	Photocopy
40.	Change of Land Use Order (Commencement Certificate) dated 06.09.2025 bearing No. BDA/TPM/CLU-256/2022-23/2176/2025-26 issued by the Bangalore Development Authority;	Original



Sl. No.	Particulars of Documents	Nature of Documents (Original/Certified Copy/Photocopy)
41.	Revised Official Memorandum dated 08.09.2025 bearing No. ALN(SUH-2)SR:46/22-23 c/w B.Dis.ALN/SR/358/64-65;	Original
42.	E-khata issued in Form-A by Bangalore West City Corporation with respect to the Property;	Digitally signed copy
43.	Last Will and Testament of Mr. C.J. Bhaktaram dated 03.10.2003;	Photocopy
44.	Order dated 21.05.1982 bearing No. BDA/TPM/ADI/54/82-83 passed by the Commissioner, BDA;	Photocopy
45.	General Power of Attorney (Notarized) dated 15.06.2022 executed by Mr. Vivek Bhaktaram, son of Late C.J. Bhaktaram in favour of Mrs. Sharmila Bhaktaram;	Original
46.	Final Notification dated 22.04.1964 bearing No. RDH 3 ITB 64 issued by the State of Karnataka Housing and Urban Development Department	Photocopy
47.	Order dated 28.10.2024 passed in Writ Petition No. 16753/2024 by the Hon'ble High Court of Karnataka, at Bengaluru;	Photocopy
48.	Official Memorandum dated 22.05.2025 bearing No. ALN(SUH-2)SR:46/22-23 c/w B.Dis.ALN/SR/358/64-65 passed by the Deputy Commissioner, Bangalore Urban District;	Original
49.	Special Power of Attorney dated 06.11.2025 registered as document no. JAY-4-00646-2025-26 executed by Dr. Vivek Bhaktaram in favour of Ms. Sharmila Bhaktaram.	Original
50.	Special Power of Attorney 20.04.2023 (Registered as Document No. CMP-4-00031-2023-24 at the Office of the Sub-Registrar, Basavanagudi (Chamarajapete)) executed by Mr. Vivek Bhaktaram, son of Late C.J. Bhaktaram in favour of Mrs. Sharmila Bhaktaram.	Original

