

30th April, 2026

M/s Sobha Limited,
(Formerly Sobha Developers Limited),
Office at Sobha, No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR),
Deverabeesanahalli, Bellandur Post,
Bangalore – 560 103.

Dear Madam,

Attn: Ms.G.Madhavi Priya

We act as Legal Advisors to M/s. Sobha Limited (formerly Sobha Developers Limited), who have forwarded to us the photocopies of documents of title with regard to all that piece and parcel of residentially converted lands bearing Survey No.66/1 (earlier a portion of Survey No.66/1), situated at Amanidoddakere Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, measuring in all about 10 Guntas, there being no kharab, less the area relinquished to the Doddagattiganabbe Gram Panchayat, Hoskote Taluk and Satellite Town Ring Road Planning Authority respectively towards road and parks & open spaces ("**Property**" or "**Said Land**") more fully set out in Para III below for scrutiny of title.

I. DOCUMENTS FURNISHED		
Sl. No.	Date	Particulars
Re: Title Documents:		
1.	23.12.1967	Certified copy of Partition Deed effected amongst (i) Dodda Muniyappa, (ii) Chikka Muniyappa, (iii) H.B Kempaiah and (iv) B. Muniyappa all sons of Batteppa (registered on 26.12.1967 as Document No.3643/1967-68 in Book-I, Volume-1204, at pages 225 to 231, in the office of the Sub-Registrar, Hoskote) with regard to Survey No.66/1 measuring about 31 Guntas;
2.		Mutation Register Extract bearing MR No.104/1995-96 issued by office of the Taluk Shirestedar, Hoskote Taluk, discloses Dodda Muniyappa son of late Batteppa as khatedar of portion of Survey No.66/1 measuring about 10 Guntas;
3.	27.12.1995	Sale Deed executed by (i) Dodda Muniyappa son of late Batteppa, (ii) Basavaraj and (iii) Krishnappa both sons of Dodda Muniyappa, in favour of Mukundaiah son of Govindu (registered as Document No.3763/1995-96 in Book-I, Volume-2102, at pages 258 to 263 in the office of the Sub-Registrar, Hoskote) with regard to portion of Survey No.66/1 measuring about 10 Guntas;

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Sl. No.	Date	Particulars
4.		Mutation Register Extract bearing MR No.72/1995-96 issued by office of the Taluk Shirestedar, Hoskote Taluk, discloses Mukundaiah son of Govindu as khatedar of portion of Survey No.66/1 measuring about 10 Guntas;
5.	13.12.2004	Sale Deed executed by Mukundaiah son of Govindu, in favour of S. Venkatesh son of late Srinivas (registered as Document No.HSK-1-04759/2004-05 in Book-I, stored in CD No.HSKD30, in the office of the Sub-Registrar, Hoskote) with regard to portion of Survey No.66/1 measuring about 10 Guntas;
6.		Mutation Register Extract bearing MR No.173/2004-05, issued by office of the Village Accountant, Kiosk Centre, Hoskote Taluk, discloses S. Venkatesh son of late Srinivas as khatedar of portion of Survey No.66/1 measuring about 10 Guntas;
7.	13.04.2007	Power of Attorney executed by Tarakesh Jambanna Hosur son of Jambanna Chennappa, in favour of (i) S. Hara Hari Rao Maney son of Subbarao Maney, (ii) Siddalinga Murthy S. son of H. Shivanna, (iii) Krishna son of Rangaiah and (iv) R.B Nataraj son of R.H Bettgowda (registered as Document No.SHV-4-00044/2007-08 in Book-IV, stored in CD No.SHVD81, in the office of the Sub-Registrar, Hoskote);
8.	27.05.2008	Power of Attorney executed by (i) S. Venkatesh son of late Srinivas (for self as kartha of his HUF and also natural guardian of his minor daughter V. Lavanya), (ii) Venkatamma wife of S. Venkatesh, (iii) V. Balaji and (iv) V. Raghu alias Raghavendra both sons of S. Venkatesh, in favour of Shreekantha Shetty son of Sadashiva Shetty (registered as Document No.HSK-4-00036/2008-09 in Book-IV, stored in CD No.HSKD111, in the office of the Sub-Registrar, Hoskote) with regard to portion of Survey No.66/1 (Survey No.66/1A measuring about 11 Guntas as per survey records) measuring about 10 Guntas;
9.	27.05.2008	Agreement of Sale executed between (i) S. Venkatesh son of late Srinivas (for self as kartha of his HUF and also natural guardian of his minor daughter V. Lavanya), (ii) Venkatamma wife of S. Venkatesh, (iii) V. Balaji and (iv) V. Raghu alias Raghavendra both sons of S. Venkatesh and Tarakesh Jambanna Hosur son of Jambanna Chennappa, represented by his attorney holder Siddalinga Murthy S. (registered as Document No.HSK-1-00623/2008-09 in Book-I, stored in CD No.HSKD111, in the office of the Sub-Registrar, Hoskote) with regard to portion of Survey No.66/1 measuring about 10 Guntas;

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Sl. No.	Date	Particulars
10.		Computerized copy of Mutation Register Extract bearing MR No.T2/2017-18, discloses S. Venkatesh son of late Srinivas as khatedar of Survey No.66/1 measuring about 10 Guntas;
11.	28.09.2018	Official Memorandum bearing No. LNDC10000424 issued by office of the Deputy Commissioner, Bangalore Rural District, to S. Venkatesh son of late Srinivas, discloses the conversion of Survey No.66/1 measuring about 10 Guntas from agricultural to non-agricultural residential purpose;
12.	26.04.2019	Sale Deed executed by (i) S. Venkatesh son of late Srinivas (for self, as kartha of his HUF and natural guardian of his minor daughter V. Lavanya), (ii) Venkatamma wife of S. Venkatesh, (iii) V. Balaji and (iv) V. Raghu alias Raghavendra both sons of S. Venkatesh, represented by their attorney holder Shreekantha Shetty son of Sadashiva Shetty, in favour of M/s. Sobha Developers Limited, represented by its authorized signatory Hara Hari Rao Maney S. (registered as Document No.HSK-1-00708/2019-20, in Book-I, stored in CD No.HSKD746, in the office of the Sub-Registrar, Hoskote), with regard to Survey No.66/1 measuring about 10 Guntas;
13.	30.04.2019	Confirmation cum Ratification Deed executed by Tarakesh Jambanna Hosur son of Jambanna Chennappa, represented by his attorney holder R.B Nataraj, in favour of M/s. Sobha Developers Limited, represented by its authorized signatory Hara Hari Rao Maney S. (registered as Document No.HSK-1-00851/2019-20, in Book-I, stored in CD No.HSKD749, in the office of the Sub-Registrar, Hoskote), with regard to Survey No.66/1 measuring about 10 Guntas;

Re: Common Documents:

14.	02.01.2026	Relinquishment Deed executed by M/s Sobha Developers Private Limited in favour of Governor, Government of Karnataka represented by Member Secretary, Satellite Town Ring Road Planning Authority (registered as Document No. HSK-1-15369/2025-26 and stored in electronic format in the centralized data repository by the Sub-Registrar, Bangalore Rural District (Hoskote) on 02.01.2026) with regard to Survey Nos. 20 (32G), 21/1 (1A 06G), 21/1B (1A 06G), 21/2 (1A ½G), 21/3 (12½G), 21/4 (12G), 22/2 (12G), 26 (12G), 27 (12G), 31/1 (22G), 31/2 (2G), 31/3 (6G), 31/4 (4G), 32 (19G), 33/1 (1A 10G), 33/2 (10G), 33/3 (12G), 34 (1A 02G), 35/1 (25G), 35/2 (24G), 35/3 (35/2p2) (24G), 36/1 (1A 12½G), 36/2 (½G), 50 (16G), 51/1 (28½G), 51/2 (9G), 52/1 (22G), 54/1 (04G), 54/2 (2½G), 54/3 (2½G), 55/2 (17G), 55/3 (18G), 55/4 (10½G), 55/5 (20G), 55/6 (13G), 55/7 (23G), 55/9 (02G), 55/10 (5½G), 55/11 (18G), 56/2 (26½G), 56/3 (12¾G), 56/4
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Sl. No.	Date	Particulars
		(9½G), 56/5 (9¼G), 56/6 (7G), 56/7 (13G), 57/1 (21G), 57/2 (17¼G), 57/3 (8G), 57/3B (6G), 57/3C (12G), 57/4 (11½G), 57/5 (1¾G), 57/6 (4G), 58 (01A 08G), 59/1 (28G), 59/2 (22G), 59/3 (24G), 60/1 (18G), 60/2 (11G), 60/3 (05G), 60/4 (14G), 60/5 (07G), 60/6 (18G), 60/7 (08G), 61/1 (15G), 61/2 (01A 05G), 61/3 (06G), 62/1 (29G), 62/2 (29G), 62/3 (27G), 62/4 (13G), 62/5 (11G), 63/1 (1A 17½G), 63/2 (1A 17½G), 63/3(1A 1½G), 65/1 (28G), 65/2 ((24¼G), 65/3 (25G), 65/4 (28G), 66/1 (10G), 66/2 (31G), 66/3 (38G), 66/4 (20G), 67 (1A 03G), 68/1 (11G), 69/1 (10G), 171/1A (01¾ G), 173/1 (12G), 173/2 (06 ½ G), 174/1 (19G), 174/2 (07G), 174/3 (16G), 174/4 (04G), 174/5 (21 ½ G), 174/6 (04 ¾ G), 174/7 (04G), 174/8 (04G), 175/1 (19G), 176/1 (38G), 177/1 (34G), 177/2 (13G), 177/3 (10G) and 187/1 (27G) together measuring about 48 Acres 13 ¼ Guntas, out of which land available is 47 Acres 15.94 Guntas (excluding 17 ½ Guntas of kharab) out of which (i) 19,339.67 square metres for park and open spaces, (ii) 9,669.12 square metres for outer ring road land bank and (iii) 33,653.88 square metres for road have been relinquished;
15.	02.01.2026	Relinquishment Deed executed by M/s Sobha Developers Private Limited in favour of Governor, Government of Karnataka represented by Panchayat Development Officer, Doddagattiganabbe Gram Panchayat, Hoskote Taluk (registered as Document No. HSK-1-15370/2025-26 and stored in electronic format in the centralized data repository by the Sub-Registrar, Bangalore Rural District (Hoskote) on 02.01.2026) with regard to Survey Nos. 20 (32G), 21/1 (1A 06G), 21/1B (1A 06G), 21/2 (1A ½G), 21/3 (12½G), 21/4 (12G), 22/2 (12G), 26 (12G), 27 (12G), 31/1 (22G), 31/2 (2G), 31/3 (6G), 31/4 (4G), 32 (19G), 33/1 (1A 10G), 33/2 (10G), 33/3 (12G), 34 (1A 02G), 35/1 (25G), 35/2 (24G), 35/3 (35/2p2) (24G), 36/1 (1A 12½G), 36/2 (½G), 50 (16G), 51/1 (28½G), 51/2 (9G), 52/1 (22G), 54/1 (04G), 54/2 (2½G), 54/3 (2½G), 55/2 (17G), 55/3 (18G), 55/4 (10½G), 55/5 (20G), 55/6 (13G), 55/7 (23G), 55/9 (02G), 55/10 (5½G), 55/11 (18G), 56/2 (26½G), 56/3 (12¾G), 56/4 (9½G), 56/5 (9¼G), 56/6 (7G), 56/7 (13G), 57/1 (21G), 57/2 (17¼G), 57/3 (8G), 57/3B (6G), 57/3C (12G), 57/4 (11½G), 57/5 (1¾G), 57/6 (4G), 58 (01A 08G), 59/1 (28G), 59/2 (22G), 59/3 (24G), 60/1 (18G), 60/2 (11G), 60/3 (05G), 60/4 (14G), 60/5 (07G), 60/6 (18G), 60/7 (08G), 61/1 (15G), 61/2 (01A 05G), 61/3 (06G), 62/1 (29G), 62/2 (29G), 62/3 (27G), 62/4 (13G), 62/5 (11G), 63/1 (1A 17½G), 63/2 (1A 17½G), 63/3(1A 1½G), 65/1 (28G), 65/2 ((24¼G), 65/3 (25G), 65/4 (28G), 66/1 (10G), 66/2 (31G), 66/3 (38G), 66/4 (20G), 67 (1A 03G), 68/1 (11G), 69/1 (10G), 171/1A (01¾ G), 173/1 (12G), 173/2 (06 ½ G), 174/1 (19G), 174/2 (07G), 174/3 (16G), 174/4 (04G), 174/5 (21 ½ G), 174/6 (04 ¾ G), 174/7 (04G), 174/8 (04G), 175/1 (19G),

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Sl. No.	Date	Particulars
		176/1 (38G), 177/1 (34G), 177/2 (13G), 177/3 (10G) and 187/1 (27G) together measuring about 48 Acres 13 ¼ Guntas, out of which land available is 47 Acres 15.94 Guntas (excluding 17 ½ Guntas of kharab) an extent measuring about 694.03 square metres is relinquished for road;
16.	08.01.2026	Development Plan bearing No. STRRPA/TP/DP/01/2025-26 issued by the Member Secretary, Joint Director of Urban and Rural Planning Authority, Satellite Town Ring Road, Bangalore;
17.	08.01.2026	Commencement Certificate bearing No. STRRPA/TP/DP/01/2025-26 issued by the Member Secretary, Joint Director of Urban and Rural Planning Authority, Satellite Town Ring Road, Bangalore;
Re: Company Documents:		
18.	18.08.2014	Certificate of Incorporation of Sobha Developers Limited issued by the Deputy Registrar of Companies, Registrar of Companies, Bangalore;
Re: Endorsements:		
19.	04.10.2025	Endorsement bearing No. R.K/C. R/281/2025-26 issued by office of the Tahsildar Grade-2, Hoskote Taluk, with regard to Survey No.66/1;
20.	20.11.2025	Endorsement bearing No. KHB/LAO/02/2008-09, issued by office of the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, with regard to Survey No.66/1 and other lands;
21.	13.01.2026	Endorsement bearing No. PTCL(Ho)(E)CR:22/2026 issued by Tahsildar, office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura, with regard to Survey No.66/1 measuring about 10 Guntas and other lands;
22.	27.01.2026	Endorsement bearing No. RD1218569032742, issued by office of the Tahsildar, Hoskote Taluk, Bangalore Rural District, with regard to Survey No.66/1 measuring about 10 Guntas;
23.	01.04.2026	Endorsement bearing No. KIADB: LAQ: 77/2025-26 issued by office of the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore with regard to Survey No.66/1 measuring about 10 Guntas;

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Sl. No.	Date	Particulars
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike with regard to Survey No.66/1 measuring about 31 Guntas:		
24.		Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike for the period set out below, with regard to Survey No.66/1 having the total extent as 31 Guntas and actual extent as 30 Guntas, there being 01 Gunta kharab;
		(a) 1968-69 to 1971-72 and 1973-74 to 1993-94 issued by office of the Taluk Shirestdar, Hoskote Taluk;
		(b) 1994-95 to 1998-99, issued by office of the Tahsildar, Hoskote Taluk;
		(c) 1999-2000, 2000-01 and 2003-04 to 2010-11, issued by office of the Village Accountant, Kiosk Centre, Hoskote Taluk;
		(d) 2001-02, 2002-03, 2011-12 to 2017-18 issued as computerized copies;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike with regard to Survey No.66/1 measuring about 10 Guntas:		
25.		Computerized Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike, for the period from 2018-19 to 2025-26, with regard to Survey No.66/1 having the total extent and actual extent as 10 Guntas, there being no kharab;
Re: Survey Records, with regard to Survey No.66:		
26.		Village Map of Amanidoddakere village, issued by office of the Land Survey Revenue Settlement and Department of Land Records K.R Circle, Bangalore;
27.		Moola Tippani Nakal, issued by Inspector, office of the Taluk Land Surveyor, Hoskote Taluk, with regard to Survey No.66;
28.		Hissa Survey Tippani, issued by the Supervisor, Department of Land Survey, Hoskote Taluk, with regard to Survey No.66;
29.		RR Pakka Book Nakal, issued by office of the Superintendent, Land Survey Department, Hoskote, with regard to Survey No.66;
Re: Survey Records, with regard to Survey No.66/1:		
30.		Hissa Survey Tippani, issued by the Supervisor, Department of Land Survey, Hoskote Taluk, with regard to Survey No.66/1;

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Sl. No.	Date	Particulars
31.		RR Pakka Book Nakal, issued by office of the Tahsildar, Hoskote Taluk, with regard to Survey No.66/1;
Re: Survey Records, with regard to Survey No.66/1:		
32.		Atlas extracted from Bhoomi online with regard to Survey no. 66/1 phoddied into Survey Nos. 66/1 and 66/4;
33.		Karnataka Revision Settlement Akarbandh, issued by office of the Superintendent, Land Survey Department, Hoskote, with regard to Survey No.66/1;
Re: Search Reports with regard to Survey No.66/1:		
34.	24.05.2008	Search Report bearing SA No.1096/2008-09 covering the period from 01.04.1960 to 30.11.2005, issued by office of the Sub-Registrar, Hoskote, with regard to Survey No.66/1;
35.	29.05.2025	Search Report bearing SA No.797527/2025-26 covering the period from 01.04.2004 to 27.05.2025, issued by office of the Sub-Registrar, Hoskote, with regard to Survey No.66/1;
36.	17.04.2026	Search Report bearing SA No.176799/2026-27 covering the period from 01.04.2025 to 15.04.2026, issued by office of the Sub-Registrar, Hoskote, with regard to Survey No.66/1;

II. GLOSSARY

Sl No.	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1 Gunta is an unit of measurement which is equivalent to 16 annas. 1 Gunta is 1/40th of an acre or 121 square yards or 1089 square feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;

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SI No.	Term	Description
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Pakka Book/ RR Pakka Book	A Field Book which discloses the hissass and the hissedars of a survey number after phoddi along with the extent of the land;
14.	Phoddi	Bifurcation / partition of a survey number into hissass with sub survey numbers or sub-dividing of fields;
15.	Phut Kharab/ Kharab	A piece or pieces of land classified as unarable and included in a survey number;
16.	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
17.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
18.	Sub-Division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS

All that piece and parcel of residentially converted land bearing Survey No.66/1 (portion of Survey No.66/1, still earlier a portion of Survey No.66), situated at Amanidoddakere Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, measuring in all about 10 Guntas, there being no kharab, less the area relinquished to the Doddagattiganabbe Gram Panchayat, Hoskote Taluk and Satellite Town Ring Road

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Planning Authority respectively towards road and parks & open spaces and bounded as under: -

East by	:	Land bearing Survey No.66/2;
West by	:	Land bearing Survey No.66/4;
North by	:	Land bearing Survey No.83;
South by	:	Land bearing Survey No.69/1;

IV. NOTE

This Report has been prepared for our client M/s. Sobha Limited (formerly Sobha Developers Limited), (Client'). The said Report has been prepared in the context of our Client's ownership of the property detailed in the Property Details above and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or relied upon by any other entity or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed, with our consent. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. In the course of the investigation of title, we have (a) not issued any public notice (b) not inspected any original documents of title and (c) we have not obtained any search reports from the concerned sub-registrar offices. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report.

V. FLOW OF TITLE

1. All that piece and parcel of agricultural land bearing Survey No.66/1, situated at Amanidoddakere Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, measuring about 30 Guntas, along with 01 Gunta kharab, measuring in all about 31 Guntas, is hereinafter referred to as "**Survey No.66/1**".

2. Though the title deed under which Battiga alias Batteppa son of Lingappa, acquired Survey No.66/1 has not been furnished to us, it is evident from the

B. Batteppa

RTC/Pahani furnished with regard to Survey No.66/1, that Battiga alias Batteppa son of Lingappa, was registered as khatedar and occupant in the RTC/ Pahani for the period from 1968-69 to 1997-98 (Document No.24).

3. (i) Dodda Muniyappa, (ii) Chikka Muniyappa, (iii) H.B Kempaiah and (iv) B. Muniyappa all sons of Batteppa effected a partition of their family properties which interalia included Survey No.66/1, under a Partition Deed dated 23.12.1967 (Document No.1), wherein, Dodda Muniyappa son of Batteppa was allotted with eastern portion measuring about 11 Guntas ("**Eastern Portion**") under schedule 'I', Chikka Muniyappa son of Batteppa was allotted with western portion measuring about 10 Guntas under schedule 'II' and H.B Kempaiah son of Batteppa was allotted with remaining middle portion measuring about 10 Guntas under schedule 'III'. Acting upon the said partition, on an application being made for transfer of khata, Dodda Muniyappa son of late Batteppa was registered as Khatedar of Eastern Portion in the revenue records by way of Mutation Register Extract bearing MR No.104/1995-96 (Document No.2). The Western Portion and Middle Portion are not the subject matter of this title report.

4. We observe that though Dodda Muniyappa son of Batteppa was allotted the Eastern Portion i.e 11 Guntas in Survey No.66/1, under a registered Partition Deed dated 23.12.1967, he was registered as khatedar of 10 Guntas of which he was in possession by way of Mutation Register Extract bearing MR No.104/1995-96.

5. (i) Dodda Muniyappa son of late Batteppa, (ii) Basavaraj and (iii) Krishnappa both sons of Dodda Muniyappa by a Deed of Sale dated 27.12.1995 (Document No.3) sold the Eastern Portion measuring about 10 Guntas in favour of Mukundaiah son of Govindu. On an application being made for transfer of khata Mukundaiah son of Govindu was registered as khatedar of the said 10 Guntas in the revenue records by way Mutation Register Extract bearing MR No.72/1995-96 (Document No.4).

6. Mukundaiah son of Govindu by a Deed of Sale dated 13.12.2004 (Document No.5) sold the Eastern Portion measuring about 10 Guntas in favour of S. Venkatesh son of late Srinivas. On an application being made for transfer of khata S. Venkatesh son of late Srinivas was registered as khatedar of the said 10 Guntas in the revenue records by way of Mutation Register Extract bearing MR No.173/2004-05 (Document No.6).

7. Tarakesh Jambanna Hosur son of Jambanna Chennappa by a Power of Attorney dated 13.04.2007 (Document No. 7) nominated and appointed (i) S. Hara Hari Rao Maney son of Subbarao Maney, (ii) Siddalinga Murthy S. son of H. Shivanna, (iii) Krishna son of Rangaiah and (iv) R.B Nataraj son of R.H Bettgowda as his agent/ attorney to interalia purchase agricultural or converted lands anywhere in Bangalore Urban District and Rural Districts and execute necessary deeds on his behalf, jointly or severally.

8. (i) S. Venkatesh son of late Srinivas (for self as kartha of his HUF and also natural guardian of his minor daughter V. Lavanya), (ii) Venkatamma wife of S. Venkatesh, (iii) V. Balaji and (iv) V. Raghu alias Raghavendra both sons of S. Venkatesh by an Agreement of Sale dated 27.05.2008 (Document No.9) agreed to sell the Eastern Portion measuring about 10 Guntas in favour of Tarakesh Jambanna Hosur son of Jambanna Chennappa represented by his attorney holder Siddalinga Murthy S.

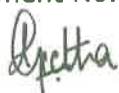
9. S. Venkatesh son of late Srinivas (for self as kartha of his HUF and also natural guardian of his minor daughter V. Lavanya), (ii) Venkatamma wife of S. Venkatesh, (iii) V. Balaji and (iv) V. Raghu alias Raghavendra both sons of S. Venkatesh by a Power of Attorney dated 27.05.2008 (Document No.8) appointed and nominated Shreekantha Shetty son of Sadashiva Shetty as their agent/attorney inter alia empowering him to act on their behalf and to deal and dispose of Survey No. 66/1.

10. It is gathered from the Mutation Register Extract bearing MR No.T2/2017-18 (Document No.10), that the land in Survey No.66/1 measuring about 31 Guntas was sub-divided into two portions i.e., Survey No.66/1 and 66/2. On such phoddi/subdivision, Eastern Portion measuring about 10 Guntas was retained with Survey No. 66/1 ("**Survey No.66/1**") and balance land measuring about 21 Guntas inclusive of 1 Gunta kharab, was assigned with Survey No.66/4. Accordingly, S.Venkatesh was registered as khatedar of Survey No. 66/1 in the revenue records by way of Mutation Register Extract bearing M.R.No.T2/2017-18 (Document No.10).

11. S. Venkatesh son of late Srinivas made an application to the Deputy Commissioner, Bangalore Rural District, Bangalore for the conversion of Survey No.66/1 from agricultural to non-agricultural use and the Deputy Commissioner, Bangalore Rural District, Bangalore, upon the receipt of the requisite conversion fines, vide an Official Memorandum bearing O.M No. LNDC10000424 dated 28.09.2018 (Document No.11), sanctioned the conversion of portion of Survey No.66/1 measuring about 10 Guntas from agricultural to non-agricultural residential/personal purposes.

12. (i) S. Venkatesh son of late Srinivas (for self as kartha of his HUF and also natural guardian of his minor daughter V. Lavanya), (ii) Venkatamma wife of S. Venkatesh, (iii) V. Balaji and (iv) V. Raghu alias Raghavendra both sons of S. Venkatesh, represented by their attorney holder Shreekantha Shetty son of Sadashiva Shetty by a Deed of Sale dated 26.04.2019 (Document No.12) sold the residentially converted land bearing Survey No.66/1, measuring about 10 Guntas to M/s. Sobha Developers Limited, represented by its authorized signatory Hara Hari Rao Maney S.

13. Tarakesh Jambanna Hosur son of Jambanna Chennappa, the earlier agreement holder, represented by his attorney holder R.B Nataraj, who had not joined the sale deed dated 26.04.2019, by way of a Confirmation cum Ratification Deed dated 30.04.2019 (Document No.13) executed in favour of M/s. Sobha Developers Limited,



has ratified and confirmed the Agreement of Sale, Power of Attorney both dated 27.05.2008 and Sale Deed dated 26.04.2019, confirming that M/s. Sobha Developers Limited are the absolute owner of Survey No.66/1 and he has no right, title or interest over the same.

14. The Certificate of Incorporation discloses that Sobha Developers Limited underwent a change of name and was incorporated as Sobha Limited under the Companies Act, 1956, on 18.08.2014 (Document No.18).

15. Sobha Developers Private Limited made an application to the Satellite Town Ring Road Planning Authority ("**STRRPA**") seeking approval of a development plan for a proposed residential, commercial and retail development on the lands bearing of Survey Nos. 20 (32G), 21/1 (1A 06G), 21/1B (1A 06G), 21/2 (1A ½G), 21/3 (12½G), 21/4 (12G), 22/2 (12G), 26 (12G), 27 (12G), 31/1 (22G), 31/2 (2G), 31/3 (6G), 31/4 (4G), 32 (19G), 33/1 (1A 10G), 33/2 (10G), 33/3 (12G), 34 (1A 02G), 35/1 (25G), 35/2 (24G), 35/3 (35/2p2) (24G), 36/1 (1A 12½G), 36/2 (½G), 50 (16G), 51/1 (28½G), 51/2 (9G), 52/1 (22G), 54/1 (04G), 54/2 (2½G), 54/3 (2½G), 55/2 (17G), 55/3 (18G), 55/4 (10½G), 55/5 (20G), 55/6 (13G), 55/7 (23G), 55/9 (02G), 55/10 (5½G), 55/11 (18G), 56/2 (26½G), 56/3 (12¾G), 56/4 (9½G), 56/5 (9¼G), 56/6 (7G), 56/7 (13G), 57/1 (21G), 57/2 (17¼G), 57/3 (8G), 57/3B (6G), 57/3C (12G), 57/4 (11½G), 57/5 (1¾G), 57/6 (4G), 58 (01A 08G), 59/1 (28G), 59/2 (22G), 59/3 (24G), 60/1 (18G), 60/2 (11G), 60/3 (05G), 60/4 (14G), 60/5 (07G), 60/6 (18G), 60/7 (08G), 61/1 (15G), 61/2 (01A 05G), 61/3 (06G), 62/1 (29G), 62/2 (29G), 62/3 (27G), 62/4 (13G), 62/5 (11G), 63/1 (1A 17½G), 63/2 (1A 17½G), 63/3 (1A 1½G), 65/1 (28G), 65/2 ((24¼G), 65/3 (25G), 65/4 (28G), 66/1 (10G), 66/2 (31G), 66/3 (38G), 66/4 (20G), 67 (1A 03G), 68/1 (11G), 69/1 (10G), 171/1A (01¾ G), 173/1 (12G), 173/2 (06½ G), 174/1 (19G), 174/2 (07G), 174/3 (16G), 174/4 (04G), 174/5 (21½ G), 174/6 (04¾ G), 174/7 (04G), 174/8 (04G), 175/1 (19G), 176/1 (38G), 177/1 (34G), 177/2 (13G), 177/3 (10G) and 187/1 (27G) together measuring about 48 Acres 13 ¼ Guntas, out of which land available is 47 Acres 15.94 Guntas (excluding 17 ½ Guntas of kharab) ("**Larger Property**"). Pursuant to Sobha Developers Private Limited relinquishing all their right, title and interest under two separate Relinquishment Deeds both dated 02.01.2026 (Document Nos.14 & 15) as detailed in the table below, the STRRPA approved the Development Plan vide Development Plan bearing No. STRRPA/TP/DP/01/2025-26 dated 08.01.2026 and also issued the Commencement Certificate bearing No.STRRPA/TP/DP/01/2025-26 dated 08.01.2026 permitting commencement of development work in the Larger Property (Document Nos.16 & 17).

Sl. No.	Relinquishment Deed dated	In favour of	Area relinquished in Square Metres
1.	02.01.2026 (Document No.14)	the Governor, Government of Karnataka represented by Member Secretary, STRRPA	19,339.67 square metres for park and open spaces 9,669.12 square metres for outer ring road land bank

Sobha

Sl. No.	Relinquishment Deed dated	In favour of	Area relinquished in Square Metres
			33,653.88 square metres of area towards extension of road
2.	02.01.2026 (Document No.15)	the Governor, Government of Karnataka represented by Panchayat Development Officer, Doddagattiganabbe Gram Panchayat, Hoskote Taluk	694.03 square metres for road
Total area relinquished			63,356.7 square metres i.e., 15 Acres 26.21 Guntas

16. All that piece and parcel of residentially converted land bearing Survey No.66/1 (earlier a portion of Survey No.66/1) situated at Amanidoddakere Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, measuring in all about 10 Guntas, there being no kharab, less the area relinquished to the Doddagattiganabbe Gram Panchayat, Hoskote Taluk and Satellite Town Ring Road Planning Authority respectively towards road and parks & open spaces is hereinafter referred to as "**Said Land**".

17. The Endorsement bearing No. KHB/LAO/02/2008-09, dated 20.11.2025, issued by office of the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore (Document No.20) confirms that no acquisition proceedings have been initiated with regard to Survey No.66/1 and other lands by the Karnataka Housing Board for any of its projects.

18. The Endorsement bearing No. PTCL(Ho)(E)CR:22/2026 dated 13.01.2026 issued by Tahsildar, office of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (Document No.21), confirms that no proceedings have been initiated with regard to Survey No.66/1 measuring about 10 Guntas and other lands under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

19. The Endorsement bearing No. RD1218569032742 dated 27.01.2026 (Document No.22), issued by office of the Tahsildar, Hoskote Taluk, Bangalore Rural District confirms that no tenancy application has been filed in Forms 7, 7A and 80 under sections 48(A) & 77(A) of Karnataka Land Reforms Act, 1961, with regard to Survey No.66/1 measuring about 10 Guntas

20. The Endorsement bearing No. KIADB: LAQ: 77/2025-26 dated 01.04.2026 (Document No.23) issued by office of the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore confirms that no acquisition proceedings have been initiated with regard to with regard to Survey No.66/1 measuring about 10 Guntas by the Karnataka Industrial Areas Development Board for any of its projects.

Apetha

21. The Record of Rights, Tenancy & Crops (RTC) Extract /Pahani Patrike for the period set out below with regard to Survey No.66/1 discloses the total extent as 31 Guntas and actual extent as 30 Guntas, there being 01 Gunta kharab (Document No.24). The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
1968-69 to 1971-72	Battiga s/o Lingappa	-	-	-
1973-74 to 1978-79	Battiga s/o Lingappa	-	-	Battiga
1979-80 to 1988-89	Battiga s/o Lingappa	-	-	Batteppa
1989-90 to 1995-96	Battiga s/o Lingappa	-	-	Batteppa
1996-97	Battiga s/o Lingappa	-	-	Batteppa
				Mukundalah
				B.S Muniyappa
1997-98 & 2000-01	Battiga s/o Lingappa	-	-	-
	Mukundalah s/o Govindu (10-G)	MR 72/1995-96	-	Mukundalah
	B.S Muniyappa s/o late Obalappa (10-G)	MR 4/1996-97 Sale	-	B.S Muniyappa
	B.S Muniyappa s/o late Obalappa (10-G)	MR 3/1996-97 Sale	-	B.S Muniyappa
2001-02 & 2002-03	Battiga s/o Lingappa	-		
	Mukundalah s/o Govindu (10-G)	MR 72/1995-96		
	B.S Muniyappa s/o late Obalappa (10-G)	MR 4/1996-97 Sale		
	B.S Muniyappa s/o late Obalappa (10-G)	MR 3/1996-97 Sale		
2003-04	Battiga s/o Lingappa	-	-	Mukundalah
	M. Shekar s/o late B.S Muniyappa	MR 11/2003-04 Court Decree 17.09.2003	-	M. Shekar

Pettha

Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
	M. Jagadeesh s/o late B.S Muniyappa			M. Jagadeesh
	M. Somesh s/o late B.S Muniyappa (20-G) Jointly			M. Somesh
	S. Venkatesh s/o late Srinivas (10-G)	MR 173/2004-05 Sale dated 19.04.2005	-	
2004-05	Battiga s/o Lingappa	-	-	-
	M. Shekar s/o late B.S Muniyappa	MR 11/2003-04 Court Decree 17.09.2003	-	M. Shekar
	M. Jagadeesh s/o late B.S Muniyappa			M. Jagadeesh
	M. Somesh s/o late B.S Muniyappa (20-G) Jointly			M. Somesh
	S. Venkatesh s/o late Srinivas (10-G)	MR 173/2004-05 Sale dated 19.04.2005	-	S. Venkatesh
2005-06 to 2007-08	Battiga s/o Lingappa	-	-	Battiga
	M. Shekar s/o late B.S Muniyappa	MR 11/2003-04 Court Decree 17.09.2003	-	M. Shekar
	M. Jagadeesh s/o late B.S Muniyappa			M. Jagadeesh
	M. Somesh s/o late B.S Muniyappa (20-G) Jointly			M. Somesh
	S. Venkatesh s/o late Srinivas (10-G)	MR 173/2004-05 Sale dated 19.04.2005	-	S. Venkatesh
2008-09 to 2017-18	Battiga s/o Lingappa	-	-	Battiga s/o Lingappa
	M. Shekar s/o late B.S Muniyappa	MR 11/2003-04 Court Decree 17.09.2003	-	M. Shekar
	M. Jagadeesh s/o late B.S Muniyappa			M. Jagadeesh
	M. Somesh s/o late B.S Muniyappa (20-G) Jointly			M. Somesh

Pritha

Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
	S. Venkatesh s/o late Srinivas (10-G)	MR 173/2004-05 Sale dated 19.04.2005	-	S. Venkatesh s/o late Srinivas

22. The RTC/Pahani furnished with regard to Survey No.66/1 for the period from 1968-69 to 1971-72, 1973-74 to 2017-18 corroborate with the documents of title furnished and does not disclose any change or deviation either in ownership or occupancy in so far as the subject matter of this title report is concerned. The RTC/Pahani for the period 1972-73 with regard to Survey No.66/1 have not been furnished to us and on our requisitioning, we have been furnished with an Endorsement bearing No. R.K/C. R/281/2025-26 dated 04.10.2025 issued by office of the Tahsildar Grade-2, Hoskote Taluk (Document No.19), stating that the RTC/Pahani for the period from 1972-73 with regard to Survey No.66/1 cannot be issued as the same are not available.

23. The Record of Rights, Tenancy & Crops (RTC) Extract /Pahani Patrike for the period set out below with regard to Survey No.66/1 discloses the total extent and actual extent as 10 Guntas, there being no kharab (Document No.25). The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
2018-19 to 2025-26	S. Venkatesh s/o late Srinivas (10-G)	MR T2/2017-18 Phoddi	-	S. Venkatesh s/o late Srinivas

24. The RTC/Pahani furnished with regard to Survey No.66/1 for the period from 2018-19 to 2025-26 corroborate with the documents of title furnished and does not disclose any change or deviation either in ownership or occupancy.

25. Since the land in Survey No. 66/1 has been converted and currently belongs to Sobha Limited, it is recommended to apply for an update of the RTC/Pahani to reflect the non-agricultural (NAK) status and remove the names of the previous owners from column 9 and 12.

26. The Village Map of Amanidoddakere village, issued by office of the Land Survey Revenue Settlement and Department of Land Records K.R Circle, Bangalore and Moola Tippani Nakal, issued by Inspector, office of the Taluk Land Surveyor, Hoskote Taluk (Document Nos.26 & 27) shows the location, shape and boundaries of Survey No.66. As per the Village Map, Survey No.66 is bounded on the East by: Land bearing Survey No.83, West by: Land bearing Survey Nos.67 & 68, North by: Land bearing Survey No.83 and South by: Land bearing Survey Nos.69 & 65.

[Signature]

27. The Hissa Survey Tippani issued by the Supervisor, Department of Land Survey, Hoskote Taluk and RR Pakka Book Nakal issued by office of the Superintendent, Land Survey Department, Hoskote (Document Nos.28 & 29) shows the shape, boundaries and sub-divisions of Survey No.66. On a phoddi/sub-division being effected by the Survey Department on 19.06.1942, Survey No.66 measuring about 02 Acres 20 Guntas, inclusive of 01 Gunta kharab was phoddied or sub-divided into three portions i.e., Survey Nos.66/1, 66/2 and 66/3. On such phoddi/sub-division, the western portion measuring about 31 Guntas, inclusive of 01 Gunta kharab was assigned with Survey No.66/1, middle portion measuring about 31 Guntas, there being no kharab, was assigned with Survey No.66/2 and eastern portion measuring about 38 Guntas, there being no kharab was assigned with Survey No.66/3. As per the Hissa Survey Tippani and RR Pakka Book Nakal, the hissedars, extents and boundaries of Survey Nos.66/1, 66/2 and 66/3 are detailed in the table herein below: -

Sy No.	Extent exclusive of kharab			Hissedar/ Khatedar	Boundaries			
	Acre	Gunta	Kharab		East	West	North	South
66/1	00	30	01	Battiga s/o Lingappa	Survey No.66/2	Survey Nos.67 & 68	Survey No.83	Survey No.69
66/2	00	31	00	Honnappa s/o Munishaml	Survey No.66/3	Survey No.66/1	Survey No.83	Survey No.65
66/3	00	38	00	Munishaml s/o Balappa	Survey No.83	Survey No.66/2	Survey No.83	Survey No.65
Total	02	19	01					

28. Though we have been furnished with the Hissa Survey Tippani issued by the Supervisor, Department of Land Survey, Hoskote Taluk and RR Pakka Book Nakal issued by office of the Tahsildar, Hoskote Taluk (Document Nos.30, 31), wherein on 19.01.1972, Survey No.66/1 measuring about 31 Guntas, inclusive of 01 Gunta kharab was phoddied or sub-divided into three portions i.e., Survey Nos.66/1A, 66/1B and 66/1C. We find that the same was not updated in the revenue records and has not been acted upon. Subsequently a fresh phoddi effected during 2018-19 wherein the Said Land was retained with Survey No.66/1 and the remaining portion was assigned with Survey No.66/4.

29. The Atlas extracted from Bhoomi online (Document No.32) with regard to Survey No. 66/1 discloses the phoddi/subdivision of Survey No. 66/1 into two portions i.e Survey Nos. 66/1 and 66/4.

30. The certified copies of the Hissa Survey Tippani and RR Pakka Book Nakal, with regard to Survey No.66/1, phoddied into two portions i.e 66/1 and 66/4, may be obtained.

Pritha

31. The Karnataka Revision Settlement Akarbandh, issued by office of the Superintendent, Land Survey Department, Hoskote (Document No.33), discloses the total extent and actual extent of Survey No.66/1 as 10 Guntas, there being no kharab.

32. The Search Reports with regard to Survey No.66/1, situated at Amanidoddakere Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, issued by the concerned Sub-Registrar (Document Nos.34 to 36) discloses the following transactions: -

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
1096/08-09	01.04.1960	30.11.2005	Partition Deed dated 26.12.1967	00	31	Dodda Muniyappa & others	Kempaiah	3643
			Sale Deed dated 06.03.1997	00	10	Dodda Muniyappa	Mukundaiah	3763
			Sale Deed dated 11.09.1997	00	10	Chikka Muniyappa	Muniyappa	460
			Sale Deed dated 11.09.1997	00	10	Chikka Muniyamma	Muniyappa	461
			Sale Deed dated 13.12.2004	00	10	Mukundaiah	S. Venkatesh	4759
7975/27/25-26	01.04.2004	27.05.2025	Sale Deed dated 13.12.2004	00	10	Mukundaiah	S. Venkatesh	4759/04-05
			Sale Deed dated 26.04.2019	00	10	S. Venkatesh	M/s. Sobha Limited	708/19-20
			Consent Deed dated 30.04.2019	00	10	Tarakesh Jambanna	M/s. Sobha Limited	851/19-20
1767/99/26-27	01.04.2025	15.04.2026	Nil	00	10	Nil	Nil	Nil

33. We have reviewed the Search Reports furnished with regard to Survey No.66/1 for the period from 01.04.1960 to 15.04.2026, and we find that :-

- The Search Report for the period from 01.04.1960 to 30.11.2005 discloses Sale Deeds both dated 11.09.1997 (Document Nos.460 & 461) which pertains to other portion of Survey No. 66/1, which is presently Survey No.66/4 which is not the subject matter of this title report.
- The Search Report bearing S.A.No.797527/2025-26 for the period from 01.04.2004 to 27.05.2025 does not disclose the Agreement of Sale dated 27.05.2008 (Document No.623/2008-09).

Q. Jetha

(c) Search Report bearing SA No.176799/2026-27 covering the period from 01.04.2025 to 15.04.2026, does not disclose Relinquishment Deeds both dated 02.01.2026 (Document Nos.15369/2025-26 and 15370/2025-26). On enquiry being made at the concerned Sub-Registrar Office, our client was informed that the issue has arisen due to an indexing error caused by a software anomaly in the systems which was being used by the Registration Department at the time of registration that manifested whenever documents with multiple properties were registered wherein the aforesaid transactions would not be reflected unless an application for all survey numbers involved in the transaction are made.

VI.**OBSERVATIONS AND SUGGESTIONS:**

Taking into consideration the documents and Information furnished, subject to observations made herein above, as well as (i) search reports being brought upto date, (ii) tax being paid upto date and (iii) E-khata being obtained in their name, we are of the view that all that piece and parcel of residentially converted land bearing Survey No.66/1 (earlier a portion of Survey No.66), situated at Amanidoddakere Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District, measuring in all about 10 Guntas, there being no kharab, less the area relinquished to the Doddagattiganabbe Gram Panchayat, Hoskote Taluk and Satellite Town Ring Road Planning Authority respectively towards road and parks & open spaces ("**Said Land**"), presently vests with M/s. Sobha Limited (formerly Sobha Developers Limited).

We have been assisted by Mrs. Sangeetha Sakre in the preparation of this Title Report.

In the event of there being any clarification, please feel free to write to us.

Thanking you,

Yours faithfully,
CMS INDUSLAW,


(K.N. Geetha)
Advocate