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UNDERTAKEN ON BEHALF OF M/S ALLURE VENTURES LLP

Title Due Diligence Report

October 3, 2023

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INTRODUCTION

A. Background

1. We are instructed by M/s. Allure Ventures LLP (“**Client**”) to conduct title diligence of lands measuring about 18 (eighteen) acres 30 (thirty) guntas, all situated at Kammasandra Village, Bidarahalli 2 Hobli, Bangalore East Taluk, Bangalore, Karnataka, the details of which are more fully set out in the table of **Annexure I** hereinbelow (“**Phase II Lands**”).
2. We are informed by the Landlords (*defined hereinbelow*) that: (i) Legal Heirs of Seenappa, Legal Heirs of Narayanappa and Legal Heirs of Lakshmaiah are the present owners in relation to Property I, Property II and Item I of Property V, (ii) N.Ashok, son of C.Nanjundappa is the present owner in relation to Property III, (iii) R.Shashikanth, son of late L.V.Ravindranath is the present owner in relation to Property IV and (iv) M.Devaraj and Manjunath sons of late Krishnappa *alias* Munikrishnappa are the present owners of Item II of Property V, hereinafter collectively referred as (“**Landlords**”). We understand that the Client has entered into a memorandum of agreement, *inter alia* with the Landlords, to develop the Phase II Lands into residential villas by way of a joint-development model (“**Proposed Transaction**”).

B. Scope of Work

The aim of this title due diligence exercise is to review various documents and information relating to the Phase II Lands provided by the Landlords, to ascertain and identify legal issues or risks, if any, which may adversely affect the right, title and interest of the Landlords to their respective portions comprising in the Phase II Lands and issue a report on title to that effect (“**Report**”).

C. Qualifications

1. The information provided in this Report is documentary in nature and is based completely and solely on the review of copies of the documents provided up to September 30, 2023, the details of which are set out in the **Annexure II** to this Report.
2. The format of the Report is issues based and accordingly full details of the documents and information reviewed may not be reflected herein. This Report is not a certificate of title and consequently should not be treated as a substitute for specific legal advice concerning individual properties, matters, situations, or concerns. Given the nature and purpose of this review, to the extent it contains conclusions or analysis, such conclusions or analysis are intended solely to identify potential issues for further consideration.
3. This Report and the conclusion contained herein are subject to: (a) our observations made with respect to each of the individual land parcels comprising the Phase II Lands discussed in this Report, (b) any legal claims that may arise from predecessors in title, whose chain/ link documents/ family trees are not provided for review or not made



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- party/ies to the next level of conveyance, which are discussed herein and (c) adherence to all terms and conditions mentioned in the official memoranda for land conversion.
4. No independent litigation search in the court registry has been undertaken as the courts in Karnataka do not maintain any separate or specific index of litigation concerning immovable property.
 5. No independent inspection of any public, revenue or municipal documents has been undertaken during the course of preparation of this Report.
 6. We have not undertaken any physical survey of the Phase II Lands and have not independently verified the contiguity, access, zoning and boundaries for the Phase II Lands. Information on the existing boundaries, location and extents are based on documents and information provided to us during the course of due diligence by the Landlords.
 7. We have neither carried out any technical, environmental, financial, tax, insurance, employment related or accounting due diligence, nor have we commented on technical, environmental, financial, tax, insurance, employment related or accounting issues.
 8. The Annexures form an integral part of this Report and should be read in conjunction with the Project body of the Report.
 9. This Report and all observations contained herein are intended for the sole use of the Client and are subject to strict confidentiality obligations on the Client and shall not be shared with any third parties, without our prior written consent. M/s Cyril Amarchand Mangaldas shall not be liable for any reliance placed on this Report or any views contained herein by any third parties.
 10. The information included in this Report is not meant to be published and is also not intended to be a substitute for the representations and warranties that Client may wish to seek from the Landlords or any other person/s in relation to the Proposed Transaction. The decision whether to proceed with the Proposed Transaction lies solely with the Client and our work and findings shall not in any way constitute a recommendation as to whether Client should or should not consummate the Proposed Transaction. Further, this Report is not intended to deal with all the precautions that the Client needs to exercise over the Phase II Lands and/ or any portion thereof or any other arrangement in this regard, although related matters which have come to our attention have, to the extent possible, been reflected in this Report.
 11. We have assumed: (i) the authenticity and genuineness of all documents and signatures on such documents, (ii) conformity of copies and extracts with the originals of such documents, (iii) payments made by way of cheques(s) has/have been duly honored, (iv) validity of all governmental proceedings and approvals, and (v) that the stamp duty and registration fees have been duly paid on all documents that have been registered with the jurisdictional office of the Sub-Registrar of Assurances under the provisions of the Registration Act, 1908.



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12. We express no opinion or view on current or potential user, zoning, reservations, potential for development and F.S.I./ FAR of the Phase II Lands and this may be independently verified through a qualified architect, including to ascertain compliance of all conditions stipulated in any planning and development related sanctions and approvals granted in relation to the Phase II Lands.
13. This Report is confined solely to the laws applicable as on the date of this Report and is subject to any change in applicable laws from the date hereof as well as any contrary view or position that may be taken by any court, governmental or regulatory authority on issues considered in this Report.
14. It may be noted that in no circumstances shall the liability of M/s Cyril Amarchand Mangaldas, its partners, associates, or employees, related to the services provided in connection with this review, exceed the amount of professional fees paid to us for the same.

Yours faithfully,
for M/s Cyril Amarchand Mangaldas

Harsha Sudhindra
Partner



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SECTION A

1. PROPERTY I - LAND MEASURING 5 (FIVE) ACRES IN SURVEY NO. 78

1.1 Location and Extent

1.1.1 We are provided with ordinary copies of documents listed in Annexure II hereto in relation to lands measuring 5 (five) acres in Survey No. 78, situated at Kammasandra Village, Bidarahalli-2 Hobli, Bangalore East Taluk, Bangalore Urban District, Karnataka (“**Property I**”).

1.1.2 From a review of the official memorandum (“**OM**”) which is more fully discussed in paragraph No. 1.4.1 herein, we note that Property I is bounded as follows:

East by	:	Land bearing Survey No.79;
West by	:	Land bearing Survey No.77;
North by	:	Larger land bearing Survey No.35; and
South by	:	Baiyyappanahalli Village Border;

1.1.3 We are provided with the Village Map of Kammasandra Village, Bidarahalli-2 Hobli, Bangalore East Taluk, Urban District, issued by the Taluk Surveyor, K.R Puram Bangalore (“**Village Map**”). The Village Map *inter alia* confirms that the land identified as bearing Survey No. 78 falls within the Kammasandra Village limits of which Property I form a part. Further, we note that there is a cart track passing through the center of the Property I, whereas re-survey *tippani nakal* and Akarband (more fully discussed hereinbelow) does not record any *kharab*. In this connection, we had sought for and have not received any clarifications. Further, we had sought for and have not been furnished with the *kharab uttaru nakal*. In this regard, it is recommended that a physical survey through a surveyor be conducted in order to ascertain if the presence of the said cart road affects the developability of the Phase II Lands in any manner.

1.1.4 We are provided with the copy of the re-survey *tippani* dated April 9, 1976, issued by the Tahsildar Bangalore East Taluk Krishnarajapura in relation to lands bearing Survey No. 78 which *inter alia* records that: (i) the total available land in Survey No. 78 is 5 (five) acres and (ii) one C. Papanna’s name is entered as the original holder of the Property I. From our review of the re-survey *tippani* extract, we further discern the word “**Manjuriyanthe**” is recorded against the name of C. Papanna in relation to Property I. This suggests that C. Papanna was recorded as the holder of the Property I in pursuance to a grant proceeding undertaken by the jurisdictional office during that period.

1.1.5 We further discern the words “**Krayadararu Anubhavadararu**” are recorded against the names of Adugodi Chikka Papanna and Gunturu Nanjappa in relation to Property I. This suggests that Adugodi Chikka Papanna and Gunturu Nanjappa were recorded as the purchasers and possessors of Property I in pursuance to a sale transaction done in favour of Adugodi Chikka Papanna and Gunturu Nanjappa.

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- 1.1.6 We are provided with an extract of the Karnataka revision settlement Akarband issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura (“**Akarband**”) in relation to Survey No. 78. The Akarband *inter alia* indicates that, the physically available land extent in Survey No. 78 is 5 (five) acres with no existence of *kharab*.

1.2 History of Title

- 1.2.1 The earliest document provided for our review is illegible copy of the grant certificate dated March 14, 1950 issued by the office of the Amaldar, which records that 30 (thirty) acres in Survey No.35 (“**Larger Land**”) was granted to C. Papanna. We had sought for and have not been provided with: (i) grant order dated January 23 in No. A4GD 56/1949-50-56/49-50, issued by the Sub-Division Officer, Doddaballapura and legible copy of the grant certificate issued in the name of C. Papanna; (ii) sketch prepared at the time of grant to identify the exact location of the Larger Land; (iii) family tree of C. Papanna and (iv) caste certificate of C.Papanna. We have been informed by the Landlords that the details of the grant order are not available. In the absence of the same, we will be unable to comment on whether all the conditions of the grant were complied with by the grantees including whether the subsequent alienations by way of sale were post the completion of the non-alienation period prescribed under the grant order or if the land bearing Survey No. 35 (new No.78) is affected by the provisions of the Karnataka Scheduled Castes and Schedules Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 (“**PTCL Act**”) or Karnataka Land Grant Rules, 1969.

- 1.2.2 We are provided with an Index of land extract (“**IL Extract**”) and Record of Rights (“**RR Extract**”) issued by the Tahsildar, Bangalore East Taluk Krishnarajapura in relation to the Property I which *inter alia* record that:

- (a) one C. Papanna is the person originally in possession of Property I and his name came to be recorded in terms of the entries reflected in the RR Extract bearing RR No. 308, thereafter the names of Adugodi Papanna and Gunturu Nanjappa were entered as the persons in possession of Property I and later the name of Krishnappa, son of Chikka Munishamappa has been recorded as the person in possession of Property I and his name came to be recorded in terms of the entries reflected in the RR Extract issued by the Tahsildar bearing RR No. 323. In this connection, we are provided with the *illegible* RR extract bearing RR No. 323 wherein it has been recorded that, one Aralu Mariyamma wife of Muttaiah conveyed an extent of 10 (ten) acres in erstwhile Survey No. 35 in favour of Krishnappa, son of Chikkamunishamappa. We are not provided with the title documents in terms of which Adugodi Papanna and Gunturu Nanjappa acquired the right, title and interest in relation to Property I along with corresponding revenue documents and to that extent we are unable to comment on the flow of title in relation to Adugodi Papanna and Gunturu Nanjappa during that period. Further, the name of Narayanamma, wife of A.C Avalappa is recorded as the person in possession of Property I and her name came to be recorded in terms of the entries reflected in the RR Extract bearing RR No. 328, and the same tallies with the name as discussed in the revenue records listed hereinabove. We



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are provided with the RR Extract bearing aforesaid RR No.328 and upon review of the same we note Krishnappa conveyed the land bearing Survey No. 78 in favour of Narayanamma by way of sale. In this connection, the RTC Extracts for the years 1980-81 to 1981-82, 1985-86 to 2003-04 discussed in paragraph No. 1.3.1(b) hereinbelow *inter alia* record the name of Narayanamma as the person in possession of the lands in relation to Property I and to that extent, the revenue records tally with the names as discussed hereinabove. We had sought for and have not been furnished with the family tree of Krishnappa. Given that 60 (sixty) years have elapsed since the name of Krishnappa came to be recorded as *khatedar*, and further, since the time/duration under the Limitation Act to have a claim would have expired in its ordinary course of business, and that, subsequently, transactions have taken place and also considering that we have not received any objections to the Public Notice (more fully defined under Section B hereinbelow), we are of the view that the legal risk *vis-à-vis* non-availability of such grant document is minimized to that extent.

- (b) It appears from the review of the RR Extracts that, land bearing Survey No. 35 (new No.78) measuring 30 (thirty) acres were granted to one C. Papanna more fully discussed in paragraph No. 1.2.2 herein above. Thereafter the portion of land measuring 10 (ten) acres in Survey No. 35 was re-surveyed and renumbered as Survey No. 78, measuring 5 (five) acres and Survey No.77, measuring 5 (five) acres, (*i.e.*, Property II) as per resurvey order dated May 11, 1972 in No.RE No.764/1972-73. We have not been provided with any phodi orders recording the re-survey and renumbering in relation to Property I. It is recommended that the same be reviewed prior to the consummation of the Proposed Transaction.
- 1.2.3 We are provided with the illegible copy of the sale deed dated August 14, 1951 and registered as document bearing No. 1562 of Book I and stored in Volume No. 739 in the office of Sub-Registrar Hoskote. By way of such sale deed, C.Papanna, son of Chinnappa conveyed Larger Land in favour of Araluru Mariyamma wife of A.P.Mutthaiah. Further, we note that C.Papanna acquired the Larger Land under grant order bearing GD 16/1949-50. We had sought for and have not been furnished with a legible copy of the abovementioned sale deed. It is recommended that a legible copy of the abovementioned sale deed be reviewed prior to the consummation of the Proposed Transaction.
- 1.2.4 We are provided with the sale deed dated August 31, 1961 executed by Araluru Mariyamma, wife of A.P. Mutthaiah, in favour of Krishnappa, son of Chikkamunishamappa and registered as document No. 1973/1961-62 in the office of the Sub-Registrar, Bangalore. Upon review, we note that Araluru Mariyamma wife of A.P.Mutthaiah, conveyed 10 (ten) acres from and out of Larger Land in favour of Krishnappa son of Chikkamunishamappa. Pursuant to the sale deed the revenue records pertaining to 10 (ten) acres from and out of the Larger Land was transferred to the name of Krishnappa in terms of the entry made in the mutation register extract bearing MR No.9/1961-62.



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- 1.2.5 We are provided with the sale deed dated May 11, 1972 and registered as document No.764/1972-73 of Book I, Volume 1327 at Page 177 in the office of the Sub-Registrar, Hoskote. We note that, by way of such sale deed Krishnappa, son of Chikkamunishamappa conveyed 10 (ten) acres from and out of the Larger Land in favour of Narayanamma wife of A.C. Avalappa.
- 1.2.6 Thereafter, we are provided with the sale deed dated October 20, 1983 and registered as document bearing No. 1729/1983-84 of Book I, stored in Volume No. 1669 at pages 196 to 198 in the office of Sub-Registrar Hoskote. By way of which Narayanamma and her adopted son Dharmapala conveyed 5 (five) acres in Survey No.78 (*i.e.*, Property I) in favour of Srirama, son of Narayanappa. Pursuant to the sale deed the revenue records pertaining to Property I was transferred to the name of Srirama in terms of the entry made in the mutation register extract bearing MR No.3/2003-04.
- 1.2.7 We are provided with a copy of mutation register extract bearing MR No.H12/2013-14. Upon review of the mutation register, we note that pursuant to the death of Srirama, *khata* in relation to Property I was mutated in the name of his wife Indira. In this connection, we had sought for and have been furnished with the family tree of late Doddavenkatashamappa, containing the details of the family of late Srirama, more fully discussed in the Section B hereinbelow.
- 1.2.8 Property I was subsequently converted from agricultural to non-agricultural residential purposes, the details of which are more fully set out in paragraph No. 1.4 herein below.

1.3 Record of Rights, Tenancy and Cultivation Extracts

- 1.3.1 We are provided with the following Record of Rights, Tenancy and Cultivation (“**RTC Extracts**”) extracts:
- (a) RTC extract issued for the years 1968-69 to 1970-71 records that the total available extent in Survey No.35/8 is 5 (five) acres. Column No. 9 records the name of C. Papanna as the *khatedar* and the person in possession and cultivator.
 - (b) RTC extract issued for the years 1980-81 to 1981-82, 1985-86 to 2003-04 records that the total available extent in Survey No. 78 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name of Narayanamma as the *khatedar* and as the person in possession and cultivator. Column No. 11 of the RTC extract refers to re-survey order dated February 2, 1977 in No. ASLR. HD/PRB 96/1974-75 against the name of Narayanamma. We are not provided with copy of the resurvey orders dated February 2, 1977 in No. ASLR. HD/PRB 96/1974-75. It is recommended that the same be reviewed prior to the consummation of the Proposed Transaction.
 - (c) RTC extract issued for the years 2004-05 to 2012-13 records that the total available extent in Survey No. 78 was 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the names of N. Sriram as the *khatedar* and as the person in possession and cultivators during that period. Column No. 10 of the



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RTC extract refers to a mutation register extract bearing MR No. 3/2003-04 against the name of N. Srirama.

- (d) RTC extract issued for the years 2013-14, 2016-17 to 2021-22 records that the total available extent in Survey No. 78 was 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the names of Indira as the *khatedar* and as the person in possession and cultivators during that period. Column No. 10 of the RTC extract refers to a mutation register extract bearing MR No. H.12/2013-14 against the name of Indira.
- (e) We had sought for and have not been provided with RTC extracts issued for the years 1972-73 to 1979-80 in relation to Survey No.35, and; (b) 1982-83 to 1984-85, in relation to Survey No. 78 measuring 5 (five) acres. It is recommended that prior to the consummation of the Proposed Transaction, either the RTC be procured and scrutinized or non-availability endorsement in respect thereof be obtained.

1.4 Conversion and Change of Land Use

- 1.4.1 We are provided with an OM for land conversion dated December 12, 2021 bearing No.192911 issued by office of the Deputy Commissioner, Bangalore Urban District in relation to Property I. From our review, we observe that based on an application made by Indira and upon payment of conversion fine mentioned therein, sanction for conversion was accorded in relation to the Property I from agricultural to non-agricultural residential layout purposes subject to certain terms and conditions. We are also provided with conversion sketch relation to conversion order, which discloses the location of the land converted. We have sought for and are not provided with the mutation recording the fact of conversion in the revenue records, same is recommended to be obtained and reviewed prior to consummation of the Proposed Transaction.
- 1.4.2 We are provided with the copy of the Letter dated March 16, 2018 bearing No. HPA/UPA/CLU/56/2008/2017-18 issued by the Joint director of Urban and Rural Planning Authority and Member Secretary, Hoskote Planning Authority (“HPA”). From our review, we observe that, HPA accorded permission to convert the land measuring 5 (five) acres in Property I to residential use.

1.5 Encumbrance Certificates

- 1.5.1 We are provided with the following Encumbrance Certificates (“EC”):
 - (a) ‘Nil’ EC issued for the period June 1, 1987 to March 31, 2004 in relation to Survey No. 78.
 - (b) ‘Nil’ EC issued for the period April 1, 2001 to March 31, 2004 in relation to Survey No. 78.



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- (c) 'Nil' EC issued for the period April 1, 2004 to January 12, 2020 in relation to Survey No. 78.
- (d) Nil' EC issued for the period April 1, 2020 to August 16, 2021 in relation to Survey No. 78; and
- (e) 'Nil' EC issued for the period April 1, 2004 to January 10, 2022 in relation to Survey No. 78.
- (f) We had sought for and have not been furnished with the EC for the period January 11, 2022 to till date in relation to Survey No. 78. It is recommended that the same be reviewed prior to the consummation of the Proposed Transaction.

1.6 Endorsements

1.6.1 We are provided with the following endorsements:

- (a) Nil' tenancy certificates dated November 27, 2013 and September 03, 2016 bearing Nos. RD0038114013054 and RD0038114057685, *inter alia* recording that, no tenancy claims under Form 2, 7 and 7A are registered in relation to Property I;
- (b) Endorsement dated March 16, 2015 and September 2, 2016 bearing No. LRF: (BE)/2190/2014-15 and LRF(BE)CR:659/2016-17 issued by office of the Assistant Commissioner Bangalore North Sub-Division, Bangalore *inter alia* recording that there are no proceedings filed/pending under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 in relation to Property I;
- (c) Endorsement dated March 3, 2015 bearing No. PTCL(N).CR.760/2014-15 issued by office of the Assistant Commissioner, Bangalore Sub-Division, Bangalore *inter alia* recording that there is no proceedings initiated regarding the violation of PTCL Act, in relation to Property I; and
- (d) Endorsement dated July 5, 2017 issued by the Karnataka Industrial Areas Development Board bearing No. Bangalore/ SLAA-2/124/2017-18 *inter-alia* recording that, there are no pending acquisition proceedings in relation to Property I.



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2. PROPERTY II - LAND MEASURING 5 (FIVE) ACRES IN SURVEY NO. 77

2.1 Location and Extent

2.1.1 We are provided with copies of documents listed in Annexure II hereto in relation to lands measuring 5 (five) acres in Survey No. 77, situated at Kammasandra Village, Bidarahalli-2 Hobli, Bangalore East Taluk, Bangalore Urban District, Karnataka (“**Property II**”).

2.1.2 From a review of the OM which is more fully discussed in paragraph No. 2.4.1 herein, we note that Property II is bounded as follows:

East by	:	Land bearing Survey No.78;
West by	:	Land bearing Survey No.76;
North by	:	Larger land bearing Survey No.35; and
South by	:	Baiyyappanahalli Village Border.

2.1.3 We are provided with the Village Map. The Village Map *inter alia* confirms that the land identified as bearing Survey No. 77 falls within the Kammasandra Village limits of which Property II forms a part. Further, we note that there is a cart track passing through the centre of the Property II, whereas re-survey *tippani nakal* and Akarband (more fully discussed hereinbelow) does not record any *kharab*. In this connection, we had sought for and have not received any clarifications. Further, we had sought for and have not been furnished with the *kharab uttaru nakal*. In this regard, it is recommended that a physical survey through a surveyor be conducted in order to ascertain if the presence of the said cart road affects the developability of the Phase II Lands in any manner.

2.1.4 We are provided with the copy of the re-survey *tippani* dated April 9, 1976, issued by the Tahsildar Bangalore East Taluk Krishnarajapura in relation to land in Survey No. 77 which *inter alia* records that: (i) the total available land in Survey No. 77 is 5 (five) acres and (ii) one C. Papanna’s name is entered as the original holder of the Property II. From our review of the re-survey *tippani* extract, we further discern the word “**Manjuriyanthe**” is recorded against the name of C. Papanna in relation to Property II. This suggests that the C. Papanna was recorded as the holder of the Property II in pursuance to a grant proceeding undertaken by the jurisdictional office during that period.

2.1.5 We further discern the words “**Krayadararu Anubhavadararau**” are recorded against the names of Adugodi Chikka Papanna and Gunturu Nanjappa in relation to Property II. This suggests that the Adugodi Chikka Papanna and Gunturu Nanjappa were recorded as the Purchaser’s and Possessor’s of the Property II in pursuance to a sale transaction done in favour of Adugodi Chikka Papanna and Gunturu Nanjappa.

2.1.6 We are provided with an extract of the Akarband in relation to Survey No. 77. The Akarband *inter alia* indicates that, the physically available land extent in Survey No. 77 is 5 (five) acres with no existence of *kharab*.

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2.2 History of Title

- 2.2.1 The earliest document provided for our review is illegible copy of the grant certificate dated March 14, 1950 issued by the office of the Amaldar, which records that the Larger Land was granted to C.Papanna. We had sought for and have not been provided with (i) grant order issued in the name of C. Papanna and legible copy of the grant certificate, (ii) sketch prepared at the time of grant to identify the exact location of the Larger Land (*i.e.*, Survey No.35), (iii) family tree of C. Papanna and (iv) caste certificate of C.Papanna. We have been informed by the Landlords that the details of the grant order are not available. In the absence of the same, we will be unable to comment on whether all the conditions of the grant were complied with by the grantees including whether the subsequent alienations by way of sale were post the completion of the non-alienation period prescribed under the grant order or if the land bearing Survey No.35 (new No.77) is affected by the PTCL Act or Karnataka Land Grant Rules, 1969.
- 2.2.2 We are provided with an IL Extract and RR Extract issued by the Tahsildar, Bangalore East Taluk Krishnarajapura in relation to the Property II, which *inter alia* records that:
- (a) one C. Papanna is the person originally in possession of Property II and his name came to be recorded in terms of the entries reflected in the RR Extract bearing RR No. 307, thereafter the names of Adugodi Papanna and Gunturu Nanjappa entered as the persons possession of Property II and later the name of Krishnappa, son of Chikka Munishamappa is the person in possession of Property II and his name came to be recorded in terms of the entries reflected in the RR Extract issued by the Tahsildar bearing RR No. 323. We are not provided with the title documents in terms of which Adugodi Papanna and Gunturu Nanjappa acquired the right, title and interest in relation to Property II along with corresponding revenue documents and to that extent we are unable to comment on the flow of title during that period. Further, the name of Narayanamma, wife of A.C Avalappa is the person in possession of Property II and her name came to be recorded in terms of the entries reflected in the RR Extract bearing RR No. 328, and the same tallies with the name as discussed in the revenue records listed hereinabove. We are provided with the RR Extract bearing aforesaid RR No.328 and upon review of the same we note Krishnappa conveyed the land bearing Property II in favour of Narayanamma by way of sale. In this connection, the RTC Extracts for the years 1980-81 to 1981-82, 1985-86 to 1986-87, 1990-91 to 2002-03 discussed in paragraph No. 2.3.1(a) hereinbelow *inter alia* record the name of Narayanamma as the person in possession of the lands in relation to Property II and to that extent, the revenue records tally with the names as discussed hereinabove.
- (b) It appears in the RR Extract that, land bearing Survey No. 35 measuring 30 (thirty) acres were granted to one C. Papanna, more fully discussed in paragraph No. 2.2.2 herein above. Thereafter the portion of land measuring 10 (ten) acres in Survey No. 35 was re-surveyed and renumbered as Survey No. 77, measuring 5 (five) acres and Survey No.78, measuring 5 (five) acres as per resurvey order



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in No.21/1976-77 and in No.RE No.96/1974-75. We have not been provided with any *phodi* orders recording the re-survey and renumbering in relation to Property II. It is recommended that the same be reviewed prior to the consummation of the Proposed Transaction.

- 2.2.3 We are provided with the illegible copy of the sale deed dated August 14, 1951 and registered as document bearing No. 1562 of Book I and stored in Volume No. 739 in the office of Sub-Registrar Hoskote. By way of such sale deed, C.Pappanna, son of Chinnappa conveyed Larger Land in favour of Araluru Mariyamma wife of A.P.Mutthaiah. On review of the sale deed we note that C.Papanna acquired the Larger Land under grant order bearing GD 16/1949-50.
- 2.2.4 We note from the mutation register extract bearing MR No.9/1961-62 that Aralu Mariyamma, wife of A.P.Mutthaiah, under a sale deed dated August 31, 1961 and registered as Document No.1973/1961-62, conveyed 10 (ten) acres from and out of the Larger Land in favour of Krishnappa, son of Chikkamunishamappa. Pursuant to the sale deed the revenue records pertaining to 10 (ten) acres from and out of the Larger Land was transferred to the name of Krishnappa in terms of the entry made in the mutation register extract bearing MR No.9/1961-62. We had sought for and have not been provided with the sale deed August 31, 1961 and registered as Document No.1973/1961-62 under which Krishnappa son of Chikkamunishamappa acquired 10 (ten) acres in Larger Land. It is recommended that the same be reviewed prior to the consummation of the Proposed Transaction.
- 2.2.5 We are provided with the sale deed dated May 11, 1972 and registered as document No.764/1972-73 of Book I, Volume 1327 at Page 177 in the office of the Sub-Registrar Hoskote. By way of such sale deed Krishnappa, son of Chikkamunishamappa conveyed 10 (ten) acres in Larger Land in favour of Narayanamma wife of A.C. Avalappa.
- 2.2.6 Thereafter, we are provided with the sale deed dated October 20, 1983 and registered as document bearing No. 1728/1983-84 of Book I and stored in Volume No. 1670 at pages 145 to 147 in the office of Sub-Registrar Hoskote. By way of such sale deed, Narayanamma and her adopted son Dharmapala conveyed 5 (five) acres in Survey No.77 (*i.e.*, Property II) in favour of L. Krishnappa, son of Lakshmaiah. Upon review of the above sale deed we note that, the Property II was the self-acquired property of Narayanamma and she acquired the same by way of sale deed. Pursuant to the sale deed the revenue records pertaining Property II was transferred to the name of L. Krishnappa in terms of the entry made in the mutation register extract bearing MR No.5/2003-04.
- 2.2.7 We are provided with a copy of mutation register extract bearing MR No. H4/2012-13. Upon review of the mutation register, we note that, pursuant to the death of L. Krishnappa, the *khata* in relation to Property II was mutated in the name of his wife Shanthamma. In this connection, we had sought for and have been furnished with the family tree of late Doddavenkatashamappa, containing the details of the family of late Krishnappa, more fully discussed in the Section B hereinbelow.



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2.2.8 Property II was subsequently converted from agricultural to non-agricultural residential purposes, the details of which are more fully set out in paragraph No. 2.4 herein below.

2.3 RTC Extracts

2.3.1 We are provided with the following RTC extracts:

- (a) RTC extract issued for the years 1980-81 to 1982-83, 1985-86 to 1986-87, 1990-91 to 2002-03 records that the total available extent in Survey No. 77 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name of Narayanamma as the *khatedar* and as the person in possession and cultivator. Column No. 11 of the RTC extract refers to re-survey order dated February 2, 1977 in No. ASLR. HD/PRB 96/1974-75 against the name of Narayanamma. We are not provided with copy of the resurvey orders dated February 2, 1977 in No. ASLR. HD/PRB 96/1974-75. It is recommended that the same be reviewed prior to the consummation of the Proposed Transaction.
- (b) RTC extract issued for the years 2003-04 to 2011-12 records that the total available extent in Survey No. 77 was 5 (five) acres. Column No. 9 of the RTC extract indicates the name of L. Krishnappa as the *khatedar* and Column No 12 of the RTC the names of Narayanamma and L. Krishnappa are the persons in possession and cultivators during that period. Column No. 10 of the RTC extract refers to a mutation register extract bearing MR No. H4/2012-13 against the name of N. L. Krishnappa.
- (c) RTC extract issued for the years 2012-13, 2016-17 to 2021-22 records that the total available extent in Survey No. 77 was 5 (five) acres. Column No. 9 of the RTC extract indicates the name of Shanthamma as the *khatedar* and Column No. 12 of the RTC extract indicates the names of Narayanamma and Shanthamma are the persons in possession and cultivators during that period. Column No. 10 of the RTC extract refers to a mutation register extract bearing MR No. H4/2012-13 against the name of Shanthamma.
- (d) We had sought for and have not been furnished with the RTC extracts issued for the years: (a) 1969-70 to 1979-80 in relation to Survey No.35, and; (b) 1982-83 to 1984-85, in relation to Survey No. 77. It is recommended that prior to the consummation of the Proposed Transaction, either the RTC be procured and scrutinized or non-availability endorsement in respect thereof be obtained.

2.4 Conversion and Change of Land Use

2.4.1 We are provided with an OM for land conversion dated December 31, 2021 bearing No. 192913 issued by the office of the Deputy Commissioner, Bangalore Urban District in relation to Property II. From our review, we observe that based on an application made by Shanthamma and upon payment of conversion fine mentioned therein, sanction for conversion was accorded in relation to the Property II from agricultural to non-agricultural residential purposes subject to certain terms and conditions. We have



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also provided with conversion sketch relation to conversion order, which discloses the location of the land converted.

- 2.4.2 We are provided with the copy of the Letter dated October 29, 2018 bearing No. HPA/UPA/CLU/414/2012-13 issued by the Joint director of Urban and Rural Planning Authority and Member Secretary, Hoskote Planning Authority accorded permission to convert Property II to residential use.

2.5 Encumbrance Certificates

- 2.5.1 We are provided with the following EC:

- (a) 'Nil' EC issued for the period June 1, 1986 to May 31, 1989 in relation to Survey No. 77.
- (b) 'Nil' EC issued for the period June 1, 1989 to March 31, 2004 in relation to Survey No. 77.
- (c) 'Nil' EC issued for the period April 1, 2004 to October 17, 2012 in relation to Survey No. 77.
- (d) Nil' EC issued for the period April 1, 2004 to January 12, 2020 in relation to Survey No. 77.
- (e) Nil' EC issued for the period April 1, 2020 to August 16, 2021 in relation to Survey No. 77.
- (f) We had sought for and have not been furnished with the EC for the period January 13, 2020 to March 31, 2020 and August 17, 2021 to till date in relation to Survey No. 77. It is recommended that the abovementioned ECs be perused prior to the consummation of the Proposed Transaction.

2.6 Endorsements

- 2.6.1 We are provided with the following endorsements:

- (a) Nil' tenancy certificates dated October 19, 2012 bearing Nos. NTC/Bidarahalli/729/2012-13 *inter alia* recording that, no tenancy claims under Form 2, 7 and 7A are registered in relation to Property II.
- (b) Endorsement dated October 19, 2012 bearing No. LRF: (BE)/671/2012-13 and issued by office of the Assistant Commissioner Bangalore North Sub-Division, Bangalore *inter alia* recording that there are no proceedings filed/pending under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 in relation to Property II.
- (c) Endorsement dated July 23, 2012 bearing No. PTCL(N).CR.837/2012-13 issued by office of the Assistant Commissioner, Bangalore Sub-Division, Bangalore



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inter alia recording that the Property I there is no proceedings initiated regarding the violation of PTCL Act.

- 2.6.2 We are provided with the Tahsildar report in No. ALN (B) SR:77/12-13 and the report of Assistant Tahsildar dated November 15, 2012 in No.ALN/CR/161/2012-13. From the combined review of Tahsildar report and the report of Assistant Tahsildar we note that, Property III was originally part of land bearing Survey No. 35 which was a gomala land and granted in favour of C. Papanna. There are no violations of provisions under the PTCL Act and there is no violation of 79A and 79B and also no tenancy application filed or ending in this Property II.



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3. PROPERTY III - LAND MEASURING 2 (TWO) ACRES IN SURVEY NO. 76/2 AND 2 (TWO) ACRES IN SURVEY NO. 76/3

3.1 Location and Extent

3.1.1 We are provided with copies of documents listed in Annexure I hereto in relation to lands measuring (a) 2 (two) acres in Survey No. 76/2 (old Survey No.76) (“**Item I**”) and (b) 2 (two) acres in Survey No. 76/3 (old Survey No.76) (“**Item II**”) and Item I and II together measuring in all about 4 (four) acres, situated at Kammasandra Village, Bidarahalli-2 Hobli, Bangalore East Taluk, Bangalore Urban District, Karnataka, Item I and Item II collectively referred to as (“**Property III**”).

3.1.2 From a review of the OM which is more fully discussed in paragraph No. 3.4.1 herein, we note that Item I of Property III is bounded as follows:

East by	:	Land bearing Survey No. 77;
West by	:	Road and Land bearing Survey No. 76/1;
North by	:	Land bearing Survey No. 35; and
South by	:	Baiyyappanahalli Village Border;

3.1.3 From a review of OM which is more fully discussed in paragraph No. 3.4.3 herein, we note that Item II of Property III is bounded as follows:

East by	:	Land bearing Survey No.76/1;
West by	:	Road and land bearing Survey No.75;
North by	:	Land bearing Survey No.35; and
South by	:	Baiyyappanahalli Village Border.

3.1.4 We are provided with the Village Map. The Village Map *inter alia* confirms that the land identified as bearing Survey No. 76 falls within the Kammasandra Village limits of which Property III form a part. Further, upon perusal of the village map we note that there is a cart track passing through the centre of the Survey No.76. whereas re-survey *tippani nakal* and Akarband do not record existence of *kharab* in Survey No.76. We had sought for and have not been furnished with the *kharab uttaru nakal* in this regard. Further, we have also not received a confirmation from the Landlords in this regard.

3.1.5 Upon review of the survey records and the boundaries of sale deeds provided in relation to Item I and Item II, we note that, same are not contiguous and on seeking clarification, we have been informed by the client that, they would acquire the adjoining lands. It is recommended that the issue of contiguity be taken care of before consummation of the Proposed Transaction, to avoid any issues pertaining to landlocking of the land parcels.

3.1.6 We are provided with the copy of the re-survey *tippani* dated April 8, 1976, issued by the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura in relation to land in Survey No. 76 which *inter alia* records that: (i) as per grant, the total available land in Survey No. 76 is 5 (five) acres (“**Survey**



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No.76”) with no existence of *kharab* and as per *phodi* the total available land in Survey No. 76 is 5 (five) acres, there being no *kharab* (ii) one C.Papanna is recorded as grantee of the Property III. We further discern that, the word “**Manjuriyanthe**” is recorded against the name of C. Papanna in relation to Property III. This suggests that the C. Papanna was recorded as the holder of the Property III in pursuance to a grant proceeding undertaken by the jurisdictional office during that period.

- 3.1.7 We are provided with an extract of the Akarband in relation to Survey No. 76. The Akarband *inter alia* indicates that, the total and actual land available in Survey No. 76 is 5 (five) acres with no existence of *kharab*.
- 3.1.8 On review of the OMs (more fully discussed hereinbelow), we note that Survey No.76 is phoddied/sub-division into three portions Survey No.76/1, 76/2 and 76/3, we have not been provided with the survey records *i.e.*, *hissa tippani nakal*, *atlas*, *rr pakka book nakal* and Akarband in relation to Survey Nos. 76/1, 76/2 and 76/3. We recommend that the abovementioned documents be reviewed prior to the consummation of the Proposed Transaction.

3.2 History of Title

- 3.2.1 The earliest document provided for our review is illegible copy of the grant certificate dated March 14 (*year not clear*) issued by the office of the Amaldar, which records that 30 (thirty) acres in Survey No. 35 (“**Larger Land**”) was granted to C.Papanna. We had sought for and have not been provided with (i) grant order dated January 23, 1958 in No. A4GD 56/1949-50-56/49-50, issued by the Sub-Division Officer, Doddaballapura in favour of C. Papanna, (ii) sketch prepared at the time of grant to identify the exact location of the Larger Land – 35, (iii) family tree of C. Papanna and (iv) caste certificate of C.Papanna. We have been informed by the Landlords that the details of the grant order are not available. In the absence of the same, we will be unable to comment on whether all the conditions of the grant were complied with by grantees including whether the subsequent alienations by way of sale were post the completion of the non-alienation period prescribed under the grant order or if the land bearing Survey No.35 (new No.76) is affected by the provisions of the PTCL Act or Karnataka Land Grant Rules, 1969. Given that, at the least, 46 (forty six) years have elapsed since the names of Adugodi Chikka Papanna and Gunturu Nanjappa come to be recorded as *khatedars*, and further, since the time/duration under the Limitation Act to have a claim would have expired in its ordinary course of business, and that, subsequently, transactions have taken place and also considering that we have not received any objections to the Public Notice (more fully defined under Section B hereinbelow), we are of the view that the legal risk *vis-à-vis* non-availability of such grant document is minimized to that extent.
- 3.2.2 We have been provided with an IL Extract and RR Extract issued by the Tahsildar, Bangalore East Taluk Krishnarajapura in relation to the Property III which *inter alia* records that (i) one C. Papanna was the person originally in possession of Survey No.76, and his name came to be recorded in terms of the entries reflected in RR No. 306, along



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with the names of Adugodi Chikka Papanna and Gunturu Nanjappa came to be recorded to be in possession of Survey No.76; (iii) Further, A. V. Narayanaswamy, son of Veeranna was in possession of Survey No.76 and his name came to be recorded in terms of the entries reflected in RR No. 324, and thereafter; (iv) the name of Susheelamma, wife of A.C. Nallappa was recorded as the person in possession of Survey No.76 and her name came to be recorded in terms of the entries reflected in RR No. 329; (v) Further, the name of A.N. Jnaneshwara, son of A.C. Nallappa is recorded as the holder of Survey No. 76 in terms of RR No. 361; and (vi) The name of Munirajappa, son of Dasappa is recorded as the holder of Survey No. 76 in terms of RR No. 398. We had sought for and have not been furnished with copies/legible copies of: (i) RR No. 324; (ii) RR No. 329; (iii) RR No. 361; and (iv) RR No. 398, and we will be unable to comment on the risks arising from the non-review of such documents. Given that multiple transactions have taken place subsequent to such RR entries and the time period provided under the Limitation Act would also have expired, comfort may be drawn from the fact that, the possibility of claims arising from such entries are remote.

- 3.2.3 We are provided with the illegible copy of the sale deed dated August 14, 1951 and registered as Document bearing No. 1562 of Book I and stored in Volume No. 739 in the office of Sub-Registrar Hoskote. By way of such sale deed, C.Papanna son of Chinnappa conveyed Larger Land in favour of Araluru Mariamma wife of A.P.Mutthaiah. Upon review of the sale deed we note that C.Papanna acquired the Larger Land under grant order bearing GD 16/1949-50.
- 3.2.4 We are provided with the sale deed dated August 31, 1961 and registered as Document No.1974/1961-62 of Book-I, stored in Volume No.1001 at Pages 202 to 204 in the office of Sub-Registrar Hoskote. By way of such sale deed Araluru Mariamma wife of A.P.Mutthaiah conveyed 10 (ten) acres from and out of Larger Land in favour of A.V.Narayanaswamy Gowda son of Veeranna. Pursuant to the sale deed the revenue records pertaining to 10 acres in Larger Land was transferred to the name of A.V.Narayanaswamy Gowda in terms of the entry made in the mutation register extract bearing MR No.10/1961-62.
- 3.2.5 We are provided with the *incomplete copy* of the sale deed dated December 24, 1974 and registered as Document bearing No. 4711/1974-75 of Book I, Volume 1421 at Pages 214 to 219 in the office of Sub-Registrar, Bangalore. By way of such sale deed, A.V.Munivenkatappa, V.Nanjundappa, sons of late Veeranna, L.Sathyavathi wife of late V.Narayanaswamy Gowda, (for self as mother of her minor children Murali and Veena) conveyed land measuring 10 (ten) acres in Survey No. 35 in favour of Susheelamma wife of A.C. Nallappa. Pursuant to the sale deed the revenue records pertaining to 10 (ten) acres in Larger Land was transferred to the name of Susheelamma wife of late A.C.Nallappa in terms of the entry made in the mutation register extract bearing MR No. 6/1979-80. Upon review of the above sale deed, we note that-
- (a) V.Narayanaswamy Gowda son of late Veeranna acquired the aforesaid land under a sale deed dated August 8, 1961 and registered as document bearing



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No.1974 of Book-I, Volume No.1001 at Pages 202 to 204, in the office of Sub-Registrar of Hoskote.

- (b) V.Narayanaswamy Gowda along with A.V.Munivenkatappa, V.Nanjundappa, sons of late Verranna, L.Sathyavathi wife of late V.Narayanaswamy Gowda had agreed to sell the said land in favour of late Chikkapapanna, father in law of Susheelamma by an agreement to sell dated June 1, 1961 and registered as Document bearing No.938 of Book I, Volume No.1150 at Pages 195 to 197.
- (c) Subsequent to agreement V.Narayanaswamy Gowda and Chikkapapanna died and as per the terms of agreement A.V.Munivenkatappa and others have conveyed the said land to Susheelamma.
- (d) We had sought for and have not been furnished with: (i) complete copy of the sale deed dated December 24, 1974; (ii) Family tree of A.V. Narayanaswamy with his legal heirs; (iii) agreement to sell dated June 1, 1961; and (iv) court order under which Sathyavathi was authorized to sell undivided shares of her minor children. To such extent, we will be unable to comment on the risks arising from the non-review of the abovementioned documents. However, comfort may be drawn from the fact that, more than 47 (forty seven) years have passed since the latest transaction listed hereinabove, and to that extent, multiple transactions have taken place and any remedy available would also have expired due to the Limitation Act, hence, possibility of claims arising would be remote.

3.2.6 We have been provided the copy of the *durasth* / re-survey order in No. ADLR 21/76-77, DPQ 96/74-75 and re-survey *tippani nakal*, on review of the same, we note that portion of Survey No.35 situated at Kammasandra Village, Bidarahalli-2 Hobli, Bangalore East Taluk, Karnataka measuring about 5 acres was re-surveyed and assigned with new Survey No.76 ("**Survey No.76**") and Susheelamma was recorded as *khatedar* of Survey No.76 in the revenue records, as could be gathered from RTC extract for the period 1980-81 onwards.

3.2.7 We have been provided with the RTC extracts for the period 1981-82, more fully discussed in paragraph No. 3.3.1(d) hereinbelow. Upon review, we note that Jnaneshwar son of A.C.Nallappa and Susheelamma have been recorded as the *khatedars*, they having acquired the same *vide* inheritance and to that effect mutation was carried out in the revenue records *vide* IHC No.3/1981-82. We had sought for and have not been provided either with the family tree of A.C. Nallappa nor with IHC No. 3/1981-82. In its absence, we are unable to ascertain, if any other legal heirs other than Jnaneshwar were present and had not joined in the subsequent sale deeds. However, comfort may be drawn from the fact that, more than 40 (forty) years have passed since the latest transaction listed hereinabove, and to that extent, multiple transactions have taken place and any remedy available would also have expired due to the Limitation Act, hence, possibility of claims arising would be remote.

3.2.8 We are provided with a sale deed dated April 27, 1985 and registered as Document No. 402/1985-86 of Book-I, stored in Volume No.215 at Pages 215 to 217, in the office the



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Sub-Registrar, Hoskote. By way of such sale deed Jnaneshwar conveyed 5 (five) acres in Survey No.76 in favour of A.N.Munirajappa son of Dasappa.

3.2.9 We are provided with the following sale deeds and mutation register extracts, wherein Munirajappa sold 5 (five) acres in Survey No.76 as under-

- (a) By a sale deed dated October 30, 2003 and registered as document bearing No. 14727/2003-04 of Book I, stored in CD No.113, in the office of Photo Sub-Registrar Krishnarajapura, Bangalore Urban District, Munirajappa son of Dasappa conveyed land measuring 2 (two) acres in Survey No.76 (*i.e.*, Item I of Property III) in favour of Papaiah son of Munivenkatappa. Pursuant to such sale deed, the revenue records pertaining to 2 (two) acres in Survey No.76 was transferred to the name of Papaiah son of Munivenkatappa in terms of the entry made in the mutation register extract bearing MR No.16/2003-04.
- (b) By a sale deed dated March 4, 2004 and registered as Document No.26132/2003-04 of Book-I, stored in CD No.KRID7, in the office of the Sub-Registrar, Krishnarajapura, Munirajappa son of Dasappa conveyed 2 (two) acres in Survey No.76 in favour of N.Ashok son of C.Nanjundappa . Pursuant to such sale deed the revenue records pertaining to 2 (two) acres in Survey No.76 (*i.e.*, Item II of Property III) was transferred to the name of Ashok son of C.Nanjundappa in terms of the entry made in the mutation register extract bearing MR No.2/2004-05.
- (c) We have been provided with mutation register extract bearing MR No.14/2003-04, on review of the same, we note that N.Naryanappa son of late Narasamma was registered as *khatedar* of 1 (one) acre in the revenue records of Survey No.76 and further we note that Munirajappa son of Dasappa conveyed 1 (one) acre in Survey No.76 in favour of S.Narayanappa son of late Narasamma under a sale deed dated November 19, 2003 and registered as Document No.16413/2003-04. We had sought for and have not been furnished with a copy of the sale deed dated November 19, 2003 and registered as Document No.16413/2003-04 in favour of S.Narayanappa in relation to 1 (one) acre land in Survey No.76. We are therefore unable to comment on the risks associated with the non-review of such a document.

3.2.10 We are provided with the sale deed dated March 3, 2006 and registered as Document bearing No.24189/2005-06 of Book I, stored in CD No.KRID197 in the office of Sub-Registrar, Krishnarajapura, by way of which Papaiah son of Munivenkatappa and his sons Venkatachalaiah and Krishnaiah conveyed Item I in favour of N.Ashok son of C.Nanjundappa. Pursuant to the sale deed the revenue records pertaining to Item I was transferred to the name of N.Ashok son of C.Nanjundappa in terms of the entry made in the mutation register extract bearing MR No. 18/2005-06.

3.2.11 Thus, in the manner set out above, N.Ashok son of C.Nanjundappa acquired right, title and interest in Property III.



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3.2.12 Property III was subsequently converted from agricultural to non-agricultural residential purposes. We are not provided with the copy of the conversion order, the details of which are more fully set out in paragraph No. 3.4 herein below.

3.3 RTC Extracts

3.3.1 We are provided with the following RTC extracts:

- (a) RTC extract issued for the years 1968-69 records that the total available extent in Survey No. 35 hissa 6 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name C.Papanna as the *khatedar* and as the person in possession and cultivator.
- (b) RTC extract issued for the years 1969-70 to 1979-80 records that the total available extent in Survey No. 35 hissa 6 is 5 (five) acres. Column No. 9 of the RTC extract indicates the name C.Papanna as the *khatedar* and Column No.12 records Susheelamma daughter in law of C.Papanna as the person in possession and cultivator.
- (c) RTC extract issued for the years 1980-81 records that the total available extent in Survey No. 76 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name Susheelamma wife of A.C.Nallappa and indicates the name Susheelamma as the *khatedar* and as the person in possession and cultivator.
- (d) RTC extract issued for the years 1981-82 records that the total available extent in Survey No. 76 is 5 (five) acres. Column No. 9 and 12 of the RTC extract records the removal of the name Susheelamma wife of A.C.Nallappa and records A.N.Jnaneshwar son of A.C.Nallappa as the *khatedar* and as the person in possession and cultivator. Column 10 of the RTC extract referred to an inheritance certificate extract bearing IHC No.3/1981-82 against the name of A.N.Jnaneshwar. Column 11 records order dated February 2, 1977 in No. ASLR HDPRB 96/74-75, under which new survey number Survey No.76 was assigned.
- (e) RTC extract issued for the years 1985-86 to 2002-03 records that the total available extent in Survey No. 76 is 5 (five) acres. Column No. 9 and 12 of the RTC indicates the name of Munirajappa son of Dasappa as the *khatedar* and as the person in possession and cultivators during that period. Column No. 10 of the RTC extract refers to mutation register extract bearing MR No.3/1985-86 against the name of Munirajappa.
- (f) RTC extract issued for the year 2003-04 records that the total available extent in Survey No. 76 is 5 (five) acres. Column No. 9 of the RTC indicates the name of Munirajappa son of Dasappa (4 acres) and S.Naraynappa (1 acre) as the *khatedar*. Column No.12 records S.Naryanappa as the person in possession and cultivators during that period. Column No. 10 of the RTC extract refers to



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mutation register extract bearing MR No.3/1985-86 against the name of Munirajappa and MR No.14/2003-04 against the name of S.Narayanappa.

- (g) RTC extract issued for the years 2004-05 and 2005-06 records that the total available extent in Survey No. 76 is 5 (five) acres. Column No. 9 of the RTC indicates the name of S.Naraynappa (1 acre), Papaiah son of Munivenkatappa (2 acres) and S.Ashok son of C.Nanjundappa (2 acres) as the *khatedars*. Column No.12 records Munirajppa, S.Naryanappa, Papaiah and S.Ashok as the persons in possession and cultivators during that period. Column No. 10 of the RTC extract refers to mutation register extract bearing MR No.14/2003-04 against the name of S.Narayanappa, MR No.16/2003-04 against the name of Papaiah and MR No.2/2004-05 against the name of N.Ashok.
- (h) RTC extract issued for the years 2006-07 to 2015-16 to 2021-22 records that the total available extent in Survey No. 76 is 5 (five) acres. Column No. 9 of the RTC indicates the name of S.Naraynappa (1 acre) and S.Ashok son of C.Nanjundappa (4 acres) as the *khatedars*. Column No.12 records Munirajppa, S.Naryanappa and S.Ashok as the persons in possession and cultivators during that period. Column No. 10 of the RTC extract refers to mutation register extract bearing MR No.14/2003-04 against the name of S.Narayanappa, MR No.2/2004-05 and MR 18/2005-06 against the name of N. Ashok. We note that though Munirajappa the erstwhile owner, has sold Survey No.76, he is still continuing in the RTC extract as cultivator along with the other landowners, it is recommended to make an application for removal of his name from Column No.12 of the RTC prior to the consummation of the Proposed Transaction.
- (i) We had sought for and have not been provided with the: (i) RTC extracts issued for the years 1982-83 to 1984-85, 2007-08 to 2014-15 pertaining to Survey No. 76; (ii) mutation register extract bearing MR No.3/1985-86; and (iii) inheritance register extract bearing IHC No.3/1981-82. It is recommended that prior to the consummation of the Proposed Transaction, either the RTC and MR 3/1985-86, IHC No.3/1981-82 be procured and scrutinized or non-availability endorsement in respect thereof be obtained.

3.4 Conversion and Change of Land Use

- 3.4.1 We are provided with an OM for land conversion dated March 4, 2022 bearing No. 300509 issued by the office of the Deputy Commissioner, Bangalore Urban District in relation to Item 1 in Property III. Upon review, we note that, based on payment of conversion fine mentioned therein, sanction for conversion was accorded in relation to Item I in the Property III from agricultural to non-agricultural residential layout purposes subject to certain terms and conditions.
- 3.4.2 We are provided with the computer-generated challan dated September 6, 2022 bearing No. IE0322002900196850. Upon review, we note that, the land conversion fee of INR 1,08,900/- (Rupees one lakh eight thousand nine hundred only) has been paid.



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- 3.4.3 We are provided with an OM for land conversion dated March 4, 2022 bearing No. 300510 issued by the office of the Deputy Commissioner, Bangalore Urban District in relation to Item II in Property III. From our review, we observe that based on payment of conversion fine mentioned therein, sanction for conversion was accorded in relation to 2 (two) acres in the Property III from agricultural to non-agricultural residential layout purposes subject to certain terms and conditions.
- 3.4.4 We are provided with the computer-generated challan dated September 6, 2022 bearing No. IE0322002900196843. Upon review, we note that, the land conversion fee of INR 1,08,900/- (Rupees one lakh eight thousand nine hundred only) has been paid.

3.5 Encumbrance Certificates

3.5.1 We are provided with the following EC:

- (a) EC (two numbers) for the period from June 1, 1989 to March 31, 2004 in relation to Survey No. 76. Upon review, we note that, sale deed dated November 11, 2003 and registered as document No.16413 is not recorded in the aforesaid EC, hence it is recommended to obtain a fresh EC for the period from June 1, 1989 to March 31, 2004.
- (b) EC for the period from April 1, 2004 to January 12, 2020 in relation to Survey No.76, upon review, we note that the same does not disclose any transaction other than those discussed herein above.
- (c) We had sought for and have not been furnished with: (i) fresh EC for the period from June 1, 1989 to March 31, 2004 and (b) EC for the period January 13, 2022 to till date in relation to Survey No. 76. It is recommended that same be obtained and reviewed prior to consummation of the Proposed Transaction.

3.6 Endorsements

3.6.1 We are provided with the following endorsements:

- (a) Endorsement dated September 2, 2016 bearing No. LRF(BE)CR: 660/2016-17 issued by office of the Assistant Commissioner Bangalore North Sub-Division, Bangalore *inter alia* recording that there are no proceedings filed/pending under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 in relation to Property III.
- (b) Endorsement dated September 6, 2016 bearing No. PTCL(BE).CR.793/2016-17 issued by office of the Assistant Commissioner, Bangalore Sub-Division, Bangalore *inter alia* recording that there are no proceedings initiated for violation of provisions of PTCL Act in relation to Property III.
- (c) Endorsement dated September 3, 2016 bearing No. RD0038114057683 issued by office of the Tahsildar, Bangalore East Taluk, Bangalore *inter alia* recording



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that there are no tenancy claims filed under form 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 in relation to Property III.

- (d) Endorsement dated March 19, 2018 bearing No. Bangalore/LAQO-2/47/2017-18 issued by office of the Special Land Acquisition Officer-1, Karnataka Industrial Areas Development Board, Bangalore *inter alia* confirms that there are no acquisition proceedings initiated with regard to Property III.



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4. PROPERTY IV - LAND MEASURING 1 (ONE) ACRE 30 (THIRTY) GUNTAS IN SURVEY NO. 79

4.1 Location and Extent

4.1.1 We are provided with ordinary copies of documents listed in Annexure II hereto in relation to lands measuring 1 (one) acre 30 (thirty) guntas in Survey No. 79, situated at Kammasandra Village, Bidarahalli-2 Hobli, Bangalore East Taluk, Bangalore Urban District, Karnataka (“**Property IV**”).

4.1.2 From a review of sale deed dated January 24, 2002, which is more fully discussed in paragraph No. 4.2.7(b) hereinbelow, we note that Property IV along with lands in Survey No.80 is bounded as follows:

East by	:	Land belonging to Subramani;
West by	:	Land belonging to Poornima;
North by	:	Road in same survey number; and
South by	:	Land belonging to Seenappa.

4.1.3 From a review of the available title deeds, we note that boundaries mentioned in the sale deed are for Survey Nos.79 and 80. Hence, we are unable to ascertain the location of the lands offered for development in Survey No. 79. It is recommended to carry super-imposed survey recording the location of the land offered for development.

4.1.4 We are provided with a Village Map. The Village Map *inter alia* confirms that the land identified as bearing Survey No.79 falls within the Kammasandra Village limits of which Property IV form a part. Further, we note that there is a cart track passing through the center of the Property IV. Whereas, re-survey *tippani nakal* and Akarband (more fully discussed hereinbelow) does not record the *kharab*. In this connection, we had sought for and have not received any clarifications. Further, we had sought for and have not been furnished with the *kharab uttaru nakal*. In this regard, it is recommended that a physical survey through a surveyor be conducted in order to ascertain if the presence of the said cart road affects the developability of the Phase II Lands in any manner.

4.1.5 We are provided with the copy of the re-survey *tippani* dated April 14, 1976, issued by the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura in relation to land in Survey No. 79 which *inter alia* records that: (i) as per grant, the total available land in Survey No. 79 is 5 (five) acres with no existence of *kharab* and as per *phodi* the total available land in Survey No. 79 is 5 (five) acres, there being no *kharab* (ii) one C.Papanna is recorded as grantee of the Survey No.79. We further discern that, the word “**Manjuriyanthe**” is recorded against the name of C. Papanna in relation to Property IV. This suggests that C. Papanna was recorded as the holder of the Property IV in pursuance to a grant proceeding undertaken by the jurisdictional office during that period.



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- 4.1.6 We are provided with an extract of the Akarband in relation to Survey No. 79. The Akarband *inter alia* indicates that, the total and actual land available in Survey No. 79 is 5 (five) acres with no existence of *kharab*.

4.2 History of Title

- 4.2.1 The earliest document provided for our review is illegible copy of the grant certificate dated March 14 (*year not legible*) issued by the office of the Amaldar, which records that 30 (thirty) acres in Survey No.35 was granted to C.Papanna. We had sought for and have not been provided with (i) grant order issued in the name of C. Papanna, (ii) sketch prepared at the time of grant to identify the exact location of the Larger Land, (iii) family tree of C. Papanna and (iv) caste certificate of C.Papanna. We have been informed by the Landlords that the details of the grant order are not available. In its absence, we are unable to comment on whether all the conditions of the grant were complied with by grantees including whether the subsequent alienations by way of sale were post the completion of the non-alienation period prescribed under the grant order or if the land bearing Survey No.35 (new No.76) is affected by the provisions of the PTCL Act or Karnataka Land Grant Rules, 1969.
- 4.2.2 The earliest document provided for our review is an IL Extract and RR Extract issued by the Tahsildar, Bangalore East Taluk Krishnarajapura in relation to the Property III which *inter alia* records that (i) one C. Papanna was the person originally in possession of Survey No.35, and his name came to be recorded in terms of the entries reflected in RR No. 309, along with the names of Adugodi Chikka Papanna, Gunturu Nanjappa and (ii) further Nanjappa son Muniyappa came to be recorded to be in possession of Survey No.79 in terms of entries reflected in RR No.322, he having purchased the same from Aralu Mariyamma wife of Muttaiah *vide* sale deed dated August 8, 1961 and registered as Document No.1934 and mutated as MR No.9/1961-62. Given that, at the least, 46 (forty six) years have elapsed since the names of Adugodi Chikka Papanna and Gunturu Nanjappa come to be recorded as *khatedar*, and further, since the time/duration under the Limitation Act to have a claim would have expired in its ordinary course of business, and that, subsequently, transactions have taken place and also considering that we have not received any objections to the Public Notice (more fully defined under Section B hereinbelow), we are of the view that the legal risk *vis-à-vis* non-availability of such grant document is minimal to that extent.
- 4.2.3 We are provided with the illegible copy of the sale deed dated August 14, 1951 and registered as document bearing No. 1562 of Book I and stored in Volume No. 739 in the office of Sub-Registrar Hoskote. By way of such sale deed, C.Papanna son of Chinnappa conveyed Larger Land in favour of Araluru Mariyamma wife of A.P.Muttaiah. on review of the sale deed we note that C.Papanna acquired the Larger Land under grant order bearing GD 16/1949-50.
- 4.2.4 We are provided with sale deed dated August 31, 1961, registered as document No.1972/1961-62 of Book-I, Volume No.1003 at Pages 193 to 195 in the office of the Sub Registrar, Hoskote. Upon review of the sale deed, we note that Aralu Muniyamma



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wife of A.P.Mutthiah conveyed 10 (ten) acres in Survey No.35 in favour of Nanjappa son of Muniyappa. Nanjappa son of Muniyappa was mutated in the revenue records as *khatedar* of Survey No.79 and Survey No.80 (old Survey No.35) *vide* mutation register extract bearing MR No.8/1961-62.

- 4.2.5 We have been provided the copy of the *durasth*/re-survey order in No. ADLR 21/76-77, DPQ 96/74-75 and re-survey *tippani nakal*. Upon review of the same, we note that portion of Survey No.35 situated at Kammasandra Village, Bidarahalli-2 Hobli, Bangalore East Taluk, Karnataka measuring about 5 acres was re-surveyed and assigned with new Survey No.79 ("**Survey No.79**") and C.Papanna was recorded as *khatedar* of Survey No.79 in the revenue records, as could be gathered from RTC extract for the period 1980-81 onwards.
- 4.2.6 We are provided with the mutation register extract bearing MR No.1/2000-01. Upon review of the same, we note that (i) Krishnappa, his sons Venakateshappa, Nagappa, Munirajappa, Ganesh and Manjunath, Padmamma and Rathnamma and (ii) Munegowda, son of late Nanjappa effected panchayat partition on November 20, 1990 and on such partition Krishnappa son of Nanjappa was allotted Survey Nos.79 and 80. Acting upon the aforesaid partition, Krishnappa was mutated in the revenue records as *khatedar* of Survey Nos. 79 and 80. We have not been provided with the (a) family tree and death certificate of Nanjappa son of Muniyappa and memorandum recording panchayat partition dated November 20, 1990 to ascertain if all the legal heirs of Nanjappa have joined the partition deed. To such extent, we will be unable to comment on the title risks arising from the non-review of the abovementioned documents. However, considering that more than 31 (thirty-one) years have passed since the partition and multiple transactions have subsequently taken place, the risks arising from the non-review of such a document would be remote.
- 4.2.7 We are provided with sale deeds dated November 17, 1999 and sale deed dated January 24, 2002 under which Krishnappa son of Nanjappa, his sons Venakateshappa, Nagappa, Muniraju, Ganesh and Manjunath, retained 10 (ten) guntas and sold remaining 4 (four) acres 10 (ten) guntas in Survey No.79 as follows:
- (a) By a sale deed dated November 17, 1999 and registered as Document bearing No. 6118/1999-00 of Book-I, in the office of Sub-Registrar, Krishnarajapuram, Krishnappa and his aforementioned sons sold 3 (three) acres from and out of Survey No.79 in favour of K.Poornima wife of D.T.Srinivas. Pursuant to the sale deed the revenue records pertaining to 3 (three) acres in Survey No.79 was transferred to the name of K.Poornima in terms of the entry made in the mutation register extract bearing MR No. 2/1999-00.
- (b) By a sale deed dated January 24, 2002 and registered as Document bearing No.12696/2001-02 of Book-I, Volume No.2306 at Pages 68-75, in the office of Sub-Registrar, Krishnarajapuram, Krishnappa and his aforementioned sons sold 1 (one) acre 30 (thirty) guntas in Survey No.79 (*i.e.*, Property IV) in favour of R.Shashikanth son of late L.V.Ravindranath. Pursuant to the sale deed the



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revenue records pertaining to Property IV was transferred to the name of R.Shashikant son of late L.Ravindranath in terms of the entry made in the mutation register extract bearing MR No. 4/2001-02.

4.2.8 We are provided with the memorandum of understanding dated December 1, 2021. On review of the same we note that, Shashikanth R, has entered into a memorandum of understanding *inter alia* with the Client, offering his lands to develop Property IV into residential villas by way of a joint-development model.

4.2.9 Thus, in the manner set out above, R.Shashikanth acquired right, title and interest in Property IV.

4.3 RTC Extracts

4.3.1 We are provided with the following RTC extracts:

- (a) RTC extract issued for the years 1980-81 to 1985-86 records that the total available extent in Survey No. 79 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name Nanjappa son of Muniyappa as the *khatedar* and as the person in possession and cultivator.
- (b) RTC extract issued for the years 1986-87 to 1998-99 records that the total available extent in Survey No. 79 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name removal of the name Nanjappa son of Muniyappa and entry of the name of Krishnappa so of Nanjappa as the *khatedar* and as the person in possession and cultivator and column 10 records IHC No.6/1986-87 against the name of Krishnappa.
- (c) RTC extract issued for the years 1999-2000 records that the total available extent in Survey No. 79 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name of Krishnappa so of Nanjappa and Poornima wife of D.T.Srinivas as the *khatedars* and as the persons in possession and cultivator and column 10 records IHC No.6/1986-87 against the name of Krishnappa and MR No.2/1999-00 against the name of Poornima.
- (d) RTC extract issued for the years 2000-01 and 2001-02 records that the total available extent in Survey No. 79 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name of Krishnappa so of Nanjappa, Poornima wife of D.T.Srinivas (3 acres) and Krishnappa (11 guntas) as the *khatedars* and as the persons in possession and cultivator and column 10 records IHC No.6/1986-87 and MR No.1/2000-01 against the name of Krishnappa and MR No.2/1999-00 against the name of Poornima.
- (e) RTC extract issued for the years 2002-03 to 2016-17 records that the total available extent in Survey No. 79 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name of Krishnappa so of Nanjappa (10 guntas), Poornima wife of D.T.Srinivas (3 acres) and R.Shashikanth son of late



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L.V.Ravidranath (1 acre 10 guntas) as the *khatedars* and as the persons in possession and cultivator and column 10 records IHC No.6/1986-87 against the name of Krishnappa, MR No.2/1999-00 against the name of Poornima and MR No.4/2001-02 against the name of R.Shashikanth.

- (f) RTC extract issued for the years 2021-22 records that the total available extent in Survey No. 79 is 5 (five) acres. Column No. 9 and 12 of the RTC extract indicates the name of Poornima wife of D.T.Srinivas (2 acres 36 ½ guntas and 3 ½ guntas), R.Shashikanth son of late L.V.Ravidranath (1 acre 10 guntas) and Akkayamma wife of late Krishnappa (10 guntas), as the *khatedars* and as the persons in possession and cultivator and column 10 records, MR No.2/1999-00 and MR T72017-18 against the name of Poornima, MR No.4/2001-02 against the name of R.Shashikanth and MR No.H5/2018-19 against the name of Akkayamma.
- (g) We have sought for and have not been provided with RTC extracts issued for the years 1969-70 to 1979-80 in relation to Survey No.35 and 2017-18 to 2020-21 in relation to Survey No. 79 and mutation register extracts bearing MR No.1/2000-01, MR No.2/1999-00 and MR T72017-18, MR No.4/2001-02 and MR No.H5/2018-19. It is recommended that the abovementioned documents be perused prior to the consummation of the Proposed Transaction.

4.4 Conversion and Change of Land Use

We have been represented to by the Landlords that, the Property IV is converted from agricultural use to non-agricultural use and we are not furnished with the copy of the conversion order and the challan for having paid the conversion fee. It is recommended that the OM be reviewed prior to the consummation of the Proposed Transaction.

4.5 Encumbrance Certificates

4.5.1 We are provided with the following EC:

- (a) Nil EC for the period from March 1, 2002 to March 31, 2004 to March 19, 2017 in relation to 3 acres in Survey No.79.
- (b) Nil EC for the period from April 1, 2004 to March 19, 2017 in relation to 3 acres in Survey No.79.
- (c) We had sought for and have not been furnished with the EC for the period from:
(i) April 1, 1974 to date; and (b) EC for the period March 19, 2017 to till date in relation to Survey No. 76. We recommend that the abovementioned documents be reviewed prior to the consummation of the Proposed Transaction.

4.6 Endorsements

4.6.1 We are provided with the following endorsements:



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- (a) Endorsement dated May 22, 2017 bearing No. RD0038114067888 issued by office of the Tahsildar, Bangalore East Taluk, Bangalore *inter alia* recording that there are no tenancy claims filed under form 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 in relation to 3 acres in Survey No.79.
- (b) Endorsement dated May 22, 2017 bearing No. LRF(BE)CR:363/2016-17 issued by office of the Assistant Commissioner Bangalore North Sub-Division, Bangalore *inter alia* recording that there are no proceedings filed/pending under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 in relation to 3 acres in relation to Survey No.79.
- (c) Endorsement dated May 22, 2017 bearing No. PTCL(BE).CR.14/2016-17 issued by office of the Assistant Commissioner, Bangalore Sub-Division, Bangalore *inter alia* recording that there are no proceedings initiated for violation of provisions of PTCL Act in relation to 3 acres in relation to Survey No.79.

4.6.2 We have been provided with the aforesaid endorsements in relation to portion of Survey No.79, which is not subject matter of this title report. It is recommended that the following endorsements *i.e.*, 'Nil' tenancy certificate issued by the competent authority under S. 48A of the LR Act in relation to Survey No. 35, endorsement recording that the Property IV does not fall under the purview of the PTCL Act and that there are/were filed/ pending/ disposed off under the PTCL Act, be sighted prior to the consummation of the Proposed Transaction.



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5. PROPERTY V - LAND MEASURING 3 (THREE) ACRES IN SURVEY NO. 35

5.1 Location and Extent

5.1.1 We are provided with ordinary copies of documents listed in Annexure II hereto in relation to lands measuring (a) 2 (two) acres in Survey No.35/p8 (“**Item I**”) and 1 (one) acre in Survey No.35/p8 (“**Item II**”) and Item I and II, together situated at Kammasandra Village, Bidarahalli-2 Hobli, Bangalore East Taluk, Bangalore Urban District, Karnataka, measuring in all about 3 (three) acres are hereinafter referred to as (“**Property V**”).

5.1.2 From a review of the undated and unsigned sketch of Phase II Lands, we note that Item I of Property V is bounded as follows:

East by	:	Land bearing Survey No.60;
West by	:	Land bearing Survey No.80;
North by	:	Land bearing Survey No.35; and
South by	:	Land bearing Survey No.58.

5.1.3 We note that, we are unable to ascertain the exact location of the land offered in Survey No.35P8, in the absence of the phoddi and assignment of new survey number, we would be unable locate the land offered for development. Therefore, it is recommended that a *phoddi* and assignment of new survey number be undertaken in relation to Property V, prior to the consummation of the Proposed Transaction.

5.1.4 From a review of agreement to sell dated September 30, 2019, which is more fully discussed in paragraph No. 5.2.4 herein, we note that Item II of Property V is bounded as follows:

East by	:	Land belonging to Papaiah;
West by	:	Land bearing Survey No. 35 and 80;
North by	:	Land belonging to Anjnappa; and
South by	:	Land belonging to Seenappa.

5.1.5 We are provided with a Village Map. The Village Map *inter alia* confirms that the land identified as bearing Survey No. 35 falls within the Kammasandra Village limits of which Property V form a part.

5.1.6 We are provided with an extract of the Akarband in relation to Survey No. 35. The Akarband *inter alia* indicates that the total land available in Survey No. 35 is 20 (twenty) acres 20 (twenty) guntas.

5.1.7 We are provided with the *moola tippani* extract in relation to larger lands in Survey No. 35. The *moola tippani* extract *inter alia* indicates that, the total land available in Survey No. 35 is 20 (twenty) acres 20 (twenty) guntas.



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- 5.1.8 We note that, we are concerned with only a portion of 3 (three) acres from and out of the Survey No. 35. However, the lands in Survey No. 35 have not been re-surveyed and phodied. Therefore, it is recommended that, the Property V be phodied to accurately identify such property. In its absence, we are unable to locate the Property V offered for development.

5.2 History of Title

- 5.2.1 The earliest document provided for our review is grant certificate, grant register extract and RR No.266. On review of the same, we note that, 4 (four) acres in Survey No.35 (“**Larger Property**”) was originally granted to Nagabhushana *vide* order dated January 10, 1963 in No.805/1963-64 and pursuant to said order grant certificate dated April 9, 1962 was issued by the Tahsildar, Hoskote. We had sought for and have not been provided with the copies of (i) sketch prepared at the time of grant to identify the exact location of the land granted in Survey No.35, and (ii) caste certificate of Nagabhushana. We have been informed by the Landlords that the details of the grant order are not available. In the absence of the same, we will be unable to comment on whether all the conditions of the grant were complied with by grantees including whether the subsequent alienations by way of sale were post the completion of the non-alienation period prescribed under the grant order or to ascertain whether the said transaction are affected by the provisions of the PTCL Act or Karnataka Land Grant Rules, 1969.
- 5.2.2 We are provided with sale deed dated February 22, 1965 and registered as document No. 3539/1964-65 of Book-I, Volume No.111 at Pages 215 to 217 in the office of the Sub-Registrar, Hoskote. Upon review, we note that, N.Nagabhushan son of J.N.Nagappa, sold Larger Property in favour of Seenappa son of Doddavenkatashamappa. Pursuant to the sale deed the revenue records pertaining to Larger Property was transferred to the name of Seenappa son of Doddavenkatashamappa in terms of the entry made in the mutation register extract bearing MR No. 4/1964-65.
- 5.2.3 We are provided with sale deed dated May 10, 1972 and mutation register extract bearing MR No. 4/1974-75 under which Seenappa son of Doddavenkatashamappa retained 2 (two) acres in Survey No.35 (“**Item I**”) and sold remaining 2 (two) acres as follows:
- (a) By a sale deed dated May 10, 1972 and registered as Document bearing No. 689/1972-73 of Book-I, volume no.1327 at pages 146 to 147, in the office of Sub-Registrar, Hoskote, sold 1 (one) acre (“**Item II**”) from and out of Survey No.35 in favour of Munikrishnappa son of Nanjappa.
- (b) We note from the MR No.4/1974-75 that by a sale deed dated May 10, 1972 and registered as Document bearing No. 688/1972-73 1 (one) acre from and out of Larger Property was sold in favour of Anjinappa son of Munivenkatappa. Pursuant to the sale deed the revenue records pertaining to 1 (one) acre in Survey No.35 was transferred to the name of Anjinappa son of Munivenkatappa in terms of the entry made in the mutation register extract bearing MR No.



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4/1974-75. We have not been furnished with aforesaid sale deed, considering that said land is not part of the title report, we have not insisted upon the same.

5.2.4 We are provided with agreement to sell dated September 30, 2019 and registered as Document No.14681/2019-20 of Book-I, stored in CD No.BSND912, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) (“**Devaraj ATS**”), on review of the aforesaid agreement, we note as follows:

- (a) By such agreement (i) Devaraj son of Krishnappa (for self as father and natural guardian of his minor daughter Chandan Kumar), his children Pallavi, Nandan Kumar, (ii) Manjunatha son of Krishnappa (for self as father and natural guardian of his minor daughter Vishruthashri.M) and his daughter Seethashri.M agreed to sell Item II in favour of Chikkavenkatappa.S son of late Seenappa.
- (b) Krishnappa died on February 17, 2008 and on his death his wife Akkayamma was registered as *khatedar*.
- (c) Akkayamma wife of late Krishnappa released all her rights in favour of her sons M.Devaraj and Manjunath *vide* release deed dated August 1, 2018 and registered as Document No.6733/2018-19 of Book-I, stored in CD No.BNSD660 in the office of the Sub-Registrar, Shivajinagar (Bansawadi).

5.2.5 We had sought for and have not been provided with the: (a) family tree; (b) death certificate of the Krishnappa *alias* Munikrishnappa son of Nanjappa and; (c) Release deed dated August 1, 2018 in relation to Item II. In the absence of the same, we are unable to ascertain if any other legal heir has been left, who would have a share in Item II of Property V. Hence it is recommended that the abovementioned documents be reviewed prior to the consummation of the Proposed Transaction.

5.2.6 We have been provided with general power of attorney dated September 30, 2019 and registered as Document No. 654/2019-20 of Book-IV, stored in CD No.BSND912, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) (“**Devaraj POA**”). Upon review, we note that: (i) Devaraj son of Krishnappa (for self as father and natural guardian of his minor daughter Chandan Kumar), his children Pallavi, Nandan Kumar, (ii) Manjunatha son of Krishnappa (for self as father and natural guardian of his minor daughter Vishruthashri.M) and his daughter Seethashri. M appointed nominated Chikka Venkatappa. S, son of late Seenappa, as their attorney holder *inter alia* authorizing him to deal with and dispose of Item II on their behalf.

5.2.7 We are provided with the Order dated August 1, 2014 in RA (BE)218/2010-2011, before the Assistant Commissioner, Bangalore North Sub-Division. Upon review of the above, we note that:

- (a) Akkayamma wife of Krishnappa *alias* Munikrishnappa and Mangamma wife of late Seenappa filed an appeal bearing RA (BE)218/2010-2011, before the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, against Anjanappa *alias* Hanchinamane Anjinappa son of late Munivenkatappa and



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Tahsildar, Bangalore East Taluk, seeking to (a) set aside the entry in the name of Anjanappa *alias* Hanchinamane Anjinappa in RTC Extract for Survey No.35 (presently assigned 35/p8) to an extent of 4 acres, and (b) register Mangamma wife of late Seenappa as *khatedars* of Item I and Akkayamma and Anjinappa as *khatedar* of Item II.

- (b) Appeal was allowed on August 1, 2014, the Assist Commissioner *vide* his order (a) set aside the entry in the name of Anjanappa *alias* Hanchinamane Anjinappa, in RTC bearing Survey No.35 (presently assigned Survey No. 35/p8) to an extent of 4 acres, (b) directed the Tahsildar to mutate *khata* in relation to Item II in the name of Akkayamma, (c) Anjinappa as the *khatedars* of 1 acre in Survey No.35 (presently assigned 35/P2) and (d) Item I in the name of and Mangamma wife of late Seenappa.

5.2.8 As per the direction of the Assistant Commissioner, Mangamma wife of late Seenappa is registered as the *khatedar* of Item I and Akkayamma wife of Krishnappa *alias* Munikrishnappa was registered as *khatedar* of Item II, *vide* mutation register extract bearing MR No.H22/2013-14, as could be observed from RTC for the period 2019-20. We had sought for and have not been furnished with the mutation extract bearing MR No. H22/2013-14. It is recommended that the abovementioned mutation register extract be perused prior to the consummation of the Proposed Transaction.

5.2.9 Pursuant to death of Seenappa son of Doddavenkatashamappa, his wife Mangamma was recorded as *khatedar* *vide* mutation extract bearing MR No. H22/2013-14. Upon death of Seenappa and Mangamma, all their estate including Item I of Property V devolved upon their legal heirs *i.e.*, Senappa Family (defined and discussed in **Section B**).

5.2.10 Thus, in the manner set out above, M.Devaraj and Manjunath, sons of late Krishnappa *alias* Munikrishnappa, acquired right, title and interest in land measuring 1 (one) acre (*i.e.*, Item 2) subject to rights of agreement holder *viz.*, Chikka Venkatappa. S, son of late Seenappa under Devaraj ATS and Seenappa Family acquired right, title and interest in land measuring 1 (one) acre (*i.e.*, Item 1).

5.3 RTC Extracts

We are provided with the following RTC extracts:

- (a) RTC extract issued for the years 1969-70 to 1972-73 records that the total available extent in Survey No. 35 is 4 (four) acres. Column No. 9 of the RTC extract indicates the name of Nagabhushan, as the *khatedar*. Column No.12 of the RTC records Nagabhushan as the persons in possession and cultivator.
- (b) RTC extract issued for the years 1973-74 to 1984-85 records that the total available extent in Survey No. 35 is 4 (four) acres. Column No. 9 of the RTC extract indicates the name of Nagabhushan, Anjinappa son of Munivenkatappa as the *khatedars*. Column No.12 of the RTC records Seenappa, Anjinappa,



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Papaiah and Krishnappa as the persons in possession and cultivator. Column No. 11 of the RTC extract refers to RR 269 against the name of Anjinappa son of Munivenkatappa.

- (c) RTC extract issued for the years 1985-86 to 1989-90 records that the total available extent in Survey No. 35(P) is 4 (four) acres. Column No. 9 of the RTC extract indicates the name of Anjinappa son of Munivenkatappa as the *khatedars*. Column No.12 of the RTC records Anjinappa, as the person in possession and cultivator. Column No. 11 of the RTC extract refers to RR 269 against the name of Anjinappa son of Munivenkatappa.
- (d) RTC extract issued for the years 1990-91 to 1999-2000 records that the total available extent in Survey No. 35(P) is 4 (four) acres. Column No. 9 of the RTC extract indicates the name of Anjinappa son of Munivenkatappa as the *khatedars*. Column No.12 of the RTC records Anjinappa, as the person in possession and cultivator. Column No. 11 of the RTC extract refers to RR 269 against the name of Anjinappa son of Munivenkatappa.
- (e) RTC extract issued for the years 2019-20 records that the total available extent in Survey No. 35(P8) is 4 (four) acres. Column No. 9 of the RTC extract indicates the name of Akkyamma wife of late Krishnappa *alias* Munikrishnappa (1 acre), Mangamma wife f late Seenappa (2 acres) and Anjinappa *alias* Hanchmane Anjinappa son of late Munivenkatappa (1 acre) as the *khatedars*. Column No.12 of the RTC records Akkyamma wife of late Krishnappa *alias* Munikrishnappa (1 acre), Mangamma wife f late Seenappa (2 acres) and Anjinappa *alias* Hanchmane Anjinappa son of late Munivenkatappa (1 acre) as the persons in possession and cultivator. Column No. 10 of the RTC extract refers to mutation register extract bearing MR No.H22/2013-14 against the name of Akkyamma wife of late Krishnappa *alias* Munikrishnappa, Mangamma wife of late Seenappa and Anjinappa *alias* Hanchmane Anjinappa son of late Munivenkatappa.
- (f) We had sought for and have not been furnished with RTC extracts issued for the years 2000-01 to 2022-23 in relation to Survey No. 35/P8 and mutation register extract bearing MR No.H22/2013-14. It is recommended that prior to the consummation of the Proposed Transaction, either the RTC be procured and scrutinized or non-availability endorsement in respect thereof be obtained.
- (g) We note that Mangamma, wife of late Seenappa has died and *khata* is continuing in her name. it is recommended that an application be made to transfer *khata* in the name of Legal Heirs of Seenappa.

5.4 Conversion and Change of Land Use

We have been represented to by the Landlords that, the Property V is converted from agricultural use to non-agricultural use and we are not furnished with the copy of the



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conversion order and the challan for having paid the conversion fee. It is recommended that the OM be perused prior to the consummation of the Proposed Transaction.

5.5 Encumbrance Certificates

We are provided with the following ECs:

- (a) EC issued for the period April 1, 1949 to March 31, 1973 in relation to Survey No. 35, discloses the transaction pertaining to Survey No.35 along with other transactions, which are not pertaining to subject matter of this title report, hence not discussed in detail.
- (b) We had sought for ECs for the period from April 1, 1973 to till date in relation to Property V and we have not been furnished with the above. It is recommended that the abovementioned document be perused prior to the consummation of the Proposed Transaction.

5.6 Endorsements

We had sought for and are not provided with the following endorsements i.e. 'Nil' tenancy certificate issued by the competent authority under S. 48A of the LR Act in relation to Survey No. 35, endorsement recording that the Survey No.35 does not fall under the purview of the PTCL Act and that there are/were filed/ pending/ disposed off under the PTCL Act. It is recommended that, the abovementioned endorsements in relation to Property V may be sighted prior to the consummation of the Proposed Transaction.



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SECTION B

1. Details of the Joint Family

1.1 We are provided with the following: (a) release deeds dated January 12, 2015 and bearing registration Nos. 887/2014-15, 888/2014-15, 889/2014-15, Book IV, stored in C.D No. BNSD346, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) and (b) release deed dated April 10, 2015 bearing registration No. 25/2015-16, Book IV, stored in C.D No. BNSD367, in the office of the Sub-Registrar, Shivajinagar (Banaswadi), more fully discussed in paragraph No. 1.5 hereinbelow. Upon combined review of such release deeds and the title deeds mentioned hereinabove, we note that:

- (i) Seenappa, Narayanappa, Venkateshappa and Lakshmaiah, all sons of Doddav Venkateshamappa were all a part of the joint family of Doddav Venkateshamappa and partitioned the joint family properties held by them under a partition deed dated May 5, 1972, registered as Document No. 586/1972-73. We have not been furnished with a copy of the abovementioned partition deed. It is recommended that same be reviewed prior to consummation of the Proposed Transaction.
- (ii) In this connection, we have been furnished with an acknowledgement dated September 15, 2022 bearing reference No. 378/2022, issued by the Police Inspector, Avalahalli Police Station, recording the complaint by L. Manjunatha, stating that the original partition deed dated May 5, 1972 registered as Document No. 586/1972-73 has been lost.

1.2 Subsequent to the aforesaid partition, Late Seenappa, Late Narayanappa, and Late Lakshmaiah and their sons over a period of time acquired several lands including lands in Property I, Property II and Item I in Property V, in their individual capacity, which is more fully discussed in Section A. The table hereinbelow indicates the lands acquired by the following persons and thereafter such persons have jointly possessed and cultivated the Property I, Property II and Item I of the Property V as joint family properties of Late Seenappa, Late Narayanappa, and Late Lakshmaiah:

Property	Survey No.	Name of the Landlords
I	Survey No.78	Indira, wife of late Srirama
II	Survey No.77	Shanthamma, wife of late Krishnappa
V	Item I in Survey No. 35	Seenappa Family

1.3 We note that, as per the recitals in the abovementioned release deeds, Venkateshappa son of Late Doddav Venkateshamappa, was holding and enjoying his share from and out of the partitioned lands of the joint family, separately. We have also been furnished with the release deed executed by daughter of Venkateshappa, viz. Usha, confirming that the Phase II Lands are joint properties of Late Seenappa, Late Narayanappa, and late Lakshmaiah. Therefore, the family of Venkateshappa did not have any entitlement in Phase II Lands jointly owned and possessed by the other sons of Late Doddav Venkateshamappa.

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1.4 We have been furnished with 4 (four) computerized family trees dated e-signed by the Sub-Tahsildar, Bidarahalli Hobli: (i) dated October 21, 2021, applied for by Manjunath, son of Late Lakshmaiah; (ii) dated September 22, 2021, applied for by Datta Rajesh, son of S. Chikka Venkatappa; (iii) dated September 22, 2021, applied for by Manjunath, son of Late Lakshmaiah; and (iv) dated September 22, 2021, applied for by Hemanth Kumar S, son of late V. Subramani, providing details of the family of Late Doddavenkatashamappa. We are provided with family tree of the Late Doddavenkatashamappa. Upon a combined review of the abovementioned documents, we note that:

- (a) Late Doddavenkatashamappa had married Late Krishnama, and had 6 (six) children, namely: (i) Late Lakshamma; (ii) Late Seenappa; (iii) Late Venkatamma; (iv) Late Narayanappa; (v) Late Venkateshappa; and (vi) Late Lakshamaiah;
- (b) Late Seenappa (first son) had married Late Mangamma and had 7 (seven) children, namely: (i) Late Rukkammal Venkatesan; (ii) S. Ramanjinappa, who had married Amudamma and had 5 (five) children, namely, R. Ramachandra, Jayammal Lakshmipathi, Geetha R., Varalakshmi and Murali R; (iii) Venkatamma; (iv) Rathnamma; (v) S. Chikka Venkatappa who had married Sarojamma N. and had 3 (three) children, namely, Dattarajesh R.V, Chaitanya Yashomahesh R and Vinu R. V; (vi) Chikkasubbaiah. S, who had married Rajamma and had 3 (three) children, namely: Savitha, Veena R.S and Prathap R.S; and (vii) Jagadamba (“**Seenappa Family**”);
- (c) Late Narayanappa (second son) had married Late Chikkapapamma and had 6 (six) children, namely: (i) N. Venkatappa, who had married Jamuna and had 2 (two) children, namely, Sunil Kumar and Vijay Kumar; (ii) N. Subbaiah, who had married Premavathi and had 3 (three) children, namely, Manjunath, Chandrashekhar and Naveen; (iii) Late Mallikarjuna, who had married Late Pushpanjali and had 2 (two) children, namely, R.M. Narendrakumar and Gopalakrishna; (iv) Late Srirama, who had married Indira, and had 3 (three) children, namely Kishore, Gothami and Chaithanya. S; (v) Venkatalakshamma; and (vi) N. Anjinappa, who had married Susheela and had 2 (two) children, namely, Kiran and Karthik (“**Narayanappa Family**”);
- (d) Late Venkateshappa (third son) had married Late Sarojamma and had 2 (two) children, namely: (i) Usha; and (ii) V. Subramani, who had married Savitha and had 4 (four) children, namely, Hemanth Kumar S, Lavanya, Muralikrishna S.V and Gokul Krishna (“**Venkateshappa Family**”);
- (e) Late Lakshmaiah (fourth son) had married Late Narayanamma and had 10 (ten) children, namely: (i) L. Narayanappa, who had married Nirmaladevi and had 5 (five) children, namely, Rajani Mohan, Rachana N, Rashmi Sudheer, Shilpa N and Vinay N; (ii) Late L. Krishnappa, who had married Shanthamma and had 2 (two) children, namely: Lakshmikanth K and K. Keerthana Poojashree; (iii) L.

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Jayaram, who had married R.J. Prabhavathi and had 3 (three) children, namely, Sowya Amrutha J, Harshapoornasukeerthi and Chahana J; (iv) L. Ramesh, who had married J. Nirmalashree and had 2 (two) children, namely, R. Kishal Yashodhara and Ramyabhoomikashree. R; (v) Lakshmi.S; (vi) L. Govindaraju, who had married Rekha M. and had 2 (two) children, namely, Dhathri R.J and Chirayurajunaidu J; (vii) Late L. Babu, who had married Prabhavathi V and had 2 (two) children, namely, Tanusha B and Chaturyapoornashree B; (viii) L. Manjunath, who had married Rani. G and had 2 (two) children, namely, Gagan and Yathin; (ix) Navamani L.; and (x) Vandana (“**Lakshmaiah Family**”);

1.5 We had sought for a release deeds executed, if any, in relation to the Property I, Property II and Property V by the family members who had a right, title and interest in Phase II Lands or portions thereof. In this regard, we have been furnished with: 3 (three) release deeds dated January 12, 2015, bearing registration Nos. 887/2014-15, 888/2014-15, 889/2014-15, Book IV, stored in C.D No. BNSD346, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) and release deed dated April 10, 2015 by Usha in favour of V. Subramani bearing registration No. 25/2015-16, Book IV, stored in CD No. BNSD367, in the office of the Sub-Registrar, Shivajinagar (Banaswadi). Upon review of the abovementioned release deeds, we note that:

- (a) (i) Rukkamma *alias* Rukkammal Venkatesan, (ii) Venkatamma, (iii) Rathnamma, and (iv) Jagadamba, [Sl Nos. (i) to (iv) all daughters of Late Seenappa], released their rights in the Property I, Property II and Item I in Property V in favour of their brothers Ramanjinappa, S. Chikka Venkatappa and Chikka Subbaiah;
- (b) Chikkavenkatamma, wife of Late Janardhan released her rights in Phase II Lands in favour of Venkatappa, N. Subbaiah, N. Anjinappa, Indiramma, S. Kishore, S. Gowthami, S. Chaitanya, M. Narendra Kumar and M. Gopalakrishna, all the present heirs of Late Narayanappa;
- (c) (i) Venkatalakshamma, (ii) Navamani and (iii) Vandana, [Sl Nos. (i) to (iii) all daughters of Late Lakshmaiah] released their rights in favour of L. Narayanappa. L.Jayaram, L. Ramesh Lakshmaiah, L. Govindraraj, L. Manjunath, K. Lakshmikanth and Prabhavathi, all heirs of Late Lakshmaiah; and
- (d) Usha, daughter of Late Venkateshappa, released her rights in favour of her brother V. Subramani.

1.6 We note that, save and except the parties to the release deeds and Venkateshappa Family mentioned hereinabove in paragraph No. 1.5 in relation to Property I, Property II and Item I in Property V, all the remaining members of the joint family will have to be made parties to the definitive documents that will be entered into during the consummation of the Proposed Transaction. Further, we note that, the release deeds discussed hereinabove in paragraph No. 1.5 in relation to Property I, Property II and Item I in Property V are all recorded in Book IV. We note that, since release deeds are



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in effect transfer deeds, they have to be recorded in Book I of the Sub-Registrar's Office in order to effectually register such encumbrance. Therefore, it is recommended that the abovementioned release deeds be recorded in Book I prior to the consummation of Proposed Transaction.

2. Memorandum of Understanding

2.1 We have been furnished with a memorandum of understanding dated October 15, 2021 entered into between: (i) Venkatalakshamma; (ii) V. Sunil Kumar; (iii) S. Chikka Venkatappa; (iv) S. Ramanjunappa; (v) Chikka Subbayya; (vi) N. Venkatappa; (vii) N. Subbaiah; Subbaiah; (viii) N. Anjinappa; (ix) L. Narayanappa; (x) Shanthamma, (xi) L. Jayaram; (xii) Ramesh Lakshmaiah; (xiii) L. Govinda Raju; (xiv) L. Manjunatha; (xv) V. Prabhavathi; and (xvi) M. Indira, with the Landlords, represented by its authorized representative viz. Dileep Chakravarthy Byra ("MOU 1"). Upon review, we note that, as per the MOU: (i) the above mentioned landlords *inter alia* own lands in Property I, Property II and Property V, and other lands, and have therefore entered into the MOU with the Client to develop *inter alia* Property I, Property II and Property V, along with other properties; (ii) in consideration, Client has furnished monies to the abovementioned landlords as a refundable security deposit and the same has been duly acknowledged by the landlords; (iii) the Client has undertaken to deliver 40% (forty percent) of the marketable construction area in favour of the landlords in consideration of the owners transferring their right to develop Property, with the Client retaining 60% (sixty percent) share in the marketable construction area; and (iv) the abovementioned landlords have also agreed to enter into a general power of attorney in favour of the Client or their nominee/s, subsequent to entering into a joint development agreement with the Client.

2.2 We have been furnished with a memorandum of understanding dated October 15, 2021 entered into between: N. Ashok and the Client, represented by its authorized representative viz. Dileep Chakravarthy Byra ("MOU 2"). Upon review, we note that, as per the MOU: (i) the above mentioned landlord owns Property III, and has therefore entered into the MOU with the Client to develop Property III; (ii) in consideration, Client has furnished monies to the abovementioned landlord as a refundable security deposit and the same has been duly acknowledged by the landlord; (iii) the Client has undertaken to deliver 40% (forty percent) of the marketable construction area in favour of the landlord in consideration of the owners transferring their right to develop Property, with the Client retaining 60% (sixty percent) share in the marketable construction area; and (iv) the abovementioned landlord has also agreed to enter into a general power of attorney in favour of the Client or their nominee/s, subsequent to entering into a joint development agreement with the Client.

2.3 We have been furnished with a memorandum of understanding entered into between: Shashikanth. R and the Client represented by its authorized representative viz. Dileep Chakravarthy Byra ("MOU 3"). Upon review, we note that, as per the MOU: (i) the above mentioned landlord owns Property IV, and has therefore entered into the MOU with the Client to develop Property IV; (ii) in consideration, Client has furnished



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monies to the abovementioned landlord as a refundable security deposit and the same has been duly acknowledged by the landlord; (iii) the Client has undertaken to deliver 40% (forty percent) of the marketable construction area in favour of the landlord in consideration of the owners transferring their right to develop Property, with the Client retaining 60% (sixty percent) share in the marketable construction area; and (iv) the abovementioned landlord has also agreed to enter into a general power of attorney in favour of the Client or their nominee/s, subsequent to entering into a joint development agreement with the Client.

- 2.4 We further note that, not all Landlords have not joined as parties to the MOU 1. To that extent, we are unable to confirm if consideration has flown in favour of all Landlords and such Landlords have the intention to enter into and perform their contractual obligations under the proposed joint development agreement as part of the Proposed Transaction.

3. **Property Taxes and Khata**

We had sought for the latest property tax receipts and the *E-khata* in the name of the Landlords and await the same. In any event, we recommend that up-to-date property taxes be paid and latest *E-khata* certificate and extract issued closer to the date of consummation of the Proposed Transaction be obtained and the same be also made a condition precedent to the Proposed Transaction.

4. **Endorsements**

We had sought for and have not been provided with the latest endorsements in relation to Phase II Lands issued by the National Highways Authority of India (“NHAI”), Karnataka Industrial Areas Development Board (“KIADB”) and Karnataka Housing Board (“KHB”) indicating that the Phase II Lands or any portion thereof are not subject to any acquisition proceedings by NHAI, KIADB and KHB.

5. **Public Notice**

On express instructions from the Client, we had caused the Bengaluru editions of Times of India and Vijaya Karnataka newspapers to publish a public notice dated September 30, 2022 (“**Public Notice**”), calling for objections, if any, in relation to the Proposed Transaction being carried out on *inter alia* Phase II Lands, and till date, we have not received any objections to the abovementioned Public Notice.

6. **Litigation**

In response to our requisitions, the Landlords have informed us that the Phase II Lands are not subject matter to any pending litigation. It is important to note that the courts in Karnataka do not maintain any separate or specific index of litigation concerning immovable property. In this connection, we recommend that, specific indemnities/representations may be taken from the Landlords regarding threatened litigation/disputes that may arise in the future due to such gaps in title/information.



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7. Verification of documents

We have not been instructed to inspect original documents of title relating to the Phase II Lands. It is recommended to undertake original verification of documents relating to Phase II Lands.

8. Key Observations and Recommendations

Sl. No.	Particulars	Recommendations
1.	From the review of the survey records in relation to Phase II Lands, we <i>inter alia</i> note that, Phase II Lands were originally grant lands, granted in favour of various individuals as more fully discussed in Section A. In this regard, we had sought for and have not been provided with the following: (i) Certified copy of the application/ Deposition for grant; (ii) Certified Copy of the Grant Order; (iii) Certified copy of Grant Register Extract; (iv) Certified copy of Grant Certificate /Saguvali Certificate; (v) Certified copy of Saguvali Chit Register Extract; (vi) Caste Certificate of the Grantee; (vii) Sketch prepared by the Tahsildar at the time of grant	As a condition precedent to the Proposed Transaction, it is recommended that due enquiries are caused and the grant documents are obtained and made available for review to ascertain legal restrictions, if any. In the absence of the grant documents, the following steps are recommended: (i) A specific representation on title recording that there are no pending / threatened proceedings <i>vis-à-vis</i> the grant and that there is absolute compliance to the terms and conditions of the grant documents and the Phase II Lands are not subject matter of any pending / threatened proceedings under PTCL Act be obtained in the transaction documents relating to the Proposed Transaction; (ii) A specific indemnity be obtained from the Landlords for any claims / losses / damages that may be suffered by Developer owing to non-availability of grant documents and actions taken / may be taken under the specific statutes including but not limited to PTCL Act.



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Sl. No.	Particulars	Recommendations
	demarcating the portion granted; and (viii) Resurvey <i>tippani</i> assigning new survey number.	
2.	We have not yet been furnished with the conversion orders in relation to lands in Survey Nos. 79 and 35. We had been informed that we would receive the conversion orders for Survey No. 79 in due course and for Survey No. 35 after <i>phoddi</i>. We note that, the above mentioned actions are not yet complete. Further, for the rest of the lands forming part of Phase II Lands, we have not been furnished with the mutation register extracts evidencing the conversion of such lands.	As a condition precedent to the Proposed Transaction, it is recommended that the lands in Survey Nos. 79 and 35 are duly converted from agricultural to non-agricultural residential purposes and the official memoranda in relation to such lands are made available for review along with the sketch and challan evidencing payment of conversion fees. As a condition precedent to the Proposed Transaction, it is recommended that such mutation register extracts be procured and reviewed.
3.	We are not provided with the recent endorsements issued by various statutory authorities including but not limited to BMRDA, KIADB, NHAI, Railways, KHB, BWSSB <i>inter alia</i> recording the status of proposed / pending schemes of acquisition / requisition <i>vis-à-vis</i> the Phase II lands or portion thereof.	As a condition precedent to the Proposed Transaction, it is recommended that recent endorsements be obtained with full information on the status of proposed / pending schemes of acquisition / requisition <i>vis-à-vis</i> the Phase II lands or portion thereof.
4.	Upon review of the MOU, we note that, all Landlords have not joined as parties to the MOU. To that extent, we are unable to confirm if consideration has flown in favour of all Landlords and such Landlords have the intention to	As a condition precedent to the Proposed Transaction, it is recommended that the Landlords be made parties to all the definitive documents in relation to the Proposed Transaction.



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Sl. No.	Particulars	Recommendations
	enter into definitive agreements, and perform their contractual obligations under the proposed joint development agreement as part of the Proposed Transaction.	
5.	We note that there is a cart track passing through the Phase II Lands in various places, whereas re-survey <i>tippani nakal</i> and Akarband do not record such cart road. In this connection, we had sought for and have not received any clarifications. Further, we had sought for and have not been furnished with the <i>kharab uttaru nakal</i> .	As a condition precedent to the Proposed Transaction, it is recommended that a physical survey through a surveyor be conducted in order to ascertain if the presence of the said cart road affects the developability of the Phase II Lands in any manner.
6.	We note that, Adugodi Chikka Papanna and Gunturu Nanjappa were erstwhile owners of the larger lands of which Phase II Lands formed a part. We had sought for and have not been provided with the: (i) sale deed executed in favour of Adugodi Chikka Papanna and Gunturu Nanjappa by C. Papanna, or any title documents to show how Adugodi Chikka Papanna and Gunturu Nanjappa acquired right, title and interest over the Phase II Lands; and (ii) family trees of Adugodi Chikka Papanna and Gunturu Nanjappa.	It is recommended that such document be procured and provided for our review. In the absence of the same: (i) A specific representation on title recording that there are no legal claims, pending / threatened proceedings <i>vis-à-vis</i> the title of Phase II Lands be obtained in the transaction documents relating to the Proposed Transaction; and (ii) A specific indemnity be obtained from the Landlords for any claims / losses / damages that may be suffered by Client owing to defects in title.
7.	We note that, one Krishnappa was an erstwhile owner in land bearing Survey No. 78 as evidenced by the RR extract bearing RR No. 328. Krishnappa subsequently sold the lands in favour of Narayanamma. However, we have not been	It is recommended that such document be procured and provided for our review. In the absence of the same: (i) A specific representation on title recording that there are no legal



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Sl. No.	Particulars	Recommendations
	furnished with the family tree of Krishnappa.	claims, pending / threatened proceedings <i>vis-à-vis</i> the title of Property I be obtained in the transaction documents relating to the Proposed Transaction; and (ii) A specific indemnity be obtained from the Landlords for any claims / losses / damages that may be suffered by Client owing to defects in title.
8.	We note that, Aralu Mariyamma wife of A.P. Mutthaiah conveyed 10 (ten) acres from and out of the lands in Survey No. 77 in favour of Krishnappa. We had sought for and have not been provided with the sale deed August 31, 1961 and registered as Document No.1973/1961-62 under which Krishnappa son of Chikkamunishamappa acquired 10 (ten) acres in Survey No. 77.	It is recommended that such document be procured and provided for our review. In the absence of the same: (i) A specific representation on title recording that there are no legal claims, pending / threatened proceedings <i>vis-à-vis</i> the title of Property II be obtained in the transaction documents relating to the Proposed Transaction; and (ii) A specific indemnity be obtained from the Landlords for any claims / losses / damages that may be suffered by Client owing to defects in title.
9.	In relation to Property III, we had sought for and have not been furnished with: (i) complete copy of the sale deed dated December 24, 1974; (ii) Family tree of A.V. Narayanaswamy with his legal heirs; (iii) agreement to sell dated June 1, 1961; and (iv) court order under which Sathyavathi was authorized to sell undivided shares of her minor children.	It is recommended that such document be procured and provided for our review. In the absence of the same: (i) A specific representation on title recording that there are no legal claims, pending / threatened proceedings <i>vis-à-vis</i> the title of Property III be obtained in the transaction documents relating to the Proposed Transaction; and (ii) A specific indemnity be obtained from the Landlords for any claims /



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Sl. No.	Particulars	Recommendations
		losses / damages that may be suffered by Client owing to defects in title.
10.	In relation to Property III, we had sought for and have not been provided either with the family tree of A.C. Nallappa nor with IHC No. 3/1981-82, in the absence of the same, we would be unable to ascertain, if any other legal heirs other than Jnaneshwar were present and had not joined in the subsequent sale deeds.	It is recommended that such document be procured and provided for our review. In the absence of the same: (i) A specific representation on title recording that there are no legal claims, pending / threatened proceedings <i>vis-à-vis</i> the title of Property III be obtained in the transaction documents relating to the Proposed Transaction; and (ii) A specific indemnity be obtained from the Landlords for any claims / losses / damages that may be suffered by Client owing to defects in title.
11.	In relation to Property III, we had sought for and have not been furnished with a copy of the sale deed dated November 19, 2003 and registered as Document No.16413/2003-04 in favour of S.Narayanappa in relation to 1 (one) acre land in Survey No.76.	It is recommended that such document be procured and provided for our review. In the absence of the same: (i) A specific representation on title recording that there are no legal claims, pending / threatened proceedings <i>vis-à-vis</i> the title of Property III be obtained in the transaction documents relating to the Proposed Transaction; and (ii) A specific indemnity be obtained from the Landlords for any claims / losses / damages that may be suffered by Client owing to defects in title.
12.	Item I and Item II, are not contiguous	It is recommended that the issue of contiguity be taken care of before consummation of the Proposed



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Sl. No.	Particulars	Recommendations
		Transaction, to avoid any issues pertaining to landlocking of the land parcels.
13.	We note that though Munirajappa the erstwhile owner, has sold Survey No.76, he is still continuing in the RTC extract as cultivator along with the other landowners.	It is recommended to make an application for removal of the name of Munirajappa from Column No.12 of the RTC prior to the consummation of the Proposed Transaction.
14.	In relation to Property IV, we note that, Nanjappa was one of the erstwhile owners. We have not been provided with the (a) family tree and death certificate of Nanjappa son of Muniyappa and memorandum recording panchayat partition dated November 20, 1990 to ascertain if all the legal heirs of Nanjappa have joined the partition deed.	It is recommended that such document be procured and provided for our review. In the absence of the same: (i) A specific representation on title recording that there are no legal claims, pending / threatened proceedings <i>vis-à-vis</i> the title of Property IV be obtained in the transaction documents relating to the Proposed Transaction; and (ii) A specific indemnity be obtained from the Landlords for any claims / losses / damages that may be suffered by Client owing to defects in title.
15.	We note that, Survey No. 35 (of which Property V forms a part) has not been <i>phoddied</i> and therefore, we are unable to ascertain the location of the land being offered for development in Survey No. 35P8.	It is recommended that a <i>phoddi</i> and assignment of new survey number be undertaken in relation to Property V, prior to the consummation of the Proposed Transaction.
16.	In relation to lands in Survey No. 35, we had sought for and have not been provided with the: (a) family tree; (b) death certificate of the Krishnappa <i>alias</i> Munikrishnappa son of Nanjappa, and; (c) Release deed dated August 1, 2018 in relation to a portion of Survey No.	It is recommended that such document be procured and provided for our review. In the absence of the same: (i) A specific representation on title recording that there are no legal claims, pending / threatened



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Sl. No.	Particulars	Recommendations
	35. Further, we had also sought for and have not been furnished with the mutation extract bearing MR No. H22/2013-14.	proceedings <i>vis-à-vis</i> the title of Property V be obtained in the transaction documents relating to the Proposed Transaction; and (ii) A specific indemnity be obtained from the Landlords for any claims / losses / damages that may be suffered by Client owing to defects in title.
17.	We note that, certain RTCs and ECs for the gap years have not been furnished for our review. It is important to review such documents to ascertain no other encumbrances/transfers were made in relation to Phase II Lands.	It is recommended that such document be procured and provided for our review prior to the consummation of the Proposed Transaction.
Conditions Precedent to the completion of the Proposed Transaction		
In addition to the actions to be completed as per key observations and recommendations furnished by us hereinabove, we have identified certain actions to be completed by the Landlords prior to the Consummation of the Proposed Transaction, listed hereinbelow: (i) Causing litigation searches in the names of the Landlords to ascertain whether there are any pending litigations/disputes in relation to the Phase II Lands; (ii) Causing updation of the details of the conversion of the Phase II Lands from agricultural to non-agricultural residential purposes, in the relevant revenue records in relation to the Phase II Lands; (iii) Procuring a E-<i>khata</i> in the name of the Landlords in relation to the respective parcels of land in Phase II Lands owned by the Landlords; (iv) Payment of up to date property taxes, along with any interest or penalty; (v) Payment of betterment and improvement charges or arrears, if any, payable in respect of the Phase II Lands; and (vi) Undertaking a physical survey of the Phase II Lands, to ascertain the exact extent of Phase II Lands in the possession of the Landlords, ascertaining the nature of		



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Sl. No.	Particulars	Recommendations
	<i>kharab</i> wherever applicable, and technically analyzing the effect of such <i>kharab</i> on developability of the Phase II Lands.	

9. Comments on Title

Based on our perusal of the documents mentioned in Annexure, steps taken to verify title, relying on the responses to our requisitions received from the landowners from time to time and subject to:

- (a) the contractual right created in favour of the Client in terms of the MOU 1, MOU 2 and MOU 3;
- (b) our observations and key recommendations made with respect to each of the land parcels comprising the Phase II Lands discussed in Section A above;
- (c) any legal claims that may arise from predecessors in title, whose chain / link documents/ family trees are not provided for review or not made party/ies to the next level of conveyance, which are already discussed in Sections A and B;
- (d) securing the latest E-*khata* certificate reflecting the names of the landowners for their respective extents in the Phase II Lands;
- (e) payment of up-to-date property taxes in relation to the Phase II Lands, within the time period available under law; and
- (f) adherence to all terms and conditions mentioned in the official memoranda for land conversion, we conclude that:

I. the following landowners hold valid and marketable title to Property I, II, and Item I of the Property V:

- (i) Children and grandchildren of Late Seenappa, *i.e.*, (i) S. Ramanjinappa, and his children, namely, R. Ramachandra, Jayammal Lakshmipathi, Geetha R., Varalakshmi and Murali R; (ii) S. Chikka Venkatappa and his children, namely, Dattarajesh R.V, Chaitanya Yashomahesh R and Vinu R. V; (vi) Chikkasubbaiah. S, and his children, namely: Savitha, Veena R.S and Prathap R.S (“**Legal heirs of Seenappa**”);
- (ii) Children and grandchildren of Late Narayanappa: (i) N. Venkatappa and his children, namely, Sunil Kumar and Vijay Kumar; (ii) N. Subbaiah, and his children, namely, Manjunath, Chandrashekhar and Naveen; (iii) Pushpanjali wife of Late Mallikarjuna, and her children, namely, R.M. Narendrakumar and Gopalakrishna; (iv) Indira wife of Late Srirama, and



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her children, namely Kishore, Gothami and Chaithanya. S; and (v) N. Anjinappa, and his children, namely, Kiran and Karthik (“**Legal heirs of Narayanappa**”);

- (iii) Children and grandchildren of Late Lakshmaiah, namely: (i) L. Narayanappa, and his children, namely, Rajani Mohan, Rachana N, Rashmi Sudheer, Shilpa N and Vinay N; (ii) Shanthamma wife of Late L. Krishnappa and her children, namely: Lakshmikanth K and K. Keerthana Poojashree; (iii) L. Jayaram, and his children, namely, Sowya Amrutha J, Harshapoornasukeerthi and Chahana J; (iv) L. Ramesh, and his children, namely, R. Kishal Yashodhara and Ramyabhoomikashree. R; (v) L. Govindaraju, and his children, namely, Dhathri R.J and Chirayurajunaidu J; (vi) Prabhavathi V wife of Late L. Babu and her children, namely, Tanusha B and Chaturyapoornashree B; (vii) L. Manjunath, and his children, namely, Gagan and Yathin; (“**Legal heirs of Lakshmaiah**”);

- II. N. Ashok, son of Nanjundappa holds valid and marketable title to Property III;
- III. Shashikanth. R, son of L.V. Ravindranath holds valid and marketable title to Property IV; and
- IV. M.Devaraj and Manjunath sons of late Krishnappa *alias* Munikrishnappa hold valid and marketable title to Item II of the Property V subject to rights of the agreement holder *viz.*, Chikka Venkatappa. S, son of late Seenappa under Devaraj ATS.



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ANNEXURE I

DETAILS OF THE PHASE II LANDS

Sl. No.	Property No.	Item Nos.	Survey Number	Extent
1.	I	-	78	5 (five) acres
2.	II	-	77	5 (five) acres
3.	III	Item I	76/2	2 (two) acres
		Item II	76/3	2 (two) acres
4.	IV	-	79(P)	1 (one) acre 30 (thirty) guntas
5.	V	Item I	35(P)	2 (two) acres
		Item II	35(P)	1 (one) acre



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ANNEXURE II

DESCRIPTION OF THE DOCUMENTS MADE AVAILABLE FOR DILIGENCE

Sl. No.	Documents reviewed	Nature of the document perused
Survey No. 78		
1.	Village Map of Kammasandra Village.	Photocopy
2.	The re-survey <i>tippani</i> dated April 9, 1976, issued by the Tahsildar Bangalore East Taluk Krishnarajapura in relation to land in Survey No. 78.	Photocopy
3.	Akarband issued by the Tahsildar, Bangalore East Taluk, Krishnarajapura in relation to Survey No. 78.	Photocopy
4.	Illegible copy of the grant certificate dated March 14, 1950 issued by the office of the Amaldar, which records that 30 (thirty) acres in Survey No.35.	Photocopy
5.	Index of land extract and Record of Rights issued by the Tahsildar, Bangalore East Taluk Krishnarajapura.	Photocopy
6.	Illegible copy of the grant certificate dated March 14, 1950 issued by the office of the Amaldar.	Photocopy
7.	Illegible copy of the sale deed dated August 14, 1951 and registered as document bearing No. 1562 of Book I and stored in Volume No. 739 in the office of Sub-Registrar Hoskote.	Photocopy
8.	Sale deed dated August 31, 1961 executed by Araluru Mariyamma, wife of A.P. Mutthaiah, in favour of Krishnappa, son of Chikkamunishamappa and registered as document No. 1973/1961-62 in the office of the Sub-Registrar, Bangalore.	Photocopy
9.	Mutation register extract bearing MR No.9/1961-62.	Photocopy
10.	Sale deed dated May 11, 1972 and registered as document No.764/1972-73 of Book I, Volume 1327 at Page 177 in the office of the Sub-Registrar Hoskote, in relation to 10 acres in Survey No.35.	Photocopy
11.	Sale deed dated October 20, 1983 executed by Narayanamma and her adopted son Dharmapala in favour of Sriram and registered as document bearing No. 1729/1983-84 of Book I	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
	and stored in Volume No. 1669 at pages 196 to 198 in the office of Sub-Registrar Hoskote.	
12.	Mutation register extract bearing No. MR 3/2003-04 in relation to Property I.	Photocopy
13.	Mutation register extract bearing MR No.H12/2013-14 in relation to Property I.	Photocopy
14.	RTC extract issued for the years 1968-69 to 1970-71, in relation to Survey No.35/8.	Photocopy
15.	RTC extract issued for the years 1980-81 to 1981-82, 1985-86 to 2003-04 in relation to Survey No. 78.	Photocopy
16.	RTC extract issued for the years 2004-05 to 2012-13 in relation to Survey No. 78.	Photocopy
17.	RTC extract issued for the years 2013-14, 2016-17, 2018-19 and 2020-21 in relation to Survey No. 78.	Photocopy
18.	OM dated December 12, 202, bearing No.192911 issued by the office of the Deputy Commissioner, Bangalore Urban District in relation to Property I.	Photocopy
19.	Letter dated March 16, 2018 bearing No. HPA/UPA/CLU/56/2008/2017-18 issued by the Joint director of Urban and Rural Planning Authority and Member Secretary, Hoskote Planning Authority.	Photocopy
20.	EC issued for the period June 1, 1987 to March 31, 2004 in relation to Survey No. 78.	Photocopy
21.	EC issued for the period April 1, 2001 to March 31, 2004 in relation to Survey No. 78.	Photocopy
22.	EC issued for the period April 1, 2001 to March 31, 2004 in relation to Survey No. 78.	Photocopy
23.	EC issued for the period April 1, 2004 to January 12, 2020 in relation to Survey No. 78.	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
24.	EC issued for the period April 1, 2020 to August 16, 2021 in relation to Survey No. 78.	Photocopy
25.	Nil' tenancy certificates dated November 27, 2013 and September 03, 2016 bearing Nos. RD0038114013054 and RD0038114057685.	Photocopy
26.	Endorsement dated March 16, 2015 and September 2, 2016 bearing No. LRF: (BE)/2190/2014-15 and LRF(BE)CR:659/2016-17 issued by office of the Assistant Commissioner Bangalore North Sub-Division, Bangalore.	Photocopy
27.	Endorsement dated March 3, 2015 bearing No. PTCL(N).CR.760/2014-15 issued by office of the Assistant Commissioner, Bangalore Sub-Division, Bangalore.	Photocopy
28.	Endorsement dated July 5, 2017 issued by the Karnataka Industrial Areas Development Board bearing No. Bangalore/SLAA-2/124/2017-18.	Photocopy
Survey No. 77		
29.	Certified copy of the village map.	Photocopy
30.	Re-survey <i>tippani</i> dated April 9, 1976, issued by the Tahsildar Bangalore East Taluk Krishnarajapura in relation to land in Survey No. 77.	Photocopy
31.	Akarband in relation to Survey No. 77.	Photocopy
32.	Illegible copy of the grant certificate dated March 14, 1950 issued by the office of the Amaldar, in relation to land measuring 30 acres in Survey No.35.	Photocopy
33.	Index of land extract and Record of Rights in relation to Survey No. 77.	Photocopy
34.	Illegible copy of the sale deed dated August 14, 1951 and registered as document bearing No. 1562 of Book I and stored in Volume No. 739 in the office of Sub-Registrar Hoskote, in relation to land measuring 30 acres in Survey No.35.	Photocopy
35.	Mutation register extract bearing MR No.9/1961-62.	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
36.	Sale deed dated May 11, 1972 and registered as document No.764/1972-73 of Book I, Volume 1327 at Page 177 in the office of the Sub-Registrar Hoskote.	Photocopy
37.	Sale deed dated October 20, 1983 and registered as document bearing No. 1728/1983-84 of Book I and stored in Volume No. 1670 at pages 145 to 147 in the office of Sub-Registrar Hoskote.	Photocopy
38.	Mutation register extract bearing MR No.5/2003-04.	Photocopy
39.	Mutation register extract bearing MR No. H4/2012-13.	Photocopy
40.	RTC extract issued for the years 1980-81 to 1982-83, 1985-86 to 1986-87, 1990-91 to 2002-03 in relation to Survey No. 77 is 5 (five) acres.	Photocopy
41.	RTC extract issued for the years 2003-04 to 2011-12 in relation to Survey No. 77 was 5 (five) acres.	Photocopy
42.	RTC extract issued for the years 2012-13, 2016-17, 2019-20 and 2021-22 in relation to Survey No. 77 was 5 (five) acres.	Photocopy
43.	OM dated December 31, 2021 bearing No. 192913 issued by the office of the Deputy Commissioner, Bangalore Urban District in relation to Property II.	Photocopy
44.	Letter dated October 29, 2018 bearing No. HPA/UPA/CLU/414/2012-13 issued by the Joint director of Urban and Rural Planning Authority and Member Secretary, Hoskote Planning Authority.	Photocopy
45.	EC issued for the period June 1, 1986 to May 31, 1989 in relation to Survey No. 77.	Photocopy
46.	EC issued for the period June 1, 1989 to March 31, 2004 in relation to Survey No. 77.	Photocopy
47.	EC issued for the period April 1, 2004 to October 17, 2012 in relation to Survey No. 77.	Photocopy
48.	EC issued for the period April 1, 2004 to January 12, 2020 in relation to Survey No. 77.	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
49.	EC issued for the period April 1, 2020 to August 16, 2021 in relation to Survey No. 77.	Photocopy
50.	Nil' tenancy certificates dated October 19, 2012 bearing Nos. NTC/Bidarahalli/729/2012-13.	Photocopy
51.	Endorsement dated October 19, 2012 bearing No. LRF: (BE)/671/2012-13 and issued by office of the Assistant Commissioner Bangalore North Sub-Division, Bangalore.	Photocopy
52.	Endorsement dated July 23, 2012 bearing No. PTCL(N).CR.837/2012-13 issued by office of the Assistant Commissioner, Bangalore Sub-Division, Bangalore.	Photocopy
53.	Tahsildar report in No. ALN (B) SR:77/12-13 and the report of Assistant Tahsildar dated November 15, 2012 in No. ALN/CR/161/2012-13.	Photocopy
Survey Nos. 76/2 and 76/3		
54.	The Village Map of Kammasandra Village.	Photocopy
55.	Re-survey <i>tippani</i> dated April 8, 1976, issued by the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura in relation to land in Survey No. 76.	Photocopy
56.	Akarband in relation to Survey No. 76.	Photocopy
57.	Illegible copy of the grant certificate dated March 14, 1950 issued by the office of the Amaldar, which records that 30 acres in Survey No. 35.	Photocopy
58.	IL Extract and RR Extract issued by the Tahsildar, Bangalore East Taluk Krishnarajapura.	Photocopy
59.	Illegible copy of the sale deed dated August 14, 1951 and registered as document bearing No. 1562 of Book I and stored in Volume No. 739 in the office of Sub-Registrar Hoskote.	Photocopy
60.	Sale deed dated August 31, 1961 and registered as Document No. 1974/1961-62 of Book-I, stored in Volume No. 1001 at Pages 202 to 204 in the office of Sub-Registrar Hoskote.	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
61.	Mutation register extract bearing MR No.10/1961-62.	Photocopy
62.	Incomplete copy of the sale deed dated December 24, 1974 and registered as Document bearing No. 4711/1974-75 of Book I, Volume 1421 at Pages 214 to 219 in the office of Sub-Registrar, Bangalore.	Photocopy
63.	Mutation register extract bearing MR No. 6/1979-80.	Photocopy
64.	<i>Durasth</i> / re-survey order in No. ADLR 21/76-77, DPQ 96/74-75.	Photocopy
65.	Sale deed dated April 27, 1985 and registered as Document No.402/1985-86 of Book-I, stored in Volume No.215 at Pages 215 to 217, in the office the Sub-Registrar, Hoskote.	Photocopy
66.	Sale deed dated October 30, 2003 and registered as document bearing No. 14727/2003-04 of Book I, stored in CD No.113, in the office of Photo Sub-Registrar Krishnarajapura, Bangalore Urban District.	Photocopy
67.	Mutation register extract bearing MR No.16/2003-04.	Photocopy
68.	Sale deed dated March 4, 2004 and registered as Document No.26132/2003-04 of Book-I, stored in CD No.KRID7, in the office of the Sub-Registrar, Krishnarajapura.	Photocopy
69.	Mutation register extract bearing MR No.2/2004-05.	Photocopy
70.	Mutation register extract bearing MR No.14/2003-04.	Photocopy
71.	Sale deed dated March 3, 2006 and registered as Document bearing No.24189/2005-06 of Book I, stored in CD No.KRID197 in the office of Sub-Registrar, Krishnarajapura.	Photocopy
72.	Mutation register extract bearing MR No. 18/2005-06.	Photocopy
73.	RTC extract issued for the years 1968-69 in relation to Survey No. 35.	Photocopy
74.	RTC extract issued for the years 1969-70 to 1979-80 in relation to Survey No. 35.	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
75.	RTC extract issued for the years 1980-81, 1981-82, 1985-86 to 2002-03, in relation to Survey No. 76.	Photocopy
76.	RTC extract issued for the years 2003-04, 2004-05 to 2005-06, 2006-07 to 2016-17, 2019-20 and 2021-22 in relation to Survey No. 76.	Photocopy
77.	OM for land conversion dated March 4, 2022 bearing No. 300509 issued by the office of the Deputy Commissioner, Bangalore Urban District in relation to 2 (two) acres in Survey No. 76/2.	Photocopy
78.	Computer generated challan dated March 2, 2022 bearing No. IE0322002900196850	Photocopy
79.	OM for land conversion dated March 4, 2022 bearing No. 300510 issued by the office of the Deputy Commissioner, Bangalore Urban District in relation to 2 (two) acres in Survey No.76/3.	Photocopy
80.	Computer generated challan dated March 2, 2022 bearing No. IE0322002900196843	Photocopy
81.	EC (two numbers) for the period from June 1, 1989 to March 31, 2004 in relation to Survey No. 76.	Photocopy
82.	EC for the period from April 1, 2004 to January 12, 2020 in relation to Survey No.76.	Photocopy
83.	Endorsement dated March 4, 2015 bearing No. RD0038114034980 issued by the Tahsildar, Bengaluru East	Photocopy
84.	Endorsement dated April 27, 2015 bearing No. PTCL:CR:169/2015-16 issued by the Assistant Commissioner, Bangalore	Photocopy
85.	Endorsement dated May 28, 2015 bearing No. LRF:BE:CR:348/2015-16 issued by the Sub-Divisional Officer, Bengaluru North Sub-Division, Bengaluru	Photocopy
86.	Endorsement dated April 15, 2015 bearing No. LRF:BE:CR:196/2015-16 issued by the Sub-Divisional Officer, Bengaluru North Sub-Division, Bengaluru	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
87.	Endorsement dated September 2, 2016 bearing No. LRF(BE)CR: 660/2016-17 issued by office of the Assistant Commissioner Bangalore North Sub-Division, Bangalore in relation to Survey No.76.	Photocopy
88.	Endorsement dated September 6, 2016 bearing No. PTCL(BE).CR.793/2016-17 issued by office of the Assistant Commissioner, Bangalore Sub-Division, Bangalore in relation to Survey No.76.	Photocopy
89.	Endorsement dated September 3, 2016 bearing No. RD0038114057683 issued by office of the Tahsildar, Bangalore East Taluk, Bangalore in relation to Survey No.76.	Photocopy
90.	Endorsement dated March 19, 2018 bearing No. Bangalore/LAQO-2/47/2017-18 issued by office of the Special Land Acquisition Officer-1, Karnataka Industrial Areas Development Board, Bangalore in relation to Survey No.76.	Photocopy
Survey No. 79		
91.	The Village Map of Kammasandra Village.	Photocopy
92.	Re-survey <i>tippani</i> dated April 14, 1976, issued by the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura in relation to land in Survey No. 79.	Photocopy
93.	Akarband in relation to Survey No. 73.	Photocopy
94.	Illegible copy of the grant certificate dated March 14, 1950, issued by the office of the Amaldar, in relation to land measuring 30 acres in Survey No.35.	Photocopy
95.	IL Extract and RR Extract issued by the Tahsildar, Bangalore East Taluk Krishnarajapura, in relation to Survey No.79.	Photocopy
96.	Illegible copy of the sale deed dated August 14, 1951 and registered as document bearing No. 1562 of Book I and stored in Volume No. 739 in the office of Sub-Registrar Hoskote, in relation to Survey No.79.	Photocopy
97.	Sale deed dated August 31, 1961, registered as document No.1972/1961-62 iof Book-I, Volume No.1003 at Pages 193 to	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
	195 in the office of the Sub Registrar, Hoskote, in relation to Survey No.79.	
98.	Mutation register extract bearing MR No.8/1961-62, in relation to Survey No.79.	Photocopy
99.	<i>Durasth</i> /re-survey order in No. ADLR 21/76-77, DPQ 96/74-75 and re-survey <i>tippani nakal</i> .	Photocopy
100.	Mutation register extract bearing MR No.1/2000-01, in relation to Survey No.79.	Photocopy
101.	Sale deed dated November 17, 1999 and registered as Document bearing No. 6118/1999-00 of Book-I, in the office of Sub-Registrar, Krishnarajapuram, in relation to Survey No.79.	Photocopy
102.	Mutation register extract bearing MR No. 2/1999-00 in relation to Survey No.79.	Photocopy
103.	Sale deed dated January 24, 2002 and registered as Document bearing No.12696/2001-02 of Book-I, Volume No.2306 at Pages 68-75, in the office of Sub-Registrar, Krishnarajapuram, in relation to Survey No.79.	Photocopy
104.	Mutation register extract bearing MR No. 4/2001-02 in relation to Survey No.79.	Photocopy
105.	Memorandum of understanding dated December 1, 2021.	Photocopy
106.	RTC extract issued for the years 1980-81 to 1985-86 in relation to Survey No.79.	Photocopy
107.	RTC extract issued for the years 1986-87 to 1998-99 in relation to Survey No.79.	Photocopy
108.	RTC extract issued for the years 1999-2000 in relation to Survey No.79.	Photocopy
109.	RTC extract issued for the years 2000-01 and 2001-02 in relation to Survey No.79.	Photocopy
110.	RTC extract issued for the years 2002-03 to 2016-17 in relation to Survey No.79.	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
111.	RTC extract issued for the years 2021-22 in relation to Survey No.79.	Photocopy
112.	Nil EC for the period from March 1, 2002 to March 31, 2004 to March 19, 2017 in relation to 3 acres in Survey No.76.	Photocopy
113.	Nil EC for the period from April 1, 2004 to March 19, 2017 in relation to 3 acres in Survey No.76.	Photocopy
114.	Endorsement dated May 22, 2017 bearing No. RD0038114067888 issued by office of the Tahsildar, Bangalore East Taluk, Bangalore.	Photocopy
115.	Endorsement dated May 22, 2017 bearing No. LRF(BE)CR:363/2016-17 issued by office of the Assistant Commissioner Bangalore North Sub-Division, Bangalore.	Photocopy
116.	Endorsement dated May 22, 2017 bearing No. PTCL(BE).CR.14/2016-17 issued by office of the Assistant Commissioner, Bangalore Sub-Division, Bangalore.	Photocopy
Survey No. 35		
117.	The Village Map of Kammasandra Village.	Photocopy
118.	Akarband in relation to Survey No.35.	Photocopy
119.	<i>Moola tippani</i> extract in relation to larger lands in Survey No. 35.	
120.	Grant certificate issued in the name of Nagabhushana in relation to land measuring 4 acres in Survey No.35.	Photocopy
121.	Sale deeds dated February 22, 1965 and registered as document No. 3539/1964-65 of Book-I, Volume No.111 at Pages 215 to 217 in the office of the Sub-Registrar, Hoskote.	Photocopy
122.	Mutation register extract bearing MR No. 4/1964-65.	Photocopy
123.	Sale deed dated May 10, 1972 and registered as Document bearing No. 689/1972-73 of Book-I, volume no.1327 at pages 146 to 147, in the office of Sub-Registrar, Hoskote, in relation to 1 acre in Survey No.35.	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
124.	Mutation register extract bearing MR No. 4/1974-75.	Photocopy
125.	Agreement to sell dated September 30, 2019 and registered as Document No. 14681/2019-20 of Book-I, stored in CD No.BSND912, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) in relation to 1 acre in Survey No.35.	Photocopy
126.	General power of attorney dated September 30, 2019 and registered as Document No. 654/2019-20 of Book-IV, stored in CD No.BSND912, in the office of the Sub-Registrar, Shivajinagar (Banaswadi) in relation to Survey No.35.	Photocopy
127.	Order dated August 1, 2014 passed by the Assistant Commissioner, Bangalore North Sub-Division, Bangalore	Photocopy
128.	RTC extract issued for the years 1969-70 to 1972-73 in relation to Survey No.35.	Photocopy
129.	RTC extract issued for the years 1973-74 to 191984-85 in relation to Survey No. 35.	Photocopy
130.	RTC extract issued for the years 1985-86 to 1989-90 in relation to Survey No. 35(P).	Photocopy
131.	RTC extract issued for the years 1990-91 to 1999-2000 in relation to Survey No. 35(P).	Photocopy
132.	RTC extract issued for the years 2019-20 in relation to Survey No. 35(P8).	Photocopy
133.	EC issued for the period April 1, 1949 to March 31, 1973 in relation to Survey No. 35.	Photocopy
Common documents (Section B)		
134.	Release deeds dated January 12, 2015 and bearing registration Nos. 887/2014-15, 888/2014-15, 889/2014-15, Book IV, stored in C.D No. BNSD346, in the office of the Sub-Registrar, Shivajinagar (Banaswadi).	Photocopy
135.	Release deed dated April 10, 2015 bearing registration No. 25/2015-16, Book IV, stored in C.D No. BNSD367, in the office of the Sub-Registrar, Shivajinagar (Banaswadi).	Photocopy



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Sl. No.	Documents reviewed	Nature of the document perused
136.	Acknowledgement dated September 15, 2022 bearing reference No. 378/2022, issued by the Police Inspector, Avalahalli Police Station.	Photocopy
137.	Computerized family trees dated October 21, 2021, applied for by Manjunath, son of Late Lakshmaiah, e-signed by the Sub-Tahsildar, Bidarahalli Hobli.	Photocopy
138.	Computerized family trees dated September 22, 2021, applied for by Datta Rajesh, son of S. Chikka Venkatappa, e-signed by the Sub-Tahsildar, Bidarahalli Hobli.	Photocopy
139.	Computerized family trees dated September 22, 2021, applied for by Manjunath, son of Late Lakshmaiah, e-signed by the Sub-Tahsildar, Bidarahalli Hobli.	Photocopy
140.	Computerized family trees dated September 22, 2021, applied for by Hemanth Kumar S, son of late V. Subramani, e-signed by the Sub-Tahsildar, Bidarahalli Hobli.	Photocopy
141.	Memorandum of understanding dated October 15, 2021 entered into between: (i) Venkatalakshamma; (ii) V. Sunil Kumar; (iii) S. Chikka Venkatappa; (iv) S. Ramanjunappa; (v) Chikka Subbayya; (vi) N. Venkatappa; (vii) N. Subbaiah; Subbaiah; (viii) N. Anjinappa; (ix) L. Narayanappa; (x) Shanthamma, (xi) L. Jayaram; (xii) Ramesh Lakshmaiah; (xiii) L. Govinda Raju; (xiv) L. Manjunatha; (xv) V. Prabhavathi; and (xvi) M. Indira, with the Landlords, represented by its authorized representative viz. Dileep Chakravarthy Byra.	Photocopy
142.	Memorandum of understanding dated October 15, 2021 entered into between: N. Ashok and the Client, represented by its authorized representative viz. Dileep Chakravarthy Byra.	Photocopy
143.	Memorandum of understanding entered into between: Shashikanth. R and the Client represented by its authorized representative viz. Dileep Chakravarthy Byra.	Photocopy
144.	Public notice issued in Bengaluru editions of Times of India and Vijaya Karnataka newspapers.	Photocopy

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ANNEXURE III

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	1/40 th of an acre or 121 square yards or 1089 square feet;
6.	Hisse / Hissa	Portions formed in survey numbers after phoddi / sub-division by the Survey Department;
7.	Hissadar	Co-owner / Co-sharer of the sub-divided portion of a Survey Number <i>i.e.</i> , the sub-survey number;
8.	Tipni	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.	<i>Khata</i>	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.	<i>Khatedar</i>	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 alongwith details of such transfer;
13.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;



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Sl. No.	Term	Description
14.	Phoddi	Sub-division / partition of a survey number into hissass with survey sub-numbers or sub-dividing of fields;
15.	Phut <i>Kharab/Kharab</i>	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;