



TITLE REPORT
(Privileged and confidential)

Date: 31.03.2025

Mr. Shravan Gupta, S/o
Sri. Nagaraja Gupta, Aged
about 50 years, R/o No.
10, 1st cross, Gupta
Layout, South End Road,
Basavangudi, Bengaluru
South, Bengaluru,
Karnataka - 560004

Dear Sir,

Subject: Title Report on the immoveable property bearing Survey No. 79, measuring to an extent of 8 acre 06 guntas, situated at Kumbalagodu Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru - 560074, (hereinafter referred to as "Schedule Property").

1. As per your request, we are herewith sharing the Title Report for all the piece and parcel of the agricultural to residential converted land bearing Survey No. 79, measuring an extent of 8 acre 06 guntas, situated at Kumbalagodu village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru - 560074, Karnataka, India ("Schedule Property").
2. The present Title Report also encompasses the sub-divisions of the Survey No. 79 that are, 79/2, 79/3, 79/4 and 79/5 individually.
3. Copies of the following documents were furnished to us:

Sl. No.	Date	Particulars	Original documents/ notarized documents/ photocopies
1.		Application made by Syed Abdulla to the Tahsildar seeking allotment of land to an extent of 2 acres in the Schedule Property (Document No.1)	Photocopy
2.		Application made by Bhikshukanatha to the Tahsildar seeking allotment of land to an extent of 2 acres in the Schedule Property (Document No.2)	Photocopy
3.		Application made by Rangappa to the Tahsildar seeking allotment of land to an extent of 2 acres in the Schedule Property (Document No.3)	Photocopy
4.		Application made by Govindappa to the Tahsildar seeking allotment of land to an extent of 2 acres in the Schedule Property (Document No.4)	Photocopy
5.	22.1.1963	Payment receipt in the name of Bhikshukanatha under Form M.F.C 2 of Mysore Financial Code (Document No.5)	Photocopy
6.	22.1.1963	Payment receipt in the name of Govindappa under Form M.F.C 2 of Mysore Financial Code (Document No.6)	Photocopy
7.	22.1.1963	Payment receipt in the name of Rangappa under Form M.F.C 2 of Mysore Financial Code (Document No.7)	Photocopy
8.	22.1.1963	Payment receipt in the name of Syed Abdulla under Form M.F.C 2 of Mysore Financial Code (Document No.8)	Photocopy
9.	25.01.1963	Sale certificate given in favour of Syed Abdulla under Mysore Land Revenue Code, 1888. (Document No.9)	Photocopy
10.	23.02.1963	Sale certificate given in favour of Bhikshukanatha under Mysore Land	Photocopy

		Revenue Code, 1888. (Document No.10)	
11.	23.02.1963	Sale certificate given in favour of Govindappa under Mysore Land Revenue Code, 1888. (Document No.11)	Photocopy
12.	23.02.1963	Sale certificate given in favour of Rangappa under Mysore Land Revenue Code, 1888. (Document No.12)	Photocopy
13.	28.02.1995	Endorsement issued by office of Tahsildar that there are no pending claims under Section 48(a) of the Land Reforms Act, 1961 with respect to the Schedule properties (Document No.13)	Photocopy
14.	26.02.2011	Survey Original Tippani issued by Village Accountant, Bangalore South Taluk (Document No.14)	Photocopy
15.	26.02.2011	Secondary class Tippani issued by Village Accountant Bangalore South Taluk. (Document No.15)	Photocopy
16.	26.02.2011	Re-Survey Tippani issued by Village Accountant Bangalore South Taluk. (Document No.16)	Photocopy
17.	29.03.2011	Endorsement issued by Office of Tahsildar intimating that the Mutation Records for the entries 4,8/63, 64, 20/66-67, 4,5,6,7/78-79 in Survey No. 79 is not available. (Document No.17)	Photocopy
18.	22.01.2013	RTI application made under Form-A seeking ILR and R.R. pertaining to the Survey No. 79. (Document No. 18)	Photocopy
19.	13.03.2013	Response issued by Tahsildar office in response to the RTI application made by Mr. Shravan Gupta seeking I.L.R. and Revenue Records. (Document No. 19)	Photocopy
20.	04.12.2021	RTI application made by Narayanaswamy M seeking LND CR -	Photocopy

		145/62-63 dated 17.01.1963. (Document No. 20)	
21.	23.12.2021	Letter issued by Tahsildar in response to the RTI application made by Narayanaswamy enclosing the documents. (Document No. 21)	Photocopy
22.	05.01.2022	An application made by Narayanaswamy under Form A of section 6(1) and 7(1) of the Right to Information Act, 2005 (Document No.22)	Photocopy
23.	06.04.2022	An application made under Form A of section 6(1) & 7(1) of the Right to Information Act, 2005. (Document No.23)	Photocopy
24.	18.08.2022	Tax paid receipt for the year 2020-2021 to 2022-2023 (Document No.24)	Photocopy
25.	20.08.2022	Letter written by Sub-Tahsildar to Tahsildar, Bengaluru South Taluk intimating them about the application made by Mr. Shravan Gupta to carry out Podi to the Survey No. 79 measuring 8.06 acres. (Document No.25)	Photocopy
26.	03.03.2023	Akarband of the Schedule Property (Document No. 26)	Photocopy
27.	29.03.2023	Mutation Entry, MR No. T59 on Survey No. 79 for the year 2022-2023 reflecting the name of Mr. Shravan Gupta (Document No. 27)	Photocopy
28.	30.03.2023	Podi details of the Survey No. 79 along with measurement and sketch (Document No.28)	Photocopy
29.	13.07.2023	Conversion order obtained from Deputy Commissioner for the survey No. 79/2 to an extent of 2 acres (Document No.29)	Photocopy
30.	13.07.2023	Conversion order obtained from Deputy Commissioner for the survey No. 79/3 to an extent of 1.34 acres (Document No.30)	Photocopy

31.	13.07.2023	Conversion order obtained from Deputy Commissioner for the survey No. 79/4 to an extent of 1.34 acres (Document No.31)	Photocopy
32.	13.07.2023	Conversion order obtained from Deputy Commissioner for the survey No. 79/5 to an extent of 1.34 acres (Document No.32)	Photocopy
33.	31.05.2024	Endorsement issued by Irrigation Department to the Special Deputy Commissioner that the pathway of waterflow of the canal can be changed as long as its natural flow of water is not disrupted. (Document No.33)	Photocopy
34.	24.06.2024	Letter issued by the Deputy Commissioner's office, Bengaluru to Mr. Shravan Gupta approving the change of pathway of the small canal without obstructing the flow of water along with the new sanctioned plan for the small canal. (Document No. 34)	Photocopy
35.	03.01.2025	Approval letter issued by Bangalore Development Authority to Mr. Shravan Gupta along with Provisional Residential Layout Plan for the survey Nos 79/2, 79/3, 79/4 and 79/5. (Document No.35)	Photocopy

Sale Transactions

Date	Particulars	Original documents/ notarized documents/ photocopies
Sy No. 79/2		
16.06.1966	Sale Deed executed by Bhikshukanatha in favour of B.S. Srinivasan measuring to an extent of 2.06 acres (Document No.36)	Photocopy



15.11.1972	Sale Deed executed by B.S. Srinivasan in favour of B.K. Bhaskar measuring to an extent of 2.06 acres (Document No.37)	Photocopy
21.10.1993	Sale Deed executed by B.K. Bhaskar in favour of Mr. Shravan Gupta measuring to an extent of 2.06 acres (Document No.38)	Photocopy
Sy No. 79/3		
22.04.1963	Sale Deed executed by Rangappa in favour of Munirajappa measuring to an extent of 2 acres (Document No.39)	Photocopy
24.06.1964	Sale Deed executed by Munirajappa in favour of Rajambal measuring to an extent of 2 acres (Document No.40)	Photocopy
02.12.1972	Sale Deed executed by Rajambal in favour of B.K. Bhaskar measuring to an extent of 2 acres (Document No. 41)	Photocopy
21.10.1993	Sale Deed executed by B K Bhaskar in favour of Mr. Shravan Gupta measuring to an extent of 2 acres (Document No. 42)	Photocopy
Sy No. 79/4		
27.10.1972	Sale Deed executed by Syed Abdulla in favour of B.K. Bhaskar measuring to an extent of 2 acres (Document No. 43)	Photocopy
21.10.1993	Sale Deed executed by BK Bhaskar in favour of Mr. Shravan Gupta measuring to an extent of 2 acres (Document No.44)	Photocopy
Sy No. 79/5		
18.12.1972	Sale Deed executed by Govindappa in favour of B.K. Bhaskar measuring to an extent of 2 acres (Document No. 45)	Photocopy
21.10.1993	Sale Deed executed by B.K. Bhaskar in favour of Mr. Shravan Gupta measuring to an extent of 2 acres (Document No.46)	Photocopy
Encumbrance Certificates		
Sy No. 79/2		

	EC for the period 01.01.1963 to 31.05.1989 reflects the sale transaction on 16.06.1966 by Bhikshukanatha in favour of B.S. Srinivasan to an extent of 2 acres 06 guntas. On 15.11.1972 it reflects the Sale transaction from B.S. Srinivasan to B.K. Bhaskar to the extent of 2 acres 06 guntas. (Document No. 47)	Photocopy
	EC for the period 01.01.1993 to 20.07.1998 reflects the sale transaction on 21.10.1993 by B.K. Bhaskar to Mr. Shravan Gupta to an extent of 2 acres 06 guntas (Document No. 48)	Photocopy
11.12.2008	EC showing no charge on Survey No. 79 for the period 01.07.1998 to 31.03.2004 (Document No.49)	Photocopy
11.12.2008	EC showing no charge on Survey No. 79 for the period 01.07.2004 to 09.12.2008 (Document No.50)	Photocopy
12.05.2010	EC showing no charge on Survey No. 79 for the period 01.12.2008 to 10.05.2010 (Document No.51)	Photocopy
28.02.2011	EC showing no charge on Survey No. 79 measuring 2 acres 06 guntas for the period 01.06.1989 to 31.03.1993 (Document No.52)	Photocopy
01.10.2014	EC showing no charge on Survey No. 79 for the period 01.05.2010 to 26.09.2014 (Document No.53)	Photocopy
16.05.2016	EC showing no charge on Survey No. 79 for the period 01.04.2014 to 12.05.2016 (Document No.54)	Photocopy
	EC showing no charge on Survey No. 79 for the period 11.05.2016 to 30.03.2022 (Document No.55)	Photocopy
09.01.2025	EC showing no charge on Survey No. 79/2 for the period 01.01.2009 to 07.01.2025 (Document No.56)	Photocopy



Sy No. 79/3		
	EC for the period 01.01.1963 to 31.05.1989 reflects the sale transaction on 22.04.1963 by Rangappa in favour of BN Munirajappa to an extent of 2 acres. On 24.04.1964 it reflects the sale transaction from BN Munirajappa to Rajambal to the extent of 2 acres. On 02.12.1972, it reflects the sale transaction from Rajambal to BK Bhaskar to an extent of 2 acres. (Document No.57)	Photocopy
	EC for the period 01.01.1993 to 20.07.1998 reflects the sale transaction on 21.10.1993 by BK Bhaskar in favour of Sravangupta to an extent of 2 acres. (Document No. 58)	Photocopy
11.12.2008	EC showing no charge on Survey No. 79 for the period 01.07.1998 to 31.03.2004 (Document No.59)	Photocopy
11.12.2008	EC showing no charge on Survey No. 79 for the period 01.07.2004 to 09.12.2008 (Document No.60)	Photocopy
12.05.2010	EC showing no charge on Survey No. 79 for the period 01.12.2008 to 10.05.2010 (Document No.61)	Photocopy
28.02.2011	EC showing no charge on Survey No. 79 measuring 2 acres for the period 01.06.1989 to 31.03.1993 (Document No.62)	Photocopy
01.10.2014	EC showing no charge on Survey No. 79 for the period 01.05.2010 to 26.09.2014 (Document No.63)	Photocopy
16.05.2016	EC showing no charge on Survey No. 79 for the period 01.04.2014 to 12.05.2016 (Document No.64)	Photocopy
	EC showing no charge on Survey No. 79 for the period 11.05.2016 to 30.03.2022 (Document No.65)	Photocopy

08.01.2025	EC showing no charge on Survey No. 79/3 for the period 01.01.2009 to 07.01.2025 (Document No.66)	Photocopy
Sy No. 79/4		
	EC for the period 01.01.1963 to 31.05.1989 reflects the Sale transaction on 27.10.1972 by Syed Abdulla in favour of B.K. Bhaskar to an extent of 2 acres. (Document No.67)	Photocopy
	EC for the period 01.01.1993 to 20.07.1998 reflects the sale transaction on 21.10.1993 by B.K. Bhaskar in favour of Mr. Shravan Gupta to an extent of 2 acres. (Document No. 68)	Photocopy
11.12.2008	EC showing no charge on Survey No. 79 for the period 01.07.1998 to 31.03.2004 (Document No.69)	Photocopy
11.12.2008	EC showing no charge on Survey No. 79 for the period 01.07.2004 to 09.12.2008 (Document No.70)	Photocopy
12.05.2010	EC showing no charge on Survey No. 79 for the period 01.12.2008 to 10.05.2010 (Document No.71)	Photocopy
28.02.2011	EC showing no charge on Survey No. 79 measuring 2 acres for the period 01.06.1989 to 31.03.1993 (Document No.72)	Photocopy
01.10.2014	EC showing no charge on Survey No. 79 for the period 01.05.2010 to 26.09.2014 (Document No.73)	Photocopy
16.05.2016	EC showing no charge on Survey No. 79 for the period 01.04.2014 to 12.05.2016 (Document No.74)	Photocopy
	EC showing no charge on Survey No. 79 for the period 11.05.2016 to 30.03.2022 (Document No.75)	Photocopy



09.01.2025	EC showing no charge on Survey No. 79/4 for the period 01.01.2009 to 07.01.2025 (Document No.76)	Photocopy
Sy No. 79/5		
	EC for the period 01.01.1963 to 31.05.1989 reflects the Sale transaction on 18.12.1972 by K Govindappa in favour of B.K. Bhaskar to an extent of 2 acres. (Document No. 77)	Photocopy
	EC for the period 01.01.1993 to 20.07.1998 reflects the sale transaction on 21.10.1993 by B.K. Bhaskar in favour of Mr. Shravan Gupta to an extent of 2 acres. (Document No.78)	Photocopy
11.12.2008	EC showing no charge on Survey No. 79 for the period 01.07.1998 to 31.03.2004 (Document No.79)	Photocopy
11.12.2008	EC showing no charge on Survey No. 79 for the period 01.07.2004 to 09.12.2008 (Document No.80)	Photocopy
12.05.2010	EC showing no charge on Survey No. 79 for the period 01.12.2008 to 10.05.2010 (Document No.81)	Photocopy
28.02.2011	EC showing no charge on Survey No. 79 measuring 2 acres for the period 01.06.1989 to 31.03.1993 (Document No.82)	Photocopy
01.10.2014	EC showing no charge on Survey No. 79 for the period 01.05.2010 to 26.09.2014 (Document No.83)	Photocopy
16.05.2016	EC showing no charge on Survey No. 79 for the period 01.04.2014 to 12.05.2016 (Document No.84)	Photocopy
	EC showing no charge on Survey No. 79 for the period 11.05.2016 to 30.03.2022 (Document No.85)	Photocopy



09.01.2025	EC showing no charge on Survey No. 79/5 for the period 01.01.2009 to 07.01.2025 (Document No.86)	Photocopy
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Record of Rights, Tenancy and Crops

Date	Particulars	Original documents/ notarized documents/ photocopies
Sy No. 79/2		
	RTC for the period 1969-1970 to 1973-1974 reflects the name of Syed Abdulla as the owner of the property. (Document No.87)	Photocopy
	RTC for the period 1974-1975 to 1978-1979 reflects the transfer of ownership of the property from B.S. Srinivasan to B.K. Bhaskar. (Document No. 88)	Photocopy
	RTC for the period 1976-1977 to 1977-1978 reflects the name of B.K. Bhaskar as the owner of the property. (Document No.89)	Photocopy
	RTC for the period 1979-1980 to 1983-1984 reflects the transfer of ownership of the property from B.S. Srinivasan to B.K. Bhaskar. (Document No.90)	Photocopy
	RTC for the period 1984-1985 to 1987-1988 reflects the name of B.K. Bhaskar as the owner of the property. (Document No.91)	Photocopy
	RTC for the period 1989-1990 to 1993 to 1994, 1994-1995 to 1996-1997, 1997-1998 to 1999-2000 and 2001-2002 to 2021 to 2022 can be seen at <u>Documents No. 106, 107, 108 and 109</u> respectively.	
	RTC for the period 2022 to 2023 reflects the name of Mr. Shravan Gupta as the owner of the property. (Document No.92)	



	RTC for the period 2023 to 2024 reflects the name of Mr. Shravan Gupta as the owner of the property. (Document No.93)	Photocopy
Sy No. 79/3		
	RTC for the period 1976-1977 to 1977-1978 reflects the transfer of ownership of the property from Rajambal to B.K. Bhaskar vide MR No. 5/78-79 (Document No.94)	Photocopy
	RTC for the period 1984-1985 to 1987-1988 reflects the name of B.K. Bhaskar as the owner of the property. (Document No.95)	Photocopy
	RTC for the period 1989-1990 to 1993 to 1994, 1994-1995 to 1996-1997, 1997-1998 to 1999-2000 and 2001-2002 to 2021 to 2022 can be seen at <u>Documents No. 106, 107, 108 and 109</u> respectively.	
	RTC for the period 2022 to 2023 reflects the name of Mr. Shravan Gupta as the owner of the property. (Document No.96)	Photocopy
	RTC for the period 2023 to 2024 reflects the name of Mr. Shravan Gupta as the owner of the property. (Document No.97)	Photocopy
Sy No. 79/4		
	RTC for the period 1976-1977 to 1977-1978 reflects the transfer of ownership of the property from Syed Abdulla to B.K. Bhaskar vide MR No. 6/78-79 (Document No.98)	Photocopy
	for the period 1984-1985 to 1978-1988 reflects the name of B.K. Bhaskar as the owner of the property. (Document No.99)	Photocopy
	RTC for the period 1989-1990 to 1993 to 1994, 1994-1995 to 1996-1997, 1997-1998 to 1999-2000 and 2001-2002 to 2021 to 2022 can be seen at <u>Documents No. 106, 107, 108 and 109</u> respectively.	
	RTC for the period 2022 to 2023 reflects the name of Mr. Shravan Gupta as the owner of the property. (Document No.100)	Photocopy
	RTC for the period 2023 to 2024 reflects the name of Mr. Shravan Gupta as the owner of the property. (Document No.101)	Photocopy
Sy No. 79/5		

	RTC for the period 1976-1977 to 1977-1978 reflects the transfer of ownership of the property from Govindappa to B.K. Bhaskar vide MR No. 9/78-79 (Document No.102)	Photocopy
	RTC for the period 1984-1985 to 1988-1989 reflects the name of B.K. Bhaskar as the owner of the property. (Document No.103)	Photocopy
	RTC for the period 1989-1990 to 1993 to 1994, 1994-1995 to 1996-1997, 1997-1998 to 1999-2000 and 2001-2002 to 2021 to 2022 can be seen at <u>Documents No. 106, 107, 108 and 109</u> respectively.	
	RTC for the period 2022 to 2023 reflects the name of Mr. Shravan Gupta as the owner of the property. (Document No.104)	Photocopy
	RTC for the period 2023 to 2024 reflects the name of Mr. Shravan Gupta as the owner of the property. (Document No.105)	Photocopy
	Common RTCs for the Survey No. 79 measuring 8.06 acres	
	RTC for the period 1989-1990 to 1993-1994 reflects the transfer of ownership of the property from B.K. Bhaskar to Mr. Shravan Gupta. (Document No. 106)	Photocopy
	RTC for the period 1994-1995 to 1996-1997 reflects the name of Mr. Shravan Gupta as the owner of the property (Document No. 107)	Photocopy
	RTC for the period 1997-1998 to 1999-2000 reflects the name of Mr. Shravan Gupta as the owner of the property (Document No. 108)	Photocopy
	The RTC for the period 2001-2002 to 2021-2022 reflects the name of Mr. Shravan Gupta as the owner of the property. (Document No.109)	Photocopy



Mutation Records

Date	Particulars	Original documents/ notarized documents/ photocopies
2022-2023	MR No. T59 reflects the name of Mr.Shravan Gupta as the owner of the property for Survey Nos. 79/2, 79/3, 79/4 and 79/5. (Document No.110)	Photocopy
Sy No. 79/2		
	MR No. 4/78-79 reflects the transfer of ownership of property from B.S. Srinivasan to B.K. Bhaskar (Document No.111)	Photocopy
	MR No. 24/93-94 reflects the transfer of ownership of property from B.K. Bhaskar to Mr.Shravan Gupta (Document No.112)	Photocopy
Sy No. 79/3		
	MR No. 5/78-79 reflects the transfer of ownership of property from Rajambal to B.K. Bhaskar (Document No. 113)	Photocopy
	MR No. 26/93-94 reflects the transfer of ownership of property from B.K. Bhaskar to Mr. Shravan Gupta (Document No.114)	Photocopy
Sy No. 79/4		
	MR No. 6/78-79 reflects the transfer of ownership of property from Syed Abdulla to B.K. Bhaskar (Document No.115)	Photocopy
	MR No. 25/93-94 reflects the transfer of ownership of property from B.K. Bhaskar to Mr.Shravan Gupta (Document No.116)	Photocopy
Sy No. 79/5		
	MR No. 7/78-79 reflects the transfer of ownership of property from Govindappa to BK Bhaskar (Document No.117)	Photocopy
	MR No. 27/93-94 reflects the transfer of ownership of property from B.K. Bhaskar to Mr.Shravan Gupta (Document No.118)	Photocopy



4. On the basis of the above documents, it can be ascertained that the flow of title is as follows.

FLOW OF TITLE:

- i. A perusal of the documents provided alludes that the property in Survey No. 79 situated at Kumbalagodu Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru – 560074, measures to an extent of 11 acres 09 guntas including Kharab land of 2 acres 21 guntas.
- ii. Upon perusal of the above documents, it can be seen that one Bhikshukanatha, Rangappa, Syed Abdulla and Govindappa made applications before the Tahsildar stating that they were cultivating and in possession of certain portions of land in Survey No. 79 for many years and hence requested that those portion of lands be allotted to them. Upon receipt of an upset price from Bhikshukanatha, Rangappa, Syed Abdulla and Govindappa, Sale Certificates were issued under Form I of the Mysore Revenue Code, 1888 in favour of them. Sale Certificate bearing No. to an extent of 2.06 acres, 2 acres, 2 acres and 2 acres respectively in the year 1963.
- iii. Bhikshukanatha's share of property (**now identified under sub-division 79/2 measuring 2.06 acres**) was sold to B.S. Srinivasan vide registered Sale Deed dated 16.06.1966 vide document bearing No. 1507/66-67 registered before Sub-Registrar, Bangalore South Taluk. BS Srinivasan then executed a sale deed dated 15.11.1972 in favour of B.K. Bhaskar vide document bearing No. 4949/72-73 registered before Sub-Registrar, Bangalore South Taluk. The said B.K. Bhaskar further executed a registered Sale Deed dated 21.10.1993 in favour of Mr. Shravan Gupta vide document bearing No. 4719/93-94 registered before Sub-Registrar, Kengeri.
- iv. EC for the period 01.01.1963 to 31.05.1989 reflects the sale transaction on 16.06.1966 by Bhikshukanatha in favour of B.S. Srinivasan to an extent of 2 acres 06 guntas. On 15.11.1972 it reflects the Sale transaction from B.S. Srinivasan in favour of B.K. Bhaskar to the extent of 2 acres 06 guntas. EC for the period 01.01.1993 to 20.07.1998 reflects the sale transaction on 21.10.1993 by B.K. Bhaskar to Mr. Shravan Gupta to an extent of 2 acres 06 guntas. EC for the period 01.06.1989 to 31.03.1993, 01.07.1998 to 31.03.2004, 01.07.2004 to 09.12.2008, 01.12.2008 to 10.05.2010, 01.05.2010 to 26.09.2014, 01.04.2014 to 12.05.2016, 11.05.2016 to 30.03.2022 and 01.01.2009 to 07.01.2025 reflects no charge on the schedule property.



- v. The documents RTC, Encumbrance Certificates and Mutation Records are consistent with the said flow of title in respect of the Survey No. 79/2. **Mr. Shravan Gupta being the absolute owner of the property is in peaceful possession and enjoyment of the schedule property since the date of purchase till today i.e, for more than 30 years.**
- vi. Rangappa's share of property (**now identified under sub-division 79/3 measuring 2 acres**) was sold to Munirajappa vide Sale Deed dated 22.04.1963 vide document bearing No. 481 registered before Sub-Registrar, Bangalore South Taluk. The said B.N. Munirajappa then executed a sale deed dated 24.06.1964 in favour of Rajambal vide document bearing No. 1675 registered before the Sub-Registrar, Bangalore South Taluk. The said Rajambal further executed a registered Sale Deed dated 02.12.1972 in favour of B.K. Bhaskar vide document bearing No. 5255/72-73 registered before the Sub-Registrar, Bangalore South Taluk. The said B.K. Bhaskar executed a sale deed dated 21.10.1993 in favour of Mr. Shravan Gupta vide document bearing No. 4721/93-94 registered before the Sub-Registrar, Kengeri.
- vii. EC for the period 01.01.1963 to 31.05.1989 reflects the sale transaction on 22.04.1963 by Rangappa in favour of B.N. Munirajappa to an extent of 2 acres. On 24.04.1964 it reflects the sale transaction from B.N. Munirajappa to Rajambal to the extent of 2 acres. On 02.12.1972, it reflects the Sale transaction from Rajambal to B.K. Bhaskar to an extent of 2 acres. EC for the period 01.01.1993 to 20.07.1998 reflects the sale transaction on 21.10.1993 by B.K. Bhaskar in favour of Mr. Shravan Gupta to an extent of 2 acres. EC for the period 01.06.1989 to 31.03.1993, 01.07.1998 to 31.03.2004, 01.07.2004 to 09.12.2008, 01.12.2008 to 10.05.2010, 01.05.2010 to 26.09.2014, 01.04.2014 to 12.05.2016, 11.05.2016 to 30.03.2022 and 01.01.2009 to 07.01.2025 reflects no charge on the schedule property.
- viii. The documents RTC, Encumbrance Certificates and Mutation Records are consistent with the said flow of title in respect of Survey No. 79/3. **Mr. Shravan Gupta being the absolute owner of the property is in peaceful possession and enjoyment of the schedule property since the date of purchase till today i.e, for more than 30 years.**
- ix. Syed Abdulla's share of property (**now identified under sub-division 79/4 measuring 2 acres**) was sold to B.K. Bhaskar vide registered Sale Deed dated 27.10.1972 vide document bearing No. 4657/72-73 registered before Sub-Registrar, Bangalore South Taluk. The said B.K.



Bhakar executed a sale deed dated 21.10.1993 in favour of Mr. Shravan Gupta vide document bearing No. 4724/93-94 registered before the Sub-Registrar, Kengeri.

- x. EC for the period 01.01.1963 to 31.05.1989 reflects the sale transaction on 27.10.1972 by Syed Abdulla in favour of B.K. Bhaskar to an extent of 2 acres. EC for the period 01.01.1993 to 20.07.1998 reflects the Sale transaction on 21.10.1993 by B.K. Bhaskar in favour of Mr. Shravan Gupta to an extent of 2 acres. EC for the period 01.06.1989 to 31.03.1993, 01.07.1998 to 31.03.2004, 01.07.2004 to 09.12.2008, 01.12.2008 to 10.05.2010, 01.05.2010 to 26.09.2014, 01.04.2014 to 12.05.2016, 11.05.2016 to 30.03.2022 and 01.01.2009 to 07.01.2025 reflects no charge on the schedule property.
- xi. The documents RTC, Encumbrance Certificates and Mutation Records are consistent with the said flow of title in respect of the Survey No. 79/4. **Mr. Shravan Gupta being the absolute owner of the property is in peaceful possession and enjoyment of the schedule property since the date of purchase till today i.e, for more than 30 years.**
- xii. Govindappa's share of property (**now identified under sub-division 79/5 measuring 2 acres**) was sold to B.K. Bhaskar vide registered Sale Deed dated 18.12.1972 vide document bearing No. 5538/72-73 registered before Sub-Registrar, Bangalore South Taluk. The said B.K. Bhakar executed a registered Sale Deed dated 21.10.1993 in favour of Mr. Shravan Gupta vide document bearing No. 4720/93-94 registered before the Sub-Registrar, Kengeri.
- xiii. EC for the period 01.01.1963 to 31.05.1989 reflects the sale transaction on 18.12.1972 by K Govindappa in favour of B.K. Bhaskar to an extent of 2 acres. EC for the period 01.01.1993 to 20.07.1998 reflects the sale transaction on 21.10.1993 by B.K. Bhaskar in favour of Mr. Shravan Gupta to an extent of 2 acres. EC for the period 01.06.1989 to 31.03.1993, 01.07.1998 to 31.03.2004, 01.07.2004 to 09.12.2008, 01.12.2008 to 10.05.2010, 01.05.2010 to 26.09.2014, 01.04.2014 to 12.05.2016, 11.05.2016 to 30.03.2022 and 01.01.2009 to 07.01.2025 reflects no charge on the schedule property.
- xiv. The documents RTC, Encumbrance Certificates and Mutation Records are consistent with the said flow of title in respect of the Survey No. 79/5. **Mr. Shravan Gupta being the absolute owner of the property is in peaceful possession and enjoyment of the schedule property since the date of purchase till today i.e, for more than 30 years.**



- xv.** The contents of the Akarband dated 30.03.2023 records the portion of land granted in Survey No.79 in favour of one Rangappa, Govindappa, Bhikshukanatha and Syed Abdulla vide order dated 15.04.1963.
- xvi.** As on date, Mr. Shravan Gupta is the absolute owner of the property in Survey No. 79 measuring to an extent of 8.06 acres. The sub-divisions owned by Mr. Shravan Gupta that are Survey Nos. 79/2, 79/3, 79/4 and 79/5 are converted from agricultural to non-agricultural residential use by the orders of Deputy Commissioner, Bengaluru, vide conversion orders dated 13.07.2023 to an extent of 2 acres, 1.34 acres, 1.34 acres and 1.34 acres respectively. Survey Nos. 79/2, 79/3, 79/4 and 79/5 are residential converted vide conversion order Nos. 505767, 505768, 505769 and 505766 respectively.
- xvii.** The latest Record of Rights, Tenancy and Crops for the period 2022 to 2024 reflects the name of Mr. Shravan Gupta as the absolute owner of the property in Survey Nos. 79/2, 79/3, 79/4 and 79/5 measuring to an extent of 2 acres, 1.34 acres, 1.34 acres and 1.34 acres respectively.
- xviii.** The approval letter issued by Bangalore Development Authority and Provisional Residential Layout Plan dated 03.01.2025 shows the approved plan to an extent of 06 acres, 32 guntas in the Schedule properties consisting of 105 sites. The dimensions, area and the overall description of the sites are herewith attached under **SCHEDULE-B**.
- xix.** It appears from the perusal of the endorsement issued by the Irrigation Department, that the change of pathway of the small drain passing through the schedule property, will not change the natural course of the water flow. The same has been captured in the BDA approval letter dated 03.01.2025 espousing the change of pathway of the small drain passing through the layout plan. The buffer zone for Tertiary drains being 15 meters from the center of the drain prescribed as under Zonal Regulations, Revised Mater Plan 2015, issued by the Bangalore Development Authority. The same is approved and incorporated as clearly seen in the BDA approved Layout Plan and the same shall be followed while implementation. Hence the formation of sites has no bar/ encumbrances, and the provisional layout plan can be implemented without any hindrance.
- xx.** Upon perusal of the documents provided to us, it appears that all items of the Schedule mentioned herein are free of encumbrances, dues and third-party rights/ claims.



xxi. **Conclusion:**

Mr. Shravan Gupta being an only child of Sri Nagaraja Gupta, has acquired absolute ownership on all the items of the schedule property as seen under **SCHEDULE -A** and these properties have been purchased during his lifetime vide registered sale transactions. He is in peaceful possession and enjoyment of the property. Hence the properties mentioned in Schedule A are his self-acquired property and does not encompass any rights onto his family members.

Mr. Shravan Gupta with an intention to develop the properties obtained conversion orders from agricultural to non-agricultural residential use from the competent authority and further obtained necessary permissions for formation of plot from Bangalore Development Authority. Mr. Shravan Gupta has not created any charge over the properties, nor has he entered into any joint development agreement to develop the properties, he is legally free to carry out the formation of layouts without any hindrance or obstruction and he has absolute rights to sell the plots once the same are formed on the Properties mentioned at Schedule A below.



SCHEDULE A

ITEM NO. 1

All that piece and parcel of immoveable property residential converted land bearing Survey No. 79/2, vide conversion Order No. 505767, dated 13.07.2023, issued by Deputy Commissioner's office, Bengaluru District, situated at Kumbalagodu village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru – 560074, Karnataka measuring to an extent of 2 acres.

East by	:	Sy No. 78 and road
West by	:	Sy No.68
North by	:	Sy No. 79/1
South by	:	Sy No. 79/3

ITEM NO. 2

All that piece and parcel of immoveable property residential converted land bearing Survey No. 79/3, vide conversion Order No. 505768, dated 13.07.2023, issued by Deputy Commissioner's office, Bengaluru District, situated at Kumbalagodu village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru – 560074, Karnataka measuring to an extent of 1.34 acres.

East by	:	Sy No. 78 and road
West by	:	Sy No.68
North by	:	Sy No. 79/2
South by	:	Sy No. 79/4



ITEM NO. 3

All that piece and parcel of immoveable property residential converted land bearing Survey No. 79/4, vide conversion Order No. 505769, dated 13.07.2023, issued by Deputy Commissioner's office, Bengaluru District, situated at Kumbalagudu village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru – 560074, Karnataka measuring to an extent of 1.34 acres.

East by	:	Sy No. 71,78 and road
West by	:	Sy No.68
North by	:	Sy No. 79/3
South by	:	Sy No. 79/5

ITEM NO. 4

All that piece and parcel of immoveable property residential converted land bearing Survey No. 79/5, vide conversion Order No. 505766, dated 13.07.2023, issued by Deputy Commissioner's office, Bengaluru District, situated at Kumbalagudu village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru – 560074, Karnataka measuring to an extent of 1.34 acres.

East by	:	Sy No. 71 and road
West by	:	Sy No.68
North by	:	Sy No. 79/4
South by	:	Sy No. 156

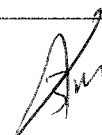


SCHEDULE B
DESCRIPTION OF SITES

PLOT SIZE		
PLOT NO	PLOT DIMENSIONS	AREA IN SQFT
1	12.192 X 18.288 (40 X 60ft)	2441.459 sqft
2	12.192 X 18.288 (40 X 60ft)	2399.996 sqft
3	12.192 X 18.288 (40 X 60ft)	2399.996 sqft
4	12.192 X 18.288 (40 X 60ft)	2399.996 sqft
5	9.144 X 18.288 (30 X 60ft)	1799.994 sqft
6	9.144 X 18.288 (30 X 60ft)	1799.994 sqft
7	9.327 X 18.288 (30.6 X 60ft)	1836.054 sqft
8	9.144 X 18.288 (30 X 60ft)	1800.500 sqft
9	12.192 X 18.288 (40 X 60ft)	2399.996 sqft
10	12.192 X 18.288 (40 X 60ft)	2399.996 sqft
11	12.169 X 18.288 (39.9 X 60ft)	2382.634 sqft
12	9.327 X 12.192 (30.7 X 40ft)	1231. 789 sqft
13	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
14	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
15	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
16	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
17	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
18	12.192 X 12.192 (40 X 40ft)	1600.022 sqft
19	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
20	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
21	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
22	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
23	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
24	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
25	9.144 X 15.244 (30 X 50ft)	1500.392 sqft



26	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
27	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
28	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
29	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
30	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
31	12.192 X 15.244 (40 X 50ft)	2000.505 sqft
32	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
33	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
34	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
35	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
36	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
37	9.680 X 15.244 (31.7 X 50ft)	1576.320 sqft
38	9.680 X 12.192 (31.7 X 40ft)	1268.376 sqft
39	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
40	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
41	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
42	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
43	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
44	12.192 X 12.192 (40 X 40ft)	1600.022 sqft
45	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
46	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
47	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
48	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
49	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
50	9.144 X 12.192 (30 X 40ft)	1200.003 sqft
51	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
52	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
53	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
54	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
55	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
56	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
57	12.192 X 15.244 (40 X 50ft)	2000.505 sqft



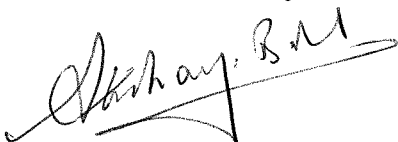
58	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
59	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
60	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
61	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
62	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
63	10.033 x 15.244 (32.9 X 50ft)	1645 sqft
64	10.033 x 15.244 (32.9 X 50ft)	1646 sqft
65	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
66	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
67	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
68	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
69	9.144 X 15.244 (30 X 50ft)	1500.392 sqft
70	12.192 X 15.244 (40 X 50ft)	2000.505 sqft
71	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
72	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
73	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
74	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
75	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
76	9.144 X 15.244 (30 X 50ft)	1500.381 sqft
77	4.28 X 20.66X13.9X18.288	1790.748 sqft
78	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
79	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
80	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
81	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
82	9.144 X 18.288 (30 X 60ft)	1799.930 sqft
83	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
84	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
85	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
86	10.473 X 18.288 (34.3 X 60ft)	2040.966 sqft
87	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
88	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
89	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft



90	12.192 X 18.288 (40 X 60ft)	2399. 996 sqft
91	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
92	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
93	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
94	9.144 X 12.192 (30 X 40ft)	1199.993 sqft
95	10.06X13.77X16.47X12.192	1741. 557 sqft
96	2.07X11.80X9.53X9.14	571.531 sqft
97	6.096 X 9.144 (20 X 30ft)	599.991 sqft
98	6.096 X 9.144 (20 X 30ft)	599.991 sqft
99	6.096 X 9.144 (20 X 30ft)	599.991 sqft
100	6.096 X 9.144 (20 X 30ft)	599.991 sqft
101	6.096 X 9.144 (20 X 30ft)	599.991 sqft
102	6.096 X 9.144 (20 X 30ft)	599.991 sqft
103	6.096 X 9.144 (20 X 30ft)	599.991 sqft
104	6.096 X 9.144 (20 X 30ft)	599.991 sqft
105	6.80 X 9.144 (20 X 30ft)	1037.242 sqft
	TOTAL	161523.219 sqft
		15007 Sqm

Thanking You,

Yours Sincerely,



Akshaya B.M.

Partner

Allied Law Practices

DISCLAIMER: *The present Due Diligence Report is based on the documents received by us from the Client/Lessor. We have set forth the findings that we believe are noteworthy in the context of the Proposed Transaction/Project. This*

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