

Writer's Name: Ms. Brijita Prakash, Partner

January 25, 2023

MAHINDRA LIFESPACE DEVELOPERS LIMITED

5th Floor, Mahindra Towers,
Dr. G. M. Bhosale Marg,
Worli, Mumbai – 400018.

TITLE CERTIFICATE

I. Description of the Property:

All that piece and parcel of immovable property bearing BBMP Khata No. 406/391/379/65/116 (formed out of properties bearing Survey Nos. 65 & 116/2), measuring 04 Acres 10 Guntas, situated at Singasandra Village, Beguru-2 Hobli, Bangalore South Taluk, Bangalore Urban District and bounded on the:

East by : Remaining portion of land in Survey No. 116;
West by : Remaining portion of land in Survey No. 65;
North by : Approach road from Manipal County road; and
South by : Land in Survey No. 62 of Basapura Village.

II. List of Documents Reviewed:

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

Sl. No.	Particulars of Documents
1.	Extract of the Index of Lands Register, issued in connection with property bearing Survey No. 65;
2.	Endorsement dated 17.04.2021 bearing No. R.K/C.R/607/20-21, issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore;
3.	Sale Deed dated 06.05.1944 (Registered as Document No. 5490/1943-44, Book-I, Volume No. 695, at Pages 100-101, at the office of the Sub-Registrar, Bangalore

	Taluk) executed by Mr. Kaveriga, son of Mr. Munellaga & another in favour of Mr. B. C. Ramaiah, son of Mr. Channarayappa;
4.	Endorsement dated 15.05.2012 bearing No. R.K/C.R 9971/2012-13, issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore;
5.	Sale Deed dated 21.10.1982 (Registered as Document No. 4312/1982-83, Book-I, Volume No. 1888, at Pages 95 to 97, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. B. C. Ramaiah, son of Mr. Channarayappa in favour of Mrs. Arundhati Nag, wife of Mr. Shankar Nag;
6.	Extract of entry made in the Mutation Register bearing M.R. No. 42/1982-83;
7.	Sale Deed dated 13.09.1950 (Registered as Document No. 3845/1950-51, Book-I, Volume No. 1159, at Pages 73 to 75, at the office of the Sub-Registrar, Bangalore Taluk), executed by Mr. Narasimhaiah, son of Mr. Kaveriga in favour of Mr. Sampangi Ramaiah, son of Mr. Giriappa;
8.	Sale Deed dated 30.10.1974 (Registered as Document No. 6391/1974-75, Book-I, Volume No. 1099, at Pages 170 to 174, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. B.S Puttaswamy and Mr. B.S Lakshmana, both sons of Late Mr. Sampangi Ramaiah on favour Mr. C. Venkatesh, son of Mr. Chennappa;
9.	Extract of entry made in the Record of Rights Register bearing R.R. No. 738;
10.	Sale Deed dated 23.10.1982 (Registered as Document No. 4313/1982-83, Book-I, Volume No. 1885, at Pages 128 to 131, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. C. Venkatesh, son of Mr. Chennappa in favour of Mrs. Arundhati Nag, wife of Mr. Shankar Nag;
11.	Extract of entry made in the Mutation Register bearing M.R. No. 40/1982-83;
12.	Official Memorandum dated 29.07.1997 bearing No. ALN:SR(S)86/90-91, issued by the Special Deputy Commissioner (Revenue), Bangalore District;
13.	Intimation Letter dated 08.07.1997 bearing No. ALN: SR (S) 86: 90-91, issued on behalf of the Deputy Commissioner, Bangalore District;
14.	Challan evidencing payment of conversion fee;
15.	Extract of entry made in the Index of Lands Register issued in connection with property bearing Survey No. 116;
16.	Sale Deed dated 29.05.1947 (Registered as Document No. 6738, Book-I, stored in Volume No. 904, at Pages 55-56, at the office of the Sub Registrar, Bangalore Taluk) executed by Mr. Gurumurthappa, son of Mr. Thimmarayappa in favour of Mr. Sonnappa, son of Mr. Eerappa;
17.	Sale Deed dated 18.04.1948 (Registered as Document No.5083, Book-I, Volume No. 986, at Pages 15 to 16, at the office of the Sub Registrar, Bangalore Taluk) executed

	by Mr. Sonnappa, son of Mr. Eerappa in favour of Mr. Gurumurthappa, son of Mr. Thimmarayappa;
18.	Sale Deed dated 07.05.1958 (Registered as Document No.576, Book-I, stored in Volume 57, at Pages 188 to 189, at the office of the Sub Registrar, Bangalore South Taluk, Bangalore) executed by Mr. Gurumurthy, son of Mr. Thimmarayappa in favour of Mr. B. G. Sampangiramaiah, son of Mr. Giriappa;
19.	Sale Deed dated 19.08.1959 (Registered as Document No, 2420, Book-I, Volume 129, at Pages 163 to 166, at the office of the Sub Registrar, Bangalore South Taluk, Bangalore) executed by Mr. B. G. Sampangiramaiah, son of Mr. Giriappa in favour of Mr. Gurumurthy, son of Mr. Thimmarayappa;
20.	Extract of entry made in the Record of Rights Register bearing R.R. No. 1049;
21.	Sale Deed dated 15.09.1984 (Registered as Document No. 3764/1984-85, Book-I, Volume No. 2189, at Pages 89 to 91, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mrs. Muniyellamma, wife of Late Mr. Gurumurthy in favour of Mr. Sadanand Bhavani Nagarkatti, son of Mr. Bhavani Shankar Nagarakatti;
22.	Extract of entry made in the Mutation Register bearing M.R. No. 28/86-87;
23.	Extract of entry made in the Inheritance Register bearing I.H.C. No. 1/1988-89;
24.	Certificate of Death of Late Mr. Sadanand Bhavani Shankar Nagarakatti issued by the Corporation of the City of Bangalore;
25.	Family Tree Affidavit sworn on 24.09.2020 by Mrs. Arundhati Nag, wife of Late Mr, Shankar Nag;
26.	Extract of entry made in the Mutation Register bearing M.R. No. 1/1994-95;
27.	Order dated 17.08.1994 bearing No. RRT(1)76/94-95 passed by the Tahsildar, Grade-2, Bangalore South Taluk;
28.	Palu Patti dated 20.07.2004 executed by and between: (a) Mrs. Anandi Bai Nagarakatti; (b) Mr. Anant Nag; (c) Mrs. Arundhati Nag; & (d) Mrs. Sharmila Molhally;
29.	General Power of Attorney dated 07.11.1995 executed by Mrs. Anandibai Nagarakatti, wife of Late Mr. Sadanand Nagarakatti in favour of Mrs. Arundhati Nag, wife of Late Mr. Shankar Nag;
30.	Official Memorandum dated 29.07.1997 bearing No. ALN:SRS:85:96-97 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore;
31.	Report dated 02.02.1991 bearing No. ALN:SR:63:90/91 issued by the Tahsildar, Bangalore South Taluk;
32.	Intimation Letter dated 08.07.1997 bearing No. ALN: SR (S) 85: 96-97, issued on behalf of the Deputy Commissioner, Bangalore District;

33.	Extract of entry made in the Mutation Register bearing M.R. No. 4/2003-04;
34.	Plaint filed in suit bearing O.S. No. 25192/2007;
35.	Order dated 06.02.2020 passed in suit bearing O.S. No. 25192/2007;
36.	Notarised General Power of Attorney dated 15.02.2016 executed by Mrs. Arundhati Nag in favour of Mr. Amei Chandrasekar;
37.	Confirmation Deed dated 19.12.2019 [Registered as Document No. 04108/2019-20, Book-1, stored in C.D. No. SHRD385, at the office of the Sub Registrar, Jayanagar (Shanthinagar)] executed by Mrs. Yellamma, daughter of Mrs. Thimmakka and others in favour of Mrs. Arundhati Nag, wife of Late Mr. Shankar Nag;
38.	Deed of Partnership dated 08.09.1988 of 'M/s. The Country Group';
39.	Certificate of Registration dated 01.10.1988 issued by the Registrar of Firms evidencing registration of 'M/s. The Country Group' under the Indian Partnership Act, 1932;
40.	Deed of Partnership dated 07.11.1989 and extract of Form No. V of 'M/s. The Country Group';
41.	Partnership Deed dated 14.11.1990 of 'M/s. The Country Group';
42.	Deed of Retirement dated 07.10.1993 of 'M/s. The Country Group';
43.	Partnership Deed dated 09.09.1994 of 'M/s. The Country Group';
44.	Rectification Deed dated 15.11.1994 of 'M/s. The Country Group';
45.	Memorandum of Association and Articles of Association and Certificate of Incorporation of Shankar Nag Country Resort Heritage Private Limited;
46.	Partnership Deed dated 15.10.1999 of 'M/s. The Country Group';
47.	Deed of Reconstitution dated 05.04.2001 of 'M/s. The Country Group';
48.	Deed of Partnership dated 20.11.2001 (Registered as Document No. 10903/2001-02, Book-I, stored in C.D. No. 68/2001-02, at the office of the Sub Registrar, Bangalore South Taluk) of 'M/s. The Country Group';
49.	Supplementary Deed of Partnership dated 18.01.2002 of 'M/s. The Country Group';
50.	Memorandum of Association, Articles of Association and Certificate of Incorporation of Manipal Resorts Company Private Limited dated 01.03.2002;
51.	Memorandum of Entry by Deposit of Title Deeds dated 18.03.2019 [Registered as Document No. 10945/2018-19, Book-1, stored in C.D. No. BMHD868, at the office of the Sub Registrar, Bommanahalli (Jayanagar)] executed by Manipal Resorts Company Private Limited in favour of Vistra ITCL (India) Limited;
52.	Mortgage Release Deed dated 07.12.2022 [Registered as Document No. 6192/2022-23, Book-1, stored in C.D. No. SHRD1129, Jayanagar (Shanthinagar)] executed Vistra ITCL (India) Limited in favour of Manipal Resorts Company Private Limited;

53.	Revised Official Memorandum dated 05.11.2022 bearing No. ALN(SBH-2)SR:19/2022-23 issued by the Deputy Commissioner, Bangalore;
54.	Sale Deed dated 11.08.2015 [Registered on 12.08.2015 as Document No. 3228/2015-16, Book-1, stored in C.D. No. BMHD712, at the office of the Sub Registrar, Jayanagar (Bommanahalli)] executed by Manipal Resorts Company Private Limited in favour of Manipal Integrated Services Private Limited;
55.	Sale Deed dated 22.09.2017 (Registered as Document No. 6022/2017-18, Book-1, at the office of the Sub Registrar, Bangalore) executed by Manipal Resorts Company Private Limited in favour of Manipal Integrated Services Private Limited;
56.	Sale Deed dated 05.10.2017 [Registered on 06.12.2017, as Document No. 06579/2017-18, Book-1, stored in C.D. No. BMHD775, at the office of the Sub Registrar, Jayanagar (Bommanahalli)] executed by Manipal Integrated Services Private Limited in favour of Woodstock Ambience Private Limited;
57.	Sale Deed dated 13.01.2023 [Registered as Document No. 7044/2022-23, Book-1, stored in C.D. No. SHRD1159, at the office of the Sub Registrar, Jayanagar (Shanthinagar)] executed by Manipal Resorts Company Private Limited in favour of Mahindra Lifespace Developers Private Limited;
58.	Resolution dated 09.01.2023 passed by the Board of Directors of Manipal Resorts Company Private Limited;
59.	Deed of Declaration of Easement dated 13.01.2023 [Registered as Document No. 7045/2022-23, Book-1, stored in C.D. No. SHRD1159, at the office of the Sub Registrar, Jayanagar (Shanthinagar)] executed by Manipal Resorts Company Private Limited in favour of Mahindra Lifespace Developers Private Limited;
60.	Record of Rights, Tenancy and Crops Inspection Certificates issued with respect to Survey No. 65 for the period: (i) 1969-70 to 1984-85; and (ii) 1990-91 to 2021-22;
61.	Endorsement dated 17.04.2021 bearing No. R.K.C.R/612/20-21, issued by the Tahsildhar Grade-2, Bangalore South Taluk, Bangalore;
62.	RTC's issued with respect to Survey No. 116 measuring 04 Acres 12 Guntas (excluding 05 Guntas of kharab land) for the period: (i) 1969-70 to 1974-75; (ii) 1979-80 to 1984-85; and (iii) 1990-91 to 2002-03;
63.	Endorsement dated 17.04.2021 bearing No. R.K./C.R./610/20-21 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore;
64.	Endorsement dated 11.10.2022 bearing No. R.K./C.R/25/37676 issued by the Tahsildar-2, Bangalore North Taluk, Bangalore;
65.	Endorsement dated 20.04.2021 bearing No. R.K./C.R/24/21-22 issued by the Tahsildar, Grade-2, Bangalore South Taluk , Bangalore;

66.	RTC's issued with respect to property bearing Survey No. 116/2, measuring 02 Acres 06 Guntas (excluding 05 Guntas of 'A' kharab land) for the period 2003-04 to 2022-23;
67.	Village Map of Singasandra;
68.	Extract of the Survey Original Tippani, issued with respect to Survey No. 65;
69.	Extract of the Re-Survey Tippani, issued with respect to Survey No. 65;
70.	Extract of the Hissa Survey Tippani, issued with respect to Survey No. 65;
71.	Extract of the Atlas, issued with respect to Survey No. 65;
72.	Extract of the R.R Pakka Book, issued with respect to Survey No. 65;
73.	Extract of Karnataka Revision Settlement Akarband issued with respect to property bearing Survey No. 65/2;
74.	Survey Sketch issued with respect to Survey No. 116;
75.	Survey Original Tippani issued with respect to Survey No. 116;
76.	Extract of Hissa Survey Tippani, issued in connection with Survey No. 116;
77.	Extract of Atlas, issued in connection with Survey No. 116;
78.	Extract of RR Balabagada Nakal, issued in connection with Survey No. 116;
79.	Extracts of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Survey No. 116 and property bearing Survey No. 116/2;
80.	Receipt dated 23.11.2012 issued by the Bruhat Bengaluru Mahanagara Palike;
81.	Khata Certificate 30.06.2020 issued by the Assistant Revenue Officer, BBMP;
82.	Khata Extract dated 30.06.2020 issued by the Assistant Revenue Officer, BBMP;
83.	Receipts dated 30.04.2018, 03.05.2019, 30.05.2020, 05.05.2021, 26.04.2022, issued by the Assistant Revenue Officer, BBMP;
84.	Uthara Pathra, Khata Certificate and Khata Extract, all dated 24.01.2023, issued by the Assistant Revenue Officer, Begur Sub-Division, BBMP;
85.	Endorsement dated 15.02.2010 bearing No. LRF/CR/101/09-10, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;
86.	Endorsement dated 16.02.2010 bearing No. PTCL: CR: 98:09-10, issued by the Assistant Commissioner, Bangalore South Sub- Division, Bangalore;
87.	Endorsement dated 12.04.2010 bearing No. KRDCL/PIO/2010-11/069, issued by the Public Information Officer and Executive Engineer, Karnataka Road Development Corporation Limited, Bangalore;
88.	Endorsement dated 20.04.2010 bearing No. LAQ/NH-7/BHRC/CR/2/10-11, issued by the Special Land Acquisition Officer and Competent Authority, Bangalore-Hosur Road (NH-7), National Highways, Bangalore;

89.	Endorsement dated 19.05.2010 bearing No. L.R.F.N.T.C: C.R: 124/10-11, issued by the Special Tahsildar, Bangalore South Taluk, Bangalore;
90.	Endorsement dated 10.01.2011 bearing No. BNG/SLAO/MA.HA.2005/2010-11/2317, issued by the Special Land Acquisition Officer-2 and Public Information Officer, Karnataka Industrial Development Board, Bangalore;
91.	Endorsement dated 20.07.2011 bearing No. BMRDA/MAHA/18/2011-12, issued by the Public Information Officer (Administrative and Revenue Department) and Assistant Metropolitan Commissioner, Bangalore Metropolitan Region Development Authority, Bangalore;
92.	Endorsement dated 26.11.2011 bearing No. BDA/ALAO/37/2010-11, issued by the Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore;
93.	Encumbrance Certificates issued by the jurisdictional Sub Registrar, with respect to Survey No. 65 for the period: (i) 01.04.1930 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; and (iii) 01.04.2004 to 02.08.2020;
94.	EC's issued in connection with Survey No. 116 for the period: (i) 01.04.1930 to 14.02.1957; (ii) 15.02.1957 to 31.03.1984; (iii) 01.04.1970 to 14.09.2001; (iv) 15.09.2001 to 01.02.2010; and (v) 01.04.2004 to 02.08.2020;
95.	EC's issued in connection with the Property for the period: (i) 01.04.2012 to 05.08.2022; and (ii) 06.08.2022 to 15.01.2023; and
96.	EC's issued in connection with the Easement Property for the period 06.08.2022 to 17.01.2023.

III. Title Flow:

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

A. Title Flow of Property-A:

1. We observe from the extract of Index of Lands Register issued with respect to property bearing Survey No. 65, situated at Singasandra Village, Begur Hobli, Bangalore South Taluk admeasuring 05 Acres 15 Guntas (excluding 01 Acre of kharab land) ('**Survey No. 65**') (**Document No. 01**) that Mr. B. C. Ramaiah, son of Mr. Channarayappa is reflected as the holder of a portion of Survey No. 65, having acquired the same under a Sale Deed dated 06.05.1944 (Registered as Document No. 5490/1943-44). We have not been provided with the extract of entry made in the Record of Rights Register bearing R.R. No. 497, as reflected in the said extract of Index of Lands Register. In this regard, we have been provided with an

Endorsement dated 17.04.2021 bearing No. R.K/C.R/607/20-21, issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (**Document No. 02**) confirming that the said extract of entry made in the Record of Rights Register bearing R.R. No. 497 is not available.

2. In terms of the Sale Deed dated 06.05.1944 (Registered as Document No. 5490/1943-44, Book-I, Volume No. 695, at Pages 100-101, at the office of the Sub-Registrar, Bangalore Taluk) (**Document No. 03**), we observe that a portion of Survey No. 65, measuring 01 Acre 31 Guntas (**Item No. 1 Property**) was acquired by Mr. B. C. Ramaiah, son of Mr. Channarayappa from Mr. Kaveriga, son of Mr. Munellaga and his son Mr. Muniga. We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 02/1943-44, subsequent to the aforesaid Sale Deed dated 06.05.1944. In this regard, we have been provided with an Endorsement dated 15.05.2012 bearing No. R.K/C.R 9971/2012-13, issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore (**Document No. 04**) confirming that the said extract of entry made in the Mutation Register bearing M.R. No. 02/1943-44 is mutilated and hence not available.
3. In terms of the Sale Deed dated 21.10.1982 (Registered as Document No. 4312/1982-83, Book-I, Volume No. 1888, at Pages 95 to 97, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 05**), we observe that Mr. B. C. Ramaiah, son of Mr. Channarayappa conveyed Item No. 1 Property in favour of Mrs. Arundhati Nag, wife of Mr. Shankar Nag. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 42/1982-83 (**Document No. 06**)
4. In terms of the Sale Deed dated 13.09.1950 (Registered as Document No. 3845/1950-51, Book-I, Volume No. 1159, at Pages 73 to 75, at the office of the Sub-Registrar, Bangalore Taluk), we observe that Mr. Narasimhaiah, son of Mr. Kaveriga conveyed another portion of the Survey No. 65, measuring 01 Acre 32 Guntas (**Item No. 2 Property**) in favour of Mr. Sampangi Ramaiah, son of Mr. Giriappa (**Document No. 07**).
5. Upon the demise of Late Mr. Sampangi Ramaiah, his sons Mr. B.S. Puttaswamy and Mr. B.S. Lakshmana under the Sale Deed dated 30.10.1974 (Registered as Document No. 6391/1974-75, Book-I, Volume No. 1099, at Pages 170 to 174, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No.8**) conveyed Item No. 2 Property in favour of Mr. C. Venkatesh, son of Mr. Chennappa. In this regard, we have been provided with the extract of entry made in the Record of Rights Register bearing R.R. No. 738 (**Document No. 9**). We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 22/1980-81, as reflected in the said R.R. No. 738. In this regard, we have been provided with the

Endorsement dated 15.05.2012 bearing No. R.K/C.R 9971/2012-13, issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore (*Document No. 04 herein*) confirming that the said extract of entry made in the Mutation Register bearing M.R. No. 22/1980-81 is mutilated and hence not available.

6. In terms of the Sale Deed dated 23.10.1982 (Registered as Document No. 4313/1982-83, Book-I, Volume No. 1885, at Pages 128 to 131, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 10**), we observe that Mr. C. Venkatesh, son of Mr. Chennappa conveyed Item No. 2 Property in favour of Mrs. Arundhati Nag, wife of Mr. Shankar Nag. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 40/1982-83 (**Document No. 11**).
7. Upon an application made by Mrs. Arundhati Nag, the Item No. 1 Property & Item No. 2 Property, totally measuring 03 Acres 23 Guntas were converted from agricultural purpose to non-agricultural commercial purpose *vide* Official Memorandum dated 29.07.1997 bearing No. ALN:SR(S)86/90-91 issued by the Special Deputy Commissioner (Revenue), Bangalore District (**Document No. 12**). In this regard, we have been provided with the: (i) Intimation Letter dated 08.07.1997 bearing No. ALN: SR (S) 86: 90-91, issued on behalf of the Deputy Commissioner, Bangalore District; and (ii) Challan evidencing payment of conversion fee (**Document Nos. 13 & 14**).
8. Subsequently, Mrs. Arundhati Nag, wife of Mr. Shankar Nag contributed a portion of Item No. 1 Property and Item No. 2 Property, measuring 02 Acres 20 Guntas (*discussed hereinbelow*) and the said property being a portion of Survey No. 65 measuring 02 Acres 20 Guntas is hereinafter referred to '**Property-A**'.

B. Title Flow of Property-B:

9. In terms of the extract of entry made in the Index of Lands Register issued in connection with property bearing Survey No. 116, measuring 04 Acres 12 Guntas (excluding 05 Guntas of kharab land), situated at Singasandra Village, Begur Hobli, Bangalore South Taluk ('**Survey No. 116**') (**Document No. 15**), we observe that Mr. Gurumurthy, son of Mr. Thimmarayappa is originally reflected as the holder of the said property. We have not been provided with the extract of entry made in the Record of Rights Register bearing R. R. No. 529, as reflected in the Index of Lands Register issued with respect to Survey No. 116. In this regard, we have been provided with an Endorsement dated 17.04.2021 bearing No. R.K/C.R/607/20-21, issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (*Document No. 02 herein*)

confirming that the said entry made in the Record of Rights Register bearing R.R. No. 529 is not available.

10. In terms of the Sale Deed dated 29.05.1947 (Registered as Document No. 6738, Book-I, Volume No. 904, at Pages 55-56, at the office of the Sub Registrar, Bangalore Taluk), we observe that Mr. Gurumurthappa, son of Mr. Thimmarayappa conveyed a portion of Survey No. 116 measuring 02 Acres 06 Guntas (**Larger Extent of Property-B**) in favour of Mr. Sonnappa, son of Mr. Eerappa (**Document No. 16**).
11. We observe from the Sale Deed dated 18.04.1948 (Registered as Document No. 5083, Book-I, Volume No. 986, at Pages 15 to 16, at the office of the Sub Registrar, Bangalore Taluk) that Mr. Sonnappa, son of Mr. Eerappa conveyed the Larger Extent of Property-B in favour of Mr. Gurumurthappa, son of Mr. Thimmarayappa (**Document No. 17**).
12. Subsequently, under a Sale Deed dated 07.05.1958 (Registered as Document No. 576, Book-I, Volume 57, at Pages 188 to 189, at the office of the Sub Registrar, Bangalore South Taluk, Bangalore), we observe that Mr. Gurumurthy, son of Mr. Thimmarayappa conveyed the Larger Extent of Property-B in favour of Mr. B. G. Sampangiramaiah, son of Mr. Giriappa (**Document No. 18**).
13. Further, Mr. B. G. Sampangiramaiah, son of Mr. Giriappa conveyed the Larger Extent of Property-B in favour of Mr. Gurumurthy, son of Mr. Thimmarayappa under a Sale Deed dated 19.08.1959 (Registered as Document No. 2420, Book-I, Volume 129, at Pages 163 to 166, at the office of the Sub Registrar, Bangalore South Taluk, Bangalore) (**Document No. 19**).
14. We further observe from the extract of entry made in the Record of Rights Register bearing R.R. No. 1049 (**Document No. 20**) that subsequent to the demise of Late Gurumurthy, son of Mr. Thimmarayappa, the khata with respect to the Larger Extent of Property-B was mutated in the name of Mrs. Muniyellamma, wife of Late Gurumurthy. We have not been provided with the extract of entry made in the Inheritance Register bearing I.H.C. No. 26/84-85, as reflected in the said R.R. No. 1049. In this regard, we have been provided with an Endorsement dated 15.05.2012 bearing No. R.K/C.R 9971/12-13 issued on behalf of the Tahsildar, Bangalore South Taluk, Bangalore (**Document No. 04 herein**), to the effect that the said entry made in the Inheritance Register bearing I.H.C. No. 26/84-85 is unavailable.
15. Thereafter, Mrs. Muniyellamma, wife of Late Gurumurthy conveyed the Larger Extent of Property-B along with 03 Guntas of kharab land in favour of Mr. Sadanand Bhavani Nagarkatti,

son of Mr. Sadanand Bhavani Shankar Nagarakatti under a Sale Deed dated 15.09.1984 (Registered as Document No. 3764/1984-85, Book-I, Volume No. 2189, at Pages 89 to 91, at the office of the Sub Registrar, Bangalore South Taluk) (**Document No. 21**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 28/86-87 (**Document No. 22**).

16. In terms of the extract of entry made in the Inheritance Register bearing I.H.C. No. 1/1988-89 (**Document No. 23**), we observe that Mr. Sadanand Bhavani Nagarkatte, son of Mr. Bhavani Shankar Nagarakatti demised on 26.11.1987 and thereafter, the khata with respect to the Larger Extent of Property-B along with another property was mutated in the name of Mrs. Anandi Nagara Katte, wife of Late Mr. Sadanand Bhavani Shankar Nagarakatti. In this regard, we have been provided with the Certificate of Death of Late Mr. Sadanand Bhavani Shankar Nagarakatti issued by the Corporation of the City of Bangalore and Family Tree Affidavit sworn on 24.09.2020 by Mrs. Arundhati Nag, wife of Late Mr. Shankar Nag reflecting all the legal heirs of Late Mr. Sadanand Bhavani Shankar Nagarakatti (**Document Nos. 24 & 25**).
17. We observe from the extract of entry made in the Mutation Register bearing M.R. No. 1/1994-95 (**Document No. 26**) that as per the panchayat partition affected by and between the legal heirs of Late Mr. Sadanand Bhavani Shankar Nagarakatte, the Larger Extent of Property-B was allotted to Mrs. Arundhati Nag, in terms of the Order bearing No. RRT(1)76/94-95 and subsequently, the khata with respect to Larger Extent of Property-B was mutated in the name of Mrs. Arundhati Nag. In this regard, we have also been provided with the: (i) Order dated 17.08.1994 bearing No. RRT(1)76/94-95 passed by the Tahsildar, Grade-2, Bangalore South Taluk; (ii) Palu Patti dated 20.07.2004 executed by and between Mrs. Anandi Bai Nagarakatti, Mr. Anant Nag, Mrs. Arundhati Nag & Mrs. Sharmila Molhally; and (iii) General Power of Attorney dated 07.11.1995 executed by Mrs. Anandibai Nagarakatti, wife of Late Sadanand Nagarakatti in favour of Mrs. Arundhati Nag, wife of Late Shankar Nag (**Document Nos. 27 to 29**).
18. In terms of the Official Memorandum dated 29.07.1997 bearing No. ALN:SRS:85:96-97 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore (**Document No. 30**), we observe that a portion of Larger Extent of Property-B measuring 01 Acre 30 Guntas (**'Property-B'**) was converted from agricultural to non-agricultural commercial purpose. In this regard, we have also been provided with the: (i) Report dated 02.02.1991 bearing No. ALN:SR:63:90/91 issued by the Tahsildar, Bangalore South Taluk; and (ii) Intimation Letter dated 08.07.1997 bearing No. ALN: SR (S) 85: 96-97, issued on behalf of the Deputy Commissioner, Bangalore District (**Document No. 31 & 32**).

19. We have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 4/2003-04 (**Document No. 33**). In terms of the said M.R. No. 4/2003-04, we observe that property bearing Survey No. 116 has been bifurcated into two sub-divisions Viz., Survey No. 116/1 and Survey No. 116/2. Further, we observe that the Larger Extent of Property-B along with 05 Guntas of kharab land has been assigned with Survey No. 116/2.
20. Subsequently, we observe from the Plaint filed in suit bearing O.S. No. 25192/2007, before City Civil Judge, Bangalore (**Document No. 34**) that Mrs. Yellamma, daughter of Mrs. Thimmakka & others (being the legal heirs of Late Gurumurthappa) filed the said suit against Mrs. Gowramma, wife of Mr. Muniyallappa, Mrs. Arundhati Nag & others seeking: (i) partition and separate possession in connection with the Larger Extent of Property-B; and (ii) declaration that the Sale Deed dated 15.09.1984 executed by Mrs. Muniyellamma (*discussed hereinabove*) is not binding on the plaintiffs. In terms of the Order dated 06.02.2020 passed in O.S. No. 25192/2007 (**Document No. 35**) we observe that the plaintiffs have filed a memo seeking dismissal of suit along with the confirmation deed executed by the parties (*discussed hereinbelow*) and subsequently the said suit was dismissed as not pressed. In this regard, we have been provided with the Written Statement, Order Sheet in connection with the said O.S. No. 25192/2007 and a Notarised General Power of Attorney dated 15.02.2016 executed by Mrs. Arundhati Nag in favour of Mr. Amei Chandrasekar to represent Mrs. Arundhati Nag in the said suit (**Document No. 36**).
21. In terms of the Confirmation Deed dated 19.12.2019 [Registered as Document No. 04108/2019-20, Book-1, stored in C.D. No. SHRD385, at the office of the Sub Registrar, Jayanagar (Shantinagar)], executed by: (i) Mrs. Yellamma, daughter of Mrs. Thimmakka; (ii) Mrs. Chinnamma, daughter of Mrs. Thimmakka; (iii) Mrs. Nagamma, daughter of Late Muniraju; (iv) Ms. Shobha, daughter of Late Muniraju; (v) Mr. Venkatesh, son of Late Muniraju; (vi) Mr. Lakshmana, son of Late Muniyellappa; (vii) Mrs. Rathnamma, daughter of Late Yellamma; (viii) Mr. M. Venkatesh, son of Late Muniyellappa; (ix) Mr. M. Ramakrishna, son of Late Muniyellappa; (x) Mr. M. Ashoka, son of Late Muniyellappa; (xi) Mrs. Ramakka, wife of Mr. Munipapaiah; (xii) Mrs. Nagamma, wife of Mr. Seenappa; (xiii) Mrs. Gowramma, wife of Mr. Muniyellappa; (xiv) Mr. L. Rajappa, son of Late Lakshmaiah; and (xv) Mrs. Chinnamma, wife of Late Muniyellappa (*as the 'First Party'*) in favour of Mrs. Arundhati Nag, wife of Late Shankar Nag (*as the 'Second Party'*) (**Document No. 37**), we observe that the: (i) First Party confirms the execution of the Sale Deed dated 15.09.1984 and the absolute title of the Larger Extent of Property-B in favour of the Second Party; (ii) First Party have confirmed that Late Mr. Sadanand Bhavani Shankar Nagarkatti acquired the right, title and interest over Larger Extent of Property-B under the Sale

Deed dated 15.09.1984; and (iii) First Party have released their right, title and interest over the Larger Extent of Property-B in favour of the Second Party and in turn have received certain consideration from the Second Party.

22. In the aforesaid manner, Mrs. Arundhati Nag, wife of Late Shankar Nag acquired right, title and interest over Property-A and Property-B.

C. Title flow of Property-A and Property-B:

23. In terms of the Deed of Partnership dated 08.09.1988 (**Document No. 38**), we observe that Mr. Shankar Nag, son of Mr. Sadanand Nagarkatti and Mr. C. V. L. Sastry, son of Mr. Venkatasubba Sastry have entered into a partnership to carry on the business of hotels and other allied business pertaining to tourism under the name and style of 'M/s. The Country Group'. In this regard, we have also been provided with the Certificate of Registration dated 01.10.1988 issued by the Registrar of Firms evidencing registration of 'M/s. The Country Group' under the Indian Partnership Act, 1932 (**Document No. 39**). Further, in terms of the Deed of Partnership dated 07.11.1989 and extract of Form No. V (**Document No. 40**), we observe that Mrs. Anandi Bai Nagarakatti was admitted as a partner to the firm M/s. The Country Group. We have also been provided with the Partnership Deed dated 14.11.1990 whereby Mrs. Arundhati Rao, wife of Late Shankar Nag and Mr. Anant Nag were admitted as partners to the said partnership firm and Deed of Retirement dated 07.10.1993 evidencing the retirement of Mr. C. V. L. Sastry from the said partnership firm (**Document Nos. 41 & 42**). We have also been provided with the Partnership Deed dated 07.10.1993 evidencing the change in certain terms of the said partnership firm including the sharing ratio of profits and losses by the partners of the said partnership firm.
24. Thereafter, under a Partnership Deed dated 09.09.1994 executed in connection with the firm 'M/s. The Country Group' (**Document No. 43**), we observe that Mrs. Anandi Bai Nagarakatti and Mr. Anant Nag retired from the said partnership firm and Shankar Nag Country Resort & Heritage Private Limited was inducted as a partner to the said firm. We have also been provided with: (i) the Rectification Deed dated 15.11.1994 executed by and between Mrs. Arundhati Rao, wife of Late Shankar Nag and Shankar Nag Country Resort & Heritage Private Limited (**Document No. 44**), evidencing change in the sharing ratio of profits and losses by the partners of the said partnership firm; and (ii) Memorandum of Association, Articles of Association & Certificate of Incorporation of Shankar Nag Country Resort Heritage Private Limited (**Document No. 45**).

25. We observe from the Partnership Deed dated 15.10.1999 (**Document No. 46**) that Mrs. Arundhati Rao, wife of Late Shankar Nag and Shankar Nag Country Resort and Heritage Private Limited have been carrying out business in the name 'M/s. The Country Group' and Mrs. Arundhati Rao has contributed: (i) a portion of Survey No. 65 measuring 02 Acres 20 Guntas of Singasandra Village Viz., Property-A; and (ii) property bearing Survey No. 116 measuring 01 Acre 39 Guntas, into the said firm as capital contribution.
26. In terms of the Deed of Reconstitution dated 05.04.2001 executed between Mrs. Arundhati Rao, wife of Late Shankar Nag, Shankar Nag Country Resort & others (**Document No. 47**), we observe that: (i) Manipal Hotels Limited; (ii) Mr. T. Mohandas Pai; (iii) Dr. T. Ramdas Pai; (iv) Mr. T. Ashok Pai; (v) Mr. P. Dayananda Pai; (vi) Mr. P. Satish Pai; and (vii) Mr. K. V. Rao were admitted as partners to the firm 'M/s. The Country Group' and Property-A and property bearing Survey No. 116 measuring 01 Acre 30 Guntas Viz., Property-B along with 09 Guntas of kharab land, are reflected as the assets of the said firm. Further, in terms of the Deed of Partnership dated 20.11.2001 (Registered as Document No. 10903/2001-02, Book-I, stored in C.D. No. 68/2001-02, at the office of the Sub Registrar, Bangalore South Taluk) (**Document No. 48**), we observe that Shankar Nag Country Resort & Heritage Private Limited retired from the said partnership firm 'M/s. The Country Group' and the parties have confirmed the terms of partnership.
27. We observe from the aforementioned Deed of Partnership dated 20.11.2001 that easement right over property bearing Survey No. 113 measuring 11 Guntas (**'Easement Property'**) has been granted by Mrs. Arundhati Nag to the firm in perpetuity under an Easement Right Agreement in order to access the Property and property bearing Survey No. 62 of Basapura Village (**'Adjacent Property'**) from the main road (Manipal County Road).
28. Further, we observe from the Supplementary Deed of Partnership dated 18.01.2002 executed by and between: (i) Mrs. Arundhati Nag; (ii) Manipal Hotels Limited; (iii) Mr. T. Mohandas Pai; (iv) Mr. T. Ramdas Pai; (v) Mr. T. Ashok Pai; (vi) Mr. P. Dayananda Pai; (vii) Mr. P. Satish Pai; and (viii) Mr. K. V. Rao (**Document No. 49**), that the name of the firm was altered from 'M/s. County Group' to 'M/s. Manipal Resorts' and that the said firm shall be re-constituted as a joint stock company, with the consent and concurrence of all the partners.
29. In terms of the Memorandum of Association, Articles of Association and Certificate of Incorporation of Manipal Resorts Company Private Limited dated 01.03.2002 (**Document No. 50**), we observe that: (i) Mrs. Arundhati Nag; (ii) Manipal Hotels Limited; (iii) Mr. T. Mohandas Pai; (iv) Dr. T. Ramdas Pai; (v) Mr. T. Ashok Pai; (vi) Mr. P. Dayananda Pai; (vii) Mr. P. Satish

Pai; and (viii) Mr. K. V. Rao (being the partners) have changed the constitution of the said partnership firm into a joint stock company.

30. Thereafter, we observe that the Property-A and Property-B, totally measuring 04 Acres 10 Guntas were amalgamated and were together assigned with BBMP Municipal No. 406/391/379/65/116 (**Property**).
31. We observe from the Memorandum of Entry by Deposit of Title Deeds dated 18.03.2019 [Registered as Document No. 10945/2018-19, Book-1, stored in C.D. No. BMHD868, at the office of the Sub Registrar, Bommanahalli (Jayanagar)] that Manipal Resorts Company Private Limited had created a mortgage over the Property in favour of Vistra ITCL (India) Limited, by depositing the original documents in connection with the Property (**Document No. 51**). In terms of the Mortgage Release Deed dated 07.12.2022 [Registered as Document No. 6192/2022-23, Book-1, stored in C.D. No. SHRD1129, Jayanagar (Shanthinagar)] executed Vistra ITCL (India) Limited in favour of Manipal Resorts Company Private Limited (**Document No. 52**), we observe that the mortgage created over the Property has been released and that the original documents in connection with the Property have been returned/ released to Manipal Resorts Company Private Limited.
32. Subsequently, under an Revised Official Memorandum dated 05.11.2022 bearing No. ALN(SBH-2)SR:19/2022-23 issued by the Deputy Commissioner, Bangalore District, Bangalore (**Document No. 53**), we observe that the Property has been converted from commercial purpose to residential purpose.
33. We observe that Manipal Resorts Company Private Limited has executed: (i) Sale Deed dated 11.08.2015 [Registered on 12.08.2015 as Document No. 3228/2015-16, Book-1, stored in C.D. No. BMHD712, at the office of the Sub Registrar, Jayanagar (Bommanahalli)] and (ii) Sale Deed dated 22.09.2017 (Registered as Document No. 6022/2017-18, Book-1, at the office of the Sub Registrar, Bangalore) both in favour of Manipal Integrated Services Private Limited (**Document Nos. 54 & 55**), whereby an extent of 04 Acres 12 Guntas in Survey No. 62, situated at Basapura Village Viz., Adjacent Property was conveyed in favour of Manipal Integrated Services Private Limited. Subsequently, Manipal Integrated Services Private Limited conveyed the said 04 Acres 12 Guntas in Survey No. 62 in favour of Woodstock Ambience Private Limited under a Sale Deed dated 05.10.2017 [Registered on 06.12.2017, as Document No. 06579/2017-18, Book-1, stored in C.D. No. BMHD775, at the office of the Sub Registrar, Jayanagar (Bommanahalli)] (**Document No. 56**). We further observe that Manipal Resorts Company Private Limited has provided easementary rights (right of way) through a 40 feet (12.19 meters)

wide road on the eastern side of property bearing Survey No. 116/2 (being a portion of Property-B) to the owners/their successors/assigns/occupiers of property bearing Survey No. 62 of Basapura Village, Bangalore for ingress to and egress from the said property bearing Survey No. 62.

34. In the aforementioned manner, Manipal Resorts Company Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at No. 24/1, 15th Floor, JW Marriott, Vittal Mallya Road, Bengaluru – 560001 became the sole and absolute owner of all that piece and parcel of immovable property bearing BBMP Khata No. 406/391/379/65/116 (formed out of properties bearing Survey Nos. 65 & 116/2), measuring 04 Acres 10 Guntas, situated at Singasandra Village, Beguru-2 Hobli, Bangalore South Taluk, Bangalore Urban District Viz., Property along with the structures standing thereon together with irrevocable, perpetual, transferable and assignable right of way in respect of the Easement Property.
35. Manipal Resorts Company Private Limited, represented by its Director Mr. Harinarayan Sharma conveyed all that piece and parcel of immovable property bearing BBMP Khata No. 406/391/379/65/116 (formed out of properties bearing Survey Nos. 65 & 116/2), measuring 04 Acres 10 Guntas, situated at Singasandra Village, Beguru-2 Hobli, Bangalore South Taluk, Bangalore Urban District Viz., Property and the structures standing thereon along with irrevocable, perpetual, transferable and assignable right of way in respect of the Easement Property in favour of Mahindra Lifespace Developers Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, Worli, Mumbai - 400018 under a Sale Deed dated 13.01.2023 [Registered as Document No. 7044/2022-23, Book-1, stored in C.D. No. SHRD1159, at the office of the Sub Registrar, Jayanagar (Shanthinagar)] (**Document No. 57**). We have also been provided with the Resolution dated 09.01.2023 passed by the Board of Directors of Manipal Resorts Company Private Limited authorising Mr. Konadka Vasantha Krishna, Mr. Harinarayan Sharma, Directors of the said company and Mr. Vaidyesh M. to represent the said company in connection with the sale of the Property in favour of Mahindra Lifespace Developers Limited (**Document No. 58**).
36. We observe that a Deed of Declaration of Easement dated 13.01.2023 [Registered as Document No. 7045/2022-23, Book-1, stored in C.D. No. SHRD1159, at the office of the Sub Registrar, Jayanagar (Shanthinagar)] has been executed by Manipal Resorts Company Private Limited in favour of Mahindra Lifespace Developers Private Limited (**Document No. 59**), that irrevocable and perpetual right of easement in the nature of a 'Right of Way' over the Easement Property, to access the Property, by way of ingress or egress has been granted by Manipal Resorts

Company Private Limited in favour of Mahindra Lifespace Developers Private Limited/ its assignees & transferees.

37. In terms of the Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's') issued with respect to Survey No. 65 for the period: (i) 1969-70 to 1984-85; and (ii) 1990-91 to 2021-22 (**Document No. 60**), we observe that the said property admeasures 05 Acres 15 Guntas (excluding 01 Acre of kharab land) and that the names of the holders and cultivators are in consonance with the title flow of Property-A. We have not been provided with the RTC's with respect to Survey No. 65 for the period 1985-86 to 1989-90. In this regard, we have been provided with the Endorsement dated 17.04.2021 bearing No. R.K.C.R/612/20-21, issued by the Tahsildhar Grade-2, Bangalore South Taluk, Bangalore (**Document No. 61**) confirming that the RTC's for the said period are mutilated and hence unavailable.
38. In terms of the RTC's issued with respect to property bearing Survey No. 116 for the period: (i) 1969-70 to 1974-75; (ii) 1979-80 to 1984-85; and (iii) 1990-91 to 2002-03 (**Document No. 62**), we observe that the said property admeasures 04 Acres 12 Guntas and that the names of the holders and cultivators are in consonance with the title flow of the Larger Extent of Property-B. We have not been provided with the RTC's issued with respect to Survey No. 116 for the period: (i) 1975-76 to 1978-79; and (ii) 1985-86 to 1989-90. In this regard, we have been provided with an Endorsement dated 17.04.2021 bearing No. R.K./C.R./610/20-21 issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (**Document No. 63**) to the effect that the said RTC's for the period 1969-70 to 1977-78, 1980-81 and 1987-88 are mutilated and hence unavailable. We have not been provided with the RTC's issued with respect to Survey No. 116 for the period 1978-79. In this regard, we have been provided with an Endorsement dated 11.10.2022 bearing No. R.K./C.R/25/37676 issued by the Tahsildar-2, Bangalore North Taluk, Bangalore (**Document No. 64**), confirming that RTC for the period 1978-79 in connection with Survey No. 116 is mutilated and hence unavailable.

We have not been provided with the extract of entry made in the Inheritance Register bearing I.H.C. No. 50/83-84 (as reflected in the RTC's issued with respect to Survey No. 116 for the period 1979-80 onwards). In this regard, we have been provided with an Endorsement dated 20.04.2021 bearing No. R.K./C.R/24/21-22 issued by the Tahsildar Grade-2, Bangalore South Taluk , Bangalore (**Document No. 65**), to the effect that the said extract of entry made in the Inheritance Register bearing I.H.C. No. 50/83-84 is unavailable.

Further, we have not been provided with the extract of Record of Rights Register bearing R.R. No. 329 (as reflected in the RTC's issued with respect to Survey No. 116 for the period 1979-80 onwards). In this regard, we have been provided with the Endorsement dated 17.04.2021 bearing No. R.K/C.R/607/20-21, issued by the Tahsildar Grade-2, Bangalore South Taluk, Bangalore (*Document No. 02 herein*) confirming that the said extract of entry made in the Record of Rights Register bearing R.R. No. 329 is not available.

39. We observe from the RTC's issued with respect to property bearing Survey No. 116/2, measuring 02 Acres 06 Guntas (excluding 05 Guntas of 'A' kharab land) for the period 2003-04 to 2022-23 (**Document No. 66**) that the names of the holders and cultivators are in consonance with the title flow of Larger Extent of Property-B.
40. In the terms of the Village Map of Singasandra Village (**Document No. 67**), we observe the shape and the location of properties bearing Survey No. 65 and Survey No. 116.
41. In the terms of the extract of the Survey Original Tippani and Re-Survey Tippani, issued with respect to Survey No. 65 (**Document Nos. 68 & 69**), we observe the shape of the said property and that the said property admeasures 05 Acres 15 Guntas (excluding 01 Acre of kharab land). Further, we observe from the extract of the Hissa Survey Tippani, Atlas and RR Balabagada Nakal, issued with respect to Survey No. 65 (**Document Nos. 70 to 72**), that Survey No. 65 has been bifurcated into two portions i.e., properties bearing Survey Nos. 65/1 & 65/2 and Mrs. Arundhathi Nag is reflected as the holder of property bearing Survey No. 65/2. We have also been provided with the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to property bearing Survey No. 65/2 (**Document No. 73**).
42. In terms of the Survey Sketch and Survey Original Tippani issued with respect to property bearing Survey No. 116 (**Document Nos. 74 & 75**), we observe the shape of the said property and that the said property admeasures 04 Acres 12 Guntas (excluding 05 Guntas of kharab land). Further, we observe from the extract of Hissa Survey Tippani, Atlas and RR Balabagada Nakal issued in connection with Survey No. 116 (**Document Nos. 76 to 78**), that Survey No. 116 has been bifurcated into two sub-divisions Survey No. 116/1 and Survey No. 116/2. We further observe that Mrs. Arundhati Nag is reflected as the holder of property bearing Survey No. 116/2.
43. We observe from the extracts of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Survey No. 116 and property bearing Survey No. 116/2 (**Document No. 79**) that

Survey No. 116 admeasures 04 Acres 12 Guntas (excluding 05 Guntas of 'A' kharab land) and property bearing Survey No. 116/2 admeasures 02 Acres 01 Gunta (excluding 05 Guntas of 'A' kharab land).

44. In terms of the Receipt dated 23.11.2012 issued by the Bruhat Bengaluru Mahanagara Palike (**BBMP**) (**Document No. 80**), we observe that Manipal Resort Company Private Limited has made payment of improvement charges with respect to the Property.
45. We observe from the Khata Certificate and Khata Extract dated 30.06.2020, both issued by the Assistant Revenue Officer, BBMP that the Property has been assigned with BBMP Municipal No. 406/391/379/65/116 and that Manipal Resorts Company Private Limited is reflected as the owner of the Property (**Document Nos. 81 & 82**).
46. In terms of the Receipts dated 30.04.2018, 03.05.2019, 30.05.2020, 05.05.2021, 26.04.2022, issued by the Assistant Revenue Officer, BBMP (**Document No. 83**), we observe that the property tax in connection with the Property for the period 2018-19 to 2022-23 has been paid.
47. In terms of the Uthara Pathra, Khata Certificate and Khata Extract, all dated 24.01.2023, issued by the Assistant Revenue Officer, Begur Sub-Division, BBMP (**Document No. 84**), we observe that the khata of the Property has been transferred in the name of Mahindra Lifespace Developers Limited and Mahindra Lifespace Developers Limited is reflected as the owner of the Property.
48. The Endorsement dated 15.02.2010 bearing No. LRF/CR/101/09-10, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (**Document No. 85**) confirms that no proceedings have been initiated under the Sections 79 A and 79 B of the Karnataka Land Reforms Act, 1961, with respect to properties bearing Survey Nos. 65/1, 65/2 and 116 as on 15.02.2010.
49. We observe from the Endorsement dated 16.02.2010 bearing No. PTCL: CR: 98:09-10, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore with respect to properties bearing: (i) Survey No. 65/1, measuring 02 Acres 13 Guntas; (ii) Survey No. 65/2, measuring 05 Acres 15 Guntas; and (iii) Survey No. 116, measuring 02 Acres 06 Guntas that no proceedings have been initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the said properties as on 16.02.2010 (**Document No. 86**).

50. In terms of the Endorsement dated 12.04.2010 bearing No. KRDC/PIO/2010-11/069, issued by the Public Information Officer and Executive Engineer, Karnataka Road Development Corporation Limited, Bangalore (**Document No. 87**) with respect to properties bearing Survey Nos. 65/1, 65/2 and 116, we observe that no acquisition proceedings have been initiated in connection with the said properties as on 12.04.2010.
51. We observe from the Endorsement dated 20.04.2010 bearing No. LAQ/NH-7/BHRC/CR/2/10-11, issued by the Special Land Acquisition Officer and Competent Authority, Bangalore-Hosur Road (NH-7), National Highways, Bangalore (**Document No. 88**) with respect to properties bearing Survey Nos. 65/1, 65/2 and 116 that no acquisition proceedings have been initiated in connection with the said properties as on 20.04.2010.
52. In terms of the Endorsement dated 19.05.2010 bearing No. L.R.F.N.T.C: C.R: 124/10-11, issued by the Special Tahsildar, Bangalore South Taluk, Bangalore with respect to Survey Nos. 65/1, 65/2 and 116 (**Document No. 89**), we observe that the records pertaining to the tenancy applications filed under Section 48 A of the Karnataka Land Reforms Act, 1961 in connection with properties situated at Begur Hobli were handed over to the Hon'ble High Court of Karnataka, at Bangalore in W.P. No. 12249-250/2003 (not pertaining to the Property) and hence the said document is unavailable.
53. The Endorsement dated 10.01.2011 bearing No. BNG/SLAO/MA.HA.2005/2010-11/2317, issued by the Special Land Acquisition Officer-2 and Public Information Officer, Karnataka Industrial Development Board, Bangalore (**Document No. 90**) with respect to properties bearing Survey Nos. 65/1, 65/2 and 116 reflects that no acquisition proceedings have been initiated in connection with the said properties as on 10.01.2011.
54. In terms of the Endorsement dated 20.07.2011 bearing No. BMRDA/MAHA/18/2011-12, issued by the Public Information Officer (Administrative and Revenue Department) and Assistant Metropolitan Commissioner, Bangalore Metropolitan Region Development Authority, Bangalore (**Document No. 91**) in connection with properties bearing Survey Nos. 65/1, 65/2 and 116, we observe that no acquisition proceedings have been initiated in connection with the said properties as on 20.07.2011.
55. We observe from the Endorsement dated 26.11.2011 bearing No. BDA/ALAO/37/2010-11, issued by the Additional Land Acquisition Officer, Bangalore Development Authority, Bangalore (**Document No. 92**) issued with respect to properties bearing Survey Nos. 65 and 116, that

no acquisition proceedings have been initiated in connection with the said properties as on 26.11.2011.

56. We observe from the Encumbrance Certificates (**EC's**) issued by the jurisdictional Sub Registrar, with respect to Survey No. 65 for the period: (i) 01.04.1930 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; and (iii) 01.04.2004 to 02.08.2020 (**Document No. 93**) that all the registered transactions in connection with Property-A are reflected.
57. In terms of the EC's issued in connection with property bearing Survey No. 116 for the period: (i) 01.04.1930 to 14.02.1957; (ii) 15.02.1957 to 31.03.1984; (iii) 01.04.1970 to 14.09.2001; (iv) 15.09.2001 to 01.02.2010; and (v) 01.04.2004 to 02.08.2020 (**Document No. 94**), we observe that all the registered transactions in connection with Property-B are reflected.
58. We observe from the EC's issued in connection with the Property for the period: (i) 01.04.2012 to 05.08.2022; and (ii) 06.08.2022 to 15.01.2023 (**Document No. 95**) that all the registered transactions in connection with the Property are reflected.
59. In terms of the EC's issued in connection with the Easement Property for the period 06.08.2022 to 17.01.2023 (**Document No. 96**), we observe that all the registered transactions in connection with the Easement Property are reflected.

IV. Opinion on title of the Property:

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

- (i) Mahindra Lifespace Developers Limited, a company incorporated under the Companies Act, 1956, having its registered office at 5th Floor, Mahindra Towers, Dr. G. M. Bhosale Marg, Worli, Mumbai - 400018 is the sole and absolute owner of all that piece and parcel of immovable property bearing BBMP Khata No. 406/391/379/65/116 (formed out of properties bearing Survey Nos. 65 & 116/2), measuring 04 Acres 10 Guntas, situated at Singasandra Village, Beguru-2 Hobli, Bangalore South Taluk, Bangalore Urban District Viz., Property along with the structures standing thereon with irrevocable, perpetual, transferable and assignable right of way in respect of the Easement Property; and

- (ii) Mrs. Arundati Nag had granted an easement right over property bearing Survey No. 113 measuring 11 Guntas Viz, Easement Property to Manipal Resorts Company Private Limited in order to access the Property from the main road (Manipal County Road) and after acquisition of the Property by Mahindra Lifespace Developers Limited, the said easement right stood transferred to Mahindra Lifespace Developers Limited/ its assignee/ transferee. Nevertheless, Manipal Resorts Company Private Limited simultaneous with the Sale Deed dated 13.01.2023 has also executed a Deed of Declaration of Easement dated 13.01.2023 thereby confirming the easement rights granted to Mahindra Lifespace Developers Limited.



**Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore**

This Certificate is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Certificate is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Certificate.