

Kusuma R . Muniraju . Kusuma Kaushik

B.S. Shankarnarayan . S. Venkateshwara Rao . J. Ravi Sunder . T.K. Thyagaraj . M.S. Sanjeeva kumar . B. N.Dileep kumar . B.R Basavaraj
 N.L. Maheshwara Prasad . Shylini Deepak . Nupur kabra Mundhra . H. Rashmi . B.S. Amulya Sujit . R. Rashmi . R. Sunandeni . K.S. Sushma . R.Oormeela

Dt: 04/04/2022.

M/s.SBR INFRA BUILDTECH,
 Sy.No.24/5, Kadugodi – Hosakote Main Road,
 Seegehalli Village, Bidarahalli Hobli,
 BANGALORE – 560 067.

Sirs,

Sub: Title Opinion in respect of Property measuring 01 Acre 25 Guntas in Sy.No.121/2 (Old), New Sy.Nos.121/2, 121/5, 121/6 and 121/7 of Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District, duly converted for non-agricultural commercial purposes vide Official Memorandums/Orders of Conversion bearing Nos. (1) A.L.N. (EBK) SR 18/2021-22 / 241929, (2) A.L.N. (EBK) SR 14/2021-22 / 241889, (3) A.L.N. (EBK) SR 16/2021-22 / 241927, and (4) A.L.N. (EBK) SR 25/2021-22 / 242790, all dated 02/09/2021 all issued by The Deputy Commissioner, Bangalore Urban District, Bangalore.

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I am furnished with photocopies of the following documents and my opinion is as follows:

SL. NO.	DATE	NATURE OF THE DOCUMENT
1.		Record of Rights bearing R.R.No.225 issued by the Revenue Authorities.
2.	15/12/2020	Family Tree of Sri.Ramaiah by way of an Affidavit sworn to by his great grandson Sri.Prashanth.V (Son of Sri.A.Vijayamurthy).
3.	04/08/1958	Certified Copy of the Partition Deed entered into between (1) Sri.Madappa and his children namely (1.a) Sri.S.Krishnappa, (1.b) Sri.S.Narayanappa and (1.c) Sri.Ramaiah and (2) Sri.Appaiah and his sons namely (2.a)Sri.A.Hanumanthappa and (2.b) Master.Vijayamurthy (minor represented by his father and natural guardian Sri.Appaiah), registered as Document No.1888/1958-59 in Book-I, Volume-912 at Pages 75 to 81, in the Office of the Sub-Registrar, Hoskote.



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 Opp. UB City Mahaveer Complex
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4.		Record of Rights bearing R.R.No.370 issued by the Revenue Authorities.
5.	24/01/2019	Family Tree of Sri.Madappa by way of an Affidavit sworn to by his grandson Sri.Mohan (Son of Sri.Ramaiah).
6.	11/08/2021	Family Tree of Sri.Appaiah by way of an Affidavit sworn to by his grandson Sri.Jayadev (Son of Smt. A. Jayamma and Late Sri. Ramaiah).
7.	19/02/1971	Certified Copy of the Sale Deed executed by Sri.Ramaiah (Son of Sri. Madappa) in favour of Sri.A.Hanumanthappa (Son of Sri.Appaiah), registered as Document No.3982/1970-71 in Book-I, Volume-1291 at Pages 158 and 159, in the Office of the Sub-Registrar, Hoskote.
8.		Record of Rights bearing R.R.No.640 issued by the Revenue Authorities.
9.	06/07/1974	Sale Deed executed by Sri.A.Hanumanthappa in favour of his father Sri.Appaiah (son of Sri.Ramaiah), registered as Document No.2131/1974-75 in Book-I, Volume-1401 at Pages 76 to 79, in the Office of the Sub-Registrar, Hoskote.
10.	06/11/2020	Non-Availability Certificate issued by The Chief Registrar of Births and Deaths, Government of Karnataka and signed by the issuing authority The Tahsildar, Bangalore East Taluk, K.R.Puram in the name of Sri. Appaiah.
11.	06/11/2020	Non-Availability Certificate issued by The Chief Registrar of Births and Deaths, Government of Karnataka and signed by the issuing authority The Tahsildar, Bangalore East Taluk, K.R.Puram in the name of Smt.Lakshamma.
12.	25/06/2019	Family Tree of Smt. Subbalakshamma by way of an Affidavit sworn to by herself.
13.	09/12/2020	Family Tree of Sri. Ramakrishnappa by way of an Affidavit sworn to by himself.
14.	25/06/2019	The Family Tree of Smt. Chandramma by way of an Affidavit sworn to by herself.

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15.	25/06/2019	Family Tree of Sri. Lakshminarayana by way of an Affidavit sworn to by himself.
16.		Family Tree Certificate of Sri. K. Rajagopal issued by The Assistant Tahsildar, Kasaba Hobli, Anekal Taluk, Bangalore District.
17.	30/10/2002	Death Certificate of Sri. K. Rajagopal issued by The Chief Registrar of Births and Deaths, Government of Karnataka.
18.	28/12/2017	Death Certificate of Smt. Anusuyamma issued by The Chief Registrar of Births and Deaths, Government of Karnataka.
19.	04/11/2020	Family Tree Certificate of Sri. Srikantaiah issued by The Assistant Tahsildar, Kasaba Hobli, Anekal Taluk, Bangalore District.
20.	19/10/2011	Death Certificate of Sri. Srikantaiah issued by The Chief Registrar of Births and Deaths, Government of Karnataka.
21.		Family Tree Certificate of Smt. Shanthamma issued by The Assistant Tahsildar, Kasaba Hobli, Anekal Taluk, Bangalore District.
22.	01/07/2008	Death Certificate of Smt. Shanthamma.K issued by The Chief Registrar of Births and Deaths, Government of Karnataka.
23.		Family Tree Certificate of Sri. Kodandaramaiah issued by The Assistant Tahsildar, Kasaba Hobli, Anekal Taluk, Bangalore District.
24.	08/09/2021	Family Tree of Smt. A.Jayamma by way of an Affidavit sworn to by her son Sri. Jayadev.
25.	27/12/1985	Death Certificate of Sri. S. Ramaiah issued by The Chief Registrar of Births and Deaths, Government of Karnataka.

James R. Smith

26.	08/09/2020	Family Tree Certificate of Sri. Jayadev issued by The Deputy Tahsildar, City Circle Hobli, Bangalore North Taluk, Bangalore District.
27.	11/03/2015	Family Tree of Smt. Susheelamma by way of an Affidavit sworn to by her son Sri.Murali.
28.	23/09/2019	Death Certificate of Smt. Susheelamma issued by The Chief Registrar of Births and Deaths, Government of Karnataka.
29.	06/09/2014	Death Certificate of Sri. M. Narayanappa issued by The Chief Registrar of Births and Deaths, Government of Karnataka.
30.	19/08/2020	Death Certificate of Sri. Vijaya Murthy issued by The Chief Registrar of Births and Deaths, Government of Karnataka.
31.	24/01/2019	Family Tree of Sri. Vijaya Murthy by way of an Affidavit sworn to by himself.
32.	25/08/2020	Family Tree Certificate of Sri. Vijaya Murthy issued by The Deputy Tahsildar, Yashavanthapura Hobli, Bangalore North Taluk, Bangalore District.
33.	03/02/1992	Judgement and Decree passed in O.S.No.211/1983 on the file of the Court of The Addl. II Munsiff, Bangalore District, Bangalore.
34.	07/08/1999	Common Judgement passed in R.A.No.37/1992 on the file of the Court of The I Addl.Civil Judge, Senior Division, Bangalore Rural District, Bangalore.
35.	03/07/2003	Judgement passed in R.S.A.No.826/1999 on the file of The Hon'ble High Court of Karnataka, Bangalore.
36.	03/07/2003	Preliminary Decree passed in R.S.A.No.826/1999 on the file of The Hon'ble High Court of Karnataka, Bangalore.
37.	09/11/2010	Order passed in Civil Appeal Nos.2862-2863/2005 before The Hon'ble Supreme Court of India, Civil Appellate Jurisdiction.

Praveen R. Murthy

38.	13/12/2016	Order passed in FDP No.1/2004 on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore.
39.	14/09/2021	Amended Final Decree passed in FDP No.1/2004 on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore, registered on 22/09/2021 as Document No.2639/2021-22 in Book-I and stored in C.D.No.BDHD859, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore in favour of (1) Smt. Subbalakshamma, (2) Sri. Ramakrishnappa, (3) Smt. Chandamma and (4) Sri. Lakshminarayana allotting by metes and bounds 16.25 Guntas.
40.	03/03/2017	Amended Final Decree passed in FDP No.1/2004 on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore, registered on 07/04/2017 as Document No.247/2017-18 in Book – I and stored in C.D.No.MDPD203, in the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore in favour of 1) Smt. Anusuyamma, 2) Sri. Suresh, 3) Sri. R. Srinivasa, 4) Smt. R. Nagaveni, 5) Smt. Lakshamma, 6) Sri. Kantharaj, 7) Sri. Nagendra Babu, 8) Sri. M.A. Muniraju, 9) Sri. M.A. Mohan, 10) Smt. Rathnamma and 11) Sri. Kodandaramaiah allotting by metes and bounds 16.25 Guntas.
41.	03/03/2017	Amended Final Decree passed in FDP No.1/2004 on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore, registered on 07/04/2017 as Document No.249/2017-18 in Book – I and stored in C.D.No.MDPD203, in the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore in the name of Smt. Jayamma allotting by metes and bounds 16.25 Guntas.
42.	03/03/2017	Amended Final Decree passed in FDP No.1/2004 on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore, registered on 18/04/2017 as Document No.472/2017-18 in Book – I and stored in C.D.No.MDPD203, in the Office of the Sub-Registrar, Shivajinagar, (Mahadevapura), Bangalore in the name of Sri.Vijayamurthy allotting by metes and bounds 16.25 Guntas.

For and on behalf of the Advocate

43.		Mutation Register Extract bearing M.R.No.H2/2017-18 issued by the Revenue Authorities.
44.	23/05/2018	Order passed in R.A.(B.E):216/2017-18 on the file of the Court of The Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
45.	06/08/2020	Order passed in Revision Petition No.139/2019 on the file of the Court of The Deputy Commissioner, Bangalore Urban District, Bangalore.
46.	01/03/2021	Decree passed in O.S.No.1652/2017 on the file of the Court of The Principal Senior Civil Judge, Bangalore Rural District, Bangalore.
47.	26/04/2019	Agreement to Sell entered into between Sri.R.Suresh and others in favour of M/s. SBR Group, registered as Document No.460/2019-20 in Book-I and stored in C.D.No.BDHD274, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore in respect of Property measuring 01 Acre 8.75 Guntas in Sy.No.121/2.
48.	26/06/2019	Agreement to Sell entered into between Smt.Subbalakshamma and others in favour of M/s. SBR Group, registered as Document No.1585/2019-20 in Book-I and stored in C.D.No.BDHD318, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli) in respect of Property measuring 00 Acre 12.18 Guntas in Sy.No.121/2.
49.	11/09/2021	Agreement to Sell entered into between Sri. H. Ramakrishnappa and others in respect of Property measuring 00 Acre 4.07 Guntas in Sy.No.121/2.
50.		Hissa Mojini issued by the Revenue Authorities.
51.		Mutation Register Extract bearing M.R.No.T1/2021-22 issued by the Revenue Authorities.

Kusuma R. Prasad

52.	02/09/2021	Official Memorandum/Order of Conversion bearing No.ALN(EBK)SR.18/2021-22/241929 in respect of Sy.No.121/2 issued by The Deputy Commissioner, Bangalore Urban District.
53.	02/09/2021	Official Memorandum/Order of Conversion bearing No.ALN(EBK)SR.14/2021-22/241889 in respect of Sy.No.121/5 issued by The Deputy Commissioner, Bangalore Urban District.
54.	02/09/2021	Official Memorandum/Order of Conversion bearing No.ALN(EBK)SR.16/2021-22/241927 in respect of Sy.No.121/6 issued by The Deputy Commissioner, Bangalore Urban District.
55.	02/09/2021	Official Memorandum/Order of Conversion bearing No.ALN(EBK)SR.25/2021-22/242790 in respect of Sy.No.121/7 issued by The Deputy Commissioner, Bangalore Urban District.
56.	01/10/2021	Sale Deed executed by Smt. Subbalakshamma and others, registered as Document No.2973/2021-22 in Book-I and stored in C.D.No.BDHD870, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore in respect of Property measuring 01 Acre 25 Guntas in Sy.No.121/2 (Old), New Sy.Nos.121/2, 121/5, 121/6 and 121/7.
57.	01/12/2021	Joint Development Agreement executed by M/s. SBC Landmark and another in favour of M/s. SBR Infra Buildtech, registered as Document No.4252/2021-22 in Book-I and stored in C.D.No.BDHD905, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore in respect of Property measuring 01 Acre 25 Guntas in Sy.No.121/2 (Old), New Sy.Nos.121/2, 121/5, 121/6 and 121/7.
58.	01/12/2021	General Power of Attorney executed by M/s. SBC Landmark and another in favour of M/s. SBR Infra Buildtech, registered as Document No.123/2021-22 in Book-IV and stored in C.D.No.BDHD904, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore in respect of Property measuring 01 Acre 25 Guntas in Sy.No.121/2 (Old), New Sy.Nos.121/2, 121/5, 121/6 and 121/7.

Kumara R. Subrahmanya

59.		Index of Lands and Record of Rights issued by the Revenue Authorities.
60.		Pahanies in respect of Property in Sy.No.121/2 issued by the Revenue Authorities for the period from 1974-75 to 1984-85, from 1990-91 to 2019-20.
61.		Akarbandh in respect of Sy.No.121/2 issued by the Revenue Authorities.
62.		Akarbandh in respect of Sy.Nos.121/2, 121/5, 121/6 and 121/7 issued by the Revenue Authorities.
63.	06/08/1942	Hissa Survey Tippani issued by the Revenue Authorities.
64.		Hissa Survey Pakka issued by the Revenue Authorities.
65.		Village Map of Seegehalli Village issued by the Revenue Authorities.
66.	04/12/2020	Nil Tenancy Certificate issued by The Tahsildar, Bangalore East Taluk, Bangalore District.
67.	22/10/2020	Endorsement issued by The Tahsildar, Bangalore East Taluk, Krishnarajapuram.
68.	25/01/2019	Endorsement issued by The Assistant Commissioner, Bangalore North Division, Bangalore.
69.	09/11/2020	Endorsement issued by The Assistant Commissioner, Bangalore North Division, Bangalore.
70.		Certificates of Encumbrances covering the period between 01/04/1958 and 31/03/1975 in respect of the Larger Property and Schedule Property and the period between 01/04/1974 and 19/01/2022 in respect of the Schedule Property issued by the Jurisdictional Sub-Registrar.

Kusuma R. Pruthi

:DESCRIPTION OF THE PROPERTY:

All that Property measuring 01 Acre 25 Guntas in Sy.No.121/2 (Old), New Sy.Nos.121/2, 121/5, 121/6 and 121/7 of Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District, duly converted for non-agricultural commercial purposes vide Official Memorandums'/Orders of Conversion bearing Nos.(1) A.L.N. (EBK) SR 18/2021-22 / 241929, (2) A.L.N. (EBK) SR 14/2021-22 / 241889, (3) A.L.N. (EBK) SR 16/2021-22 / 241927, and (4) A.L.N. (EBK) SR 25/2021-22 / 242790, all dated 02/09/2021 all issued by The Deputy Commissioner, Bangalore Urban District, Bangalore and the Property is bounded by:

East : Property in Sy.No.122/1;
West : Whitefield - Hoskote Road;
North : Property in Sy.No.121/1; and
South : Remaining Property in Sy.No.121/2 (New Sy.No.121/8)

SOURCE OF TITLE:

The Property referred to above will be hereinafter referred to as '**Schedule Property**' for convenience. The Schedule Property formed portion of Property measuring 03 Acres 10 Guntas in Sy.No.121/2 which is the '**Larger Property**' herein and was owned and possessed by Sri.Madappa (Son of Sri.Ramaiah) who had acquired the same from his ancestors and his name was mutated in the revenue records as owner and khatedar vide Record of Rights bearing R.R.No.225 issued by the Revenue Authorities. The Larger Property along with other properties were treated as the joint family properties of Sri. Madappa and thus he along with his brother Sri.Appaiah started enjoying the Larger Property as absolute owners. The Family Tree of the aforesaid Sri.Ramaiah by way of an Affidavit dated 15/12/2020 sworn to by his great grandson Sri.Prashanth.V (Son of Late Sri.A.Vijayamurthy) is produced and the same discloses that, Sri.Ramaiah married Smt.Lakshmamma and begot two children namely (1) Sri.Madappa and (2) Sri.Appaiah.

Thereafter, (1) Sri.Madappa and his children namely (1.a) Sri.S.Krishnappa, (1.b) Sri.S.Narayanappa and (1.c) Sri.Ramaiah and (2) Sri.Appaiah and his sons namely (2.a) Sri.A.Hanumanthappa and (2.b) Master.Vijayamurthy (minor represented by his father and natural guardian Sri.Appaiah) partitioned the joint family properties including the Larger Property in terms of a Partition Deed dated 04/08/1958, registered as Document No.1888/1958-59 in Book-I, Volume-912 at Pages 75 to 81, in the Office of the Sub-Registrar, Hoskote, wherein the Larger Property along with other properties were allotted to the share of Sri.Ramaiah and since then, Sri.Ramaiah started enjoying the Larger Property as owner and his name came to be mutated in the revenue records as owner and khatedar vide Record of Rights bearing R.R.No.370 issued by the Revenue Authorities. The Family Tree of the aforesaid Sri.Madappa by way of an Affidavit dated 24/01/2019 sworn to by his grandson Sri.Mohan (Son of Late Sri.Ramaiah) is produced and the same discloses that, Sri.Madappa married Smt.Nanjamma and begot three children namely (1) Sri.Krishnappa, (2) Sri. Narayanappa and (3) Sri. Ramaiah. The Family Tree of the aforesaid Sri.Appaiah by way of an Affidavit dated 11/08/2021 sworn to by his grandson Sri.Jayadev (Son of Smt. A. Jayamma and Late Sri. Ramaiah) is produced and the same discloses that, Sri. Appaiah married Smt.Lakshamma and begot four children namely (1.) Sri.A.Hanumanthappa, (2.) Smt.A.Gowramma, (3.) Smt.A.Jayamma and (4.) Sri.A.Vijayamurthy.

Later, Sri.Ramaiah (Son of Sri. Madappa) sold the northern portion of the Larger Property measuring 01 Acre 25 Guntas which is the '**Schedule Property**' herein in favour of Sri. A. Hanumanthappa (Son of Sri.Appaiah), in terms of a Sale Deed dated 19/02/1971, registered as Document No.3982/1970-71 in Book-I, Volume-1291 at Pages 158 and 159, in the Office of the Sub-Registrar, Hoskote and since then, Sri.A.Hanumanthappa started enjoying the Schedule Property as owner and his name

came to be mutated in the revenue records a owner and khatedar vide Record of Rights bearing R.R.No.640 issued by the Revenue Authorities. The remaining portion of the Larger Property measuring 01 Acre 25 Guntas in Sy.No.121/2 is not the subject matter of this opinion.

Further, Sri.A.Hanumanthappa sold the Schedule Property along with other properties in favour of his father Sri.Appaiah (Son of Sri.Ramaiah) in terms of a Sale Deed dated 06/07/1974, registered as Document No.2131/1974-75 in Book-I, Volume-1401 at Pages 76 to 79, in the Office of the Sub-Registrar, Hoskote and since then, Sri.Appaiah started enjoying the Schedule Property as absolute owner.

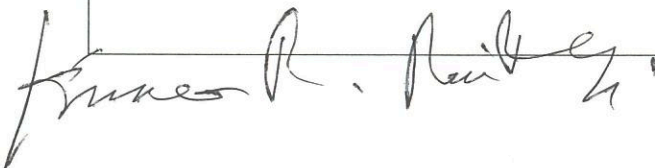
The said Sri.Appaiah died intestate, so also his wife Smt.Lakshamma died, leaving behind him, his children namely (1) Sri.A.Hanumanthappa, (2) legal heirs of his pre-deceased daughter Smt. A. Gowramma namely her husband (2a.) Sri. Krishnappa and her four children (2b.) Sri. Rajagopal, (2c.) Sri. Srikantaiah, (2d.) Smt. Shanthamma and (2e.) Sri. Kodandaramaiah, (3) Smt. A. Jayamma and (4) Sri. A. Vijayamurthy to succeed to his estate including the Schedule Property as owners. Further, I am made available the Non-Availability Certificates both dated 06/11/2020 issued by The Chief Registrar of Births and Deaths, Government of Karnataka and signed by the issuing authority The Tahsildar, Bangalore East Taluk, K.R.Puram which discloses that the date of birth and date of death of Sri.Appaiah and Smt. Lakshamma were not registered.

1. The aforesaid Sri.A.Hanumanthappa died intestate leaving behind him, his wife Smt.Balanagamma alias Chikkathayamma (who later died) and his four children namely (1) Smt.Subbalakshamma, (2) Sri. Ramakrishnappa, (3) Smt.Chandramma and (4) Sri.Lakshminarayana to succeed to his estate including his share in the Schedule Property. The Family Tree of Smt.Subbalakshamma by way of an Affidavit dated 25/06/2019 sworn to by



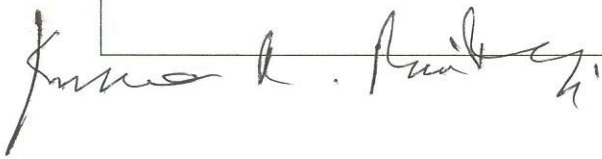
herself is produced and the same discloses that, Smt. Subbalakshmmamma was married to Sri. Venkataswamy and begot five children namely (1) Smt. Leelavathi, (2) Sri. Mohan Kumar, (3) Smt. Manjula, (4) Sri. Mohan Babu and (5) Smt. Anuradha. The Family Tree of Sri. Ramakrishnappa by way of an Affidavit dated 09/12/2020 sworn to by himself is produced and the same discloses that, Sri. Ramakrishnappa begot four children namely (1) Smt. Roopa, (2.) Smt. Kusuma. R, (3) Sri. Harish.R and (4) Sri. Kamalesh. R. The said Sri. Ramakrishnappa married Smt. Lakshmiddevamma. The Family Tree of Smt. Chandramma by way of an Affidavit dated 25/06/2019 sworn to by herself is produced and the same discloses that, Smt. Chandramma was married to Sri. Devaraj (no more) and begot four children namely (1) Smt. Lakshmi, (2) Sri. Arun Kumar, (3) Sri. Nataraj and (4) Smt. Chandrakala and the Family Tree of Sri. Lakshminarayana by way of an Affidavit dated 25/06/2019 sworn to by himself is produced and the same discloses that, Sri.Lakshminarayana married Smt. Shanthamma and begot two children namely (1) Sri. Dilip and (2) Ms.Jhansi Lakshmi and are collectively hereinafter referred to as the branch of the first sharers.

2. The aforesaid Smt.A.Gowramma who had pre-deceased her father Sri.Appaiah died intestate leaving behind her, her husband Sri. Krishnappa (who later died) and her four children namely (1) Sri. Rajagopal, (2) Sri. Srikantaiah, (3) Smt.Shanthamma and (4) Sri. Kodandaramaiah to succeed to her estate including her share in the Schedule Property. The Family Tree Certificate of Sri. K. Rajagopal issued by The Assistant Tahsildar, Kasaba Hobli, Anekal Taluk, Bangalore District discloses that, Sri. K. Rajagopal (no more as evidenced from the Death Certificate dated 30/10/2002 issued by The Chief Registrar of Births and Deaths, Government of Karnataka) married Smt.Anusuyamma (no more as evidenced from the Death Certificate dated



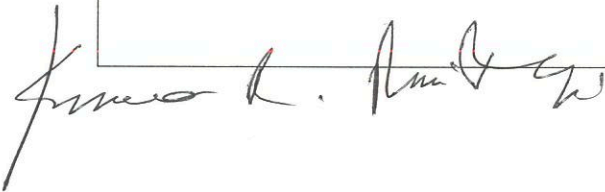
28/12/2017 issued by The Chief Registrar of Births and Deaths, Government of Karnataka) and begot three children namely (1) Sri. R. Suresh, (2) Sri. R. Srinivas and (3) Smt. Nagaveni. The Family Tree Certificate dated 04/11/2020 of Sri. Srikantaiah issued by The Assistant Tahsildar, Kasaba Hobli, Anekal Taluk, Bangalore District discloses that, Sri. Srikantaiah (no more as evidenced from the Death Certificate dated 19/10/2011 issued by The Chief Registrar of Births and Deaths, Government of Karnataka) married Smt. Lakshamma and begot two children namely (1) Sri. Kantharaju and (2) Sri. Nagendra Babu. The Family Tree Certificate of Smt. Shanthamma issued by The Assistant Tahsildar, Kasaba Hobli, Anekal Taluk, Bangalore District discloses that, Smt. Shanthamma (no more as evidenced from the Death Certificate dated 01/07/2008 issued by The Chief Registrar of Births and Deaths, Government of Karnataka) was married to Sri. M. Anjinappa and begot three children namely (1) Smt. A. Ratna, (2) Sri. M.A. Muniraju and (3) Sri. M.A. Mohan. The said Sri. M. Anjinappa is no more. The Family Tree Certificate of Sri. Kodandaramaiah issued by The Assistant Tahsildar, Kasaba Hobli, Anekal Taluk, Bangalore District discloses that, Sri. Kodandaramaiah married Smt. R. Sarojamma and begot four children namely (1) Smt. Gayithri, (2) Smt. Dhanalakshmi. K, (3) Smt. Komalavathi and (4) Sri. Kumaraswamy and are collectively hereinafter referred to as the branch of the second sharers.

3. The aforesaid, Smt. Jayamma started enjoying her share in the Schedule Property as owner thereof. The Family Tree of the Smt. Jayamma by way of an Affidavit dated 08/09/2021 sworn to by her son Sri. Jayadev is produced and the same discloses that, Smt. A. Jayamma was married to Sri. Ramaiah (no more as evidenced from the Death Certificate dated 27/12/1985 issued by The Chief Registrar of Births and Deaths, Government of Karnataka) and begot two children namely (1) Sri. Jayadev and (2) Smt. Susheelamma. The Family Tree

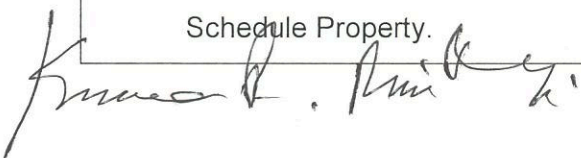


The aforesaid Sri.Vijayamurthy, during his lifetime had filed a suit in O.S. No.211/1983 against Smt.Balanagamma alias Chikkathayamma and others on the file of the Court of The Addl. II Munsiff, Bangalore Rural District, Bangalore, for partition and separate possession of his 1/4th share in the Schedule Property and other properties which came to be dismissed vide Judgement and Decree dated 03/02/1992. Being aggrieved by the said Judgement dated 03/02/1992, Sri. Vijayamurthy preferred a Regular Appeal in R.A.No.37/1992 against Smt.Balanagamma alias Chikkathayamma and other on the file of the Court of The I Addl. Civil Judge, Senior Division, Bangalore Rural District, Bangalore which also came to be dismissed vide Common Judgement dated 07/08/1999. Being aggrieved by the said Common Judgement dated 07/08/1999, Sri.Vijayamurthy preferred a Regular Second Appeal in RSA No.826/1999 against Smt.Balanagamma alias Chikkathayamma and others on the file of The Hon'ble High Court of Karnataka, Bangalore which Appeal came to be allowed vide Order dated 03/07/2003 and a Preliminary Decree to that effect was also drawn by The Hon'ble High Court. Being aggrieved by the said Order dated 03/07/2003, Sri. Ramakrishnappa, filed a Special Leave Petition in Civil Appeal Nos.2862-2863/2005 against Sri.Vijayamurthy and others before The Hon'ble Supreme Court of India, Civil Appellate Jurisdiction which came to be dismissed vide Order dated 09/11/2010.

The said Sri.Vijayamurthy had filed an application for passing of Final Decree by demarcating his share and to put him in separate possession of his 1/4th share in the Schedule Property in FDP No.1/2004 against Smt. Balanagamma alias Chikkathayamma and others on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore and upon contest the said Final Decree came to be allowed vide Order dated 13/12/2016 and each of the branch of the four sharers (each share measuring 16.25 Guntas) in the Schedule Property secured Final Decrees allotting their respective shares which also came to be registered as stated below:

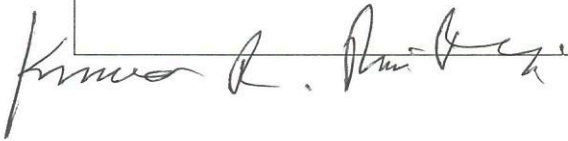


1. Final Decree passed in FDP No.1/2004 on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore, registered on 22/09/2021 as Document No.2639/2021-22 in Book-I and stored in C.D.No.BDHD859, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore in favour of (1) Smt. Subbalakshamma, (2) Sri. Ramakrishnappa, (3) Smt. Chandramma and (4) Sri. Lakshminarayana allotting by metes and bounds 16.25 Guntas in the Schedule Property;
2. Final Decree passed in FDP No.1/2004 on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore, registered on 07/04/2017 as Document No.247/2017-18 in Book – I and stored in C.D.No.MDPD203, in the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore in favour of 1) Smt. Anusuyamma, 2) Sri. Suresh, 3) Sri. R. Srinivasa, 4) Smt. R. Nagaveni, 5) Smt. Lakshamma, 6) Sri. Kantharaj, 7) Sri. Nagendra Babu, 8) Sri. M.A. Muniraju, 9) Sri. M.A. Mohan, 10) Smt. Rathnamma and 11) Sri. Kodandaramaiah allotting by metes and bounds 16.25 Guntas in the Schedule Property;
3. Final Decree passed in FDP No.1/2004 on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore, registered on 07/04/2017 as Document No.249/2017-18 in Book – I and stored in C.D.No.MDPD203, in the Office of the Sub-Registrar, Shivajinagar (Mahadevapura), Bangalore in the name of Smt. Jayamma allotting by metes and bounds 16.25 Guntas in the Schedule Property; and
4. Final Decree passed in FDP No.1/2004 on the file of the Court of The Principal Civil Judge, Bangalore Rural District, Bangalore, registered on 18/04/2017 as Document No.472/2017-18 in Book – I and stored in C.D.No.MDPD203, in the Office of the Sub-Registrar, Shivajinagar, (Mahadevapura), Bangalore in the name of Sri.Vijayamurthy allotting by metes and bounds 16.25 Guntas in the Schedule Property.



In the meantime, the names of each of the branch of the four sharers (each share measuring 16.25 Guntas) came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.H2/2017-18 issued by the Revenue Authorities which was challenged by Sri. Ramakrishnappa in R.A(B.E):216/2017-18 against The Tahasildar, Sri. Vijayamurthy and 15 others on the file of the Court of The Assistant Commissioner, Bangalore North Sub-Division, Bangalore which came to be dismissed vide Order dated 23/05/2018. Being aggrieved by the said Order dated 23/05/2018, Sri.Ramakrishnappa filed a Revision Petition No.139/2018-19 on the file of the Court of The Deputy Commissioner, Bangalore Urban District, Bangalore which also came to be dismissed vide Order dated 06/08/2020.

Further, one of the daughters of the aforesaid Sri.A.Hanumanthappa namely Smt.Chandramma filed a suit in O.S.No.1652/2017 against her siblings 1) Smt.Subbalakshmmamma, 2) Sri.Ramakrishnappa and 3) Sri. Lakshminarayana (all belonging to the branch of the first sharers) on the file of the Court of The Principal Senior Civil Judge, Bangalore Rural District, Bangalore for partition and separate possession of her 1/4th share in 16.25 Guntas in the Schedule Property. The said suit later came to be decreed on 01/03/2021 in terms of a Joint Compromise Petition filed by the parties thereto wherein the parties agreed to sell the said property jointly and share the sale proceeds in the ratio of 0.3 ½ Guntas to Smt. Chandramma, 0.4 ¾ Guntas to Sri. Ramakrishnappa, 0.4 ½ Guntas to Sri. Lakshminarayana and 0.3 ½ Guntas to Smt. Subbalakshmmamma. However, subsequent to the said Joint Compromise Petition the shares of the members of the branch of the first sharers were reascertained wherein Smt. Subbalakshmmamma and her family members, Smt. Chandramma and her family members and Sri. Lakshminarayana and his family members were together allotted 12.18 Guntas and Sri. Ramakrishnappa and his family members were allotted 4.07 Guntas who together sold their respective portion in the Schedule Property namely an extent of 16.25 Guntas in terms of Sale Deed dated 01/10/2021 referred to below.

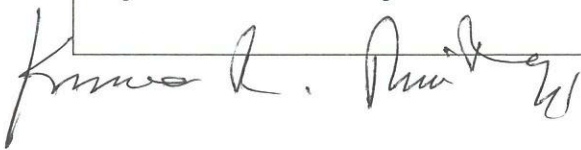


Meanwhile, the members of the branch of the second, third and fourth sharers (excluding Smt. Chandrakala and Sri. Murali of the branch of the third sharers) in terms of an Agreement to Sell dated 26/04/2019, registered as Document No. 460/2019-20 in Book-I and stored in C.D.No. BDHD274, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore together agreed to sell their respective portions in the Schedule Property in all measuring 01 Acre 8.75 Guntas in favour of M/s SBR Group. Thereafter, the members of the branch of the first sharers (excluding Sri.Ramakrishnappa and his family members) in terms of an Agreement to Sell dated 26/06/2019, registered as Document No.1585/2019-20 in Book-I and stored in C.D.No.BDHD318 in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore together agreed to sell 12.18 Guntas out of 16.25 Guntas in the Schedule Property in favour of M/s SBR Group.

Thus, in terms of the aforesaid Agreements to Sell dated 26/04/2019 and 26/06/2019 M/s SBR Group became entitled to complete the purchase of the property covered under the said agreements either in its favour or get the sale of the said property completed in favour of its nominees and by virtue of the said power, M/s SBR Group nominated M/s.SBC Landmark to complete the purchase of the said property.

Later, the remaining members of the branch of the first sharers viz., Sri. H. Ramakrishnappa and his family members in terms of an Agreement to Sell dated 11/09/2021 agreed to sell the remaining 4.07 Guntas out of 16.25 Guntas in the Schedule Property in favour of M/s.SBC Landmark.

The Larger Property in Sy.No.121/2 was re-surveyed by the Revenue Authorities and was subjected to phodi wherein each of the properties measuring 16.25 Guntas in Sy.No.121/2 was assigned with New Sy.Nos.121/2, 121/5, 121/6 and 121/7 respectively and the same came to be recorded in the revenue records vide Mutation Register Extract bearing M.R.No.T1/2021-22 issued by the Revenue Authorities.



Thereafter, each of the branch of the four sharers secured conversion of their respective extents of 16.4 or 16.25 Guntas of land each forming the entire Schedule Property for non-residential commercial purposes in terms of four Official Memorandums'/Orders of Conversion all issued by The Deputy Commissioner, Bangalore Rural District, Bangalore as detailed below and thereby the Schedule Property became fit for commercial purposes:

- a) Official Memorandum/Order of Conversion bearing No.ALN(EBK)SR 18/2021-22 / 241929 dated 02/09/2021 in respect of Sy.No.121/2;
- b) Official Memorandum/Order of Conversion bearing No.ALN(EBK)SR 14/2021-22 / 241889 dated 02/09/2021 in respect of Sy.No.121/5;
- c) Official Memorandum/Order of Conversion bearing No.ALN(EBK)SR 16/2021-22 / 241927 dated 02/09/2021 in respect of Sy.No.121/6;
- d) Official Memorandum/Order of Conversion bearing No.ALN(EBK)SR 25/2021-22 / 242790 dated 02/09/2021 in respect of Sy.No.121/7;

Later,

- the members of the branch of the first sharers viz., **(1)** Smt. Subbalakshmmamma along with her husband **(1a)** Sri. T.M. Venkataswami, and children **(1b)** Smt.T.V. Manjula, **(1c)** Smt. Leelavathi. T.V., **(1d)** Sri. T.V. Mohan Kumar, **(1e)** Sri. T.V. Mohan Babu, **(1f)** Miss Anuradha. T.V. **(2)** Sri. Ramakrishnappa along with his wife **(2a)** Smt.Lakshmiddevamma and children **(2b)** Sri. Harish.R, **(2c)** Sri. R. Kamalesh, **(2d)** Smt.Kusuma.S.R. and **(2e)** Smt. Roopa.S.R. **(3)** Smt.N.D. Chandramma and her children **(3a)** Smt. K.C. Lakshmi, **(3b)** Sri.D.Arun Kumar, **(3c)** Sri. Nataraj. D., **(3d)** Smt. Chandrakala. D, **(4)** Sri.Lakshminarayana. H. along with his wife **(4a)** Smt.Shanthamma, and children **(4b)** Sri. Dileep.L, and **(3c)** Miss. Jhansi Lakshmi. L.,
- the members of the branch of the second sharers viz., **(5)** Sri. R. Suresh, **(6)** Sri.R.Srinivasa, **(7)** Smt. Nagaveni, **(8)** Smt. Lakshmmamma, **(9)** Sri. Kanthraju, **(10)** Sri.S.Nagendra Babu, **(11)** Sri. M.A. Muniraju, **(12)** Sri. M.A. Mohan, **(13)**

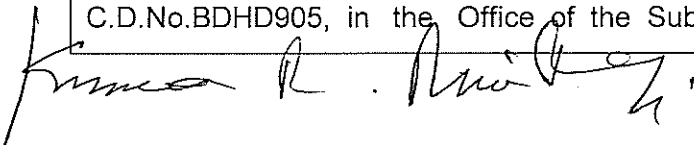
Kusuma R. Muniraju

Smt.A.Rathna, (14) Sri. Kodandaramaiah, (15) Smt. Sarojamma, (16) Smt.Gayithri, (17) Smt. Dhanalakshmi K (18) Smt. Komalavathi (19) Sri.K.Kumara Swamy,

- the members of the branch of the third sharers viz., (20) Smt. Jayamma, (21) Sri. Jayadeva, (22) Smt. Jayalakshmi (23) Sri. Nagaraj J, (24) Smt.Bhagyalakshmi. J. (25) Sri. N. Murali, (26) Smt. N. Chandrakala,
- and the members of the branch of the fourth sharers viz., (27) Smt. Nagamma, (28) Sri. Bhuvaneshwar, (29) Master Rakesh, (30) Kumari Kusuma, (31) Sri. V. Kantharaju, (32) Smt. V Rajeshwari, (33) Kumari Vishmitha. A., (34) Sri. V. Jagadeesh and (35) Sri.V.Prashanth as Sellers
- and M/s.SBR Group, the Agreement Holder as Confirming Party

together sold the Schedule Property in favour of M/s. SBC Landmark in terms of a Sale Deed dated 01/10/2021, registered as Document No.2973/2021-22 in Book-I and stored in C.D.No.BDHD870, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore and thus from the date of sale made in favour of M/s. SBC Landmark, they started enjoying the Schedule Property as owners thereof. A perusal of the contents of the Sale Deed disclose the facts narrated above and also recitals with regard to passing of title and possession to the aforesaid Purchasers M/s. SBC Landmark.

The said M/s.SBC Landmark along with adjacent land owner M/s.SBC Future entrusted the Schedule Property (along with adjacent land measuring 02 Acres 10 Guntas in Sy.Nos.122/1), in favour of M/s.SBR Infra Buildtech to develop the same into 'Mixed Use Development' in terms of a Joint Development Agreement dated 01/12/2021, registered as Document No.4252/2021-22 in Book-I and stored in C.D.No.BDHD905, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli),



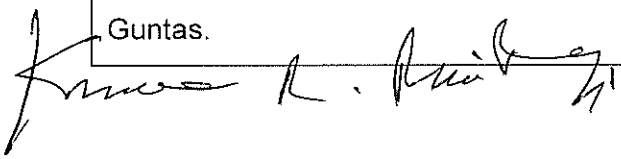
Bangalore and simultaneously empowered them to develop and also to sell their share of land and buildings in the Schedule Property in terms of a General Power of Attorney of even date registered as Document No.123/2021-22 in Book-IV and stored in C.D.No.BDHD904, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore. The parties to the aforesaid Joint Development Agreement agreed to share the land and built up areas in the ratios stipulated therein.

Regarding Revenue Records, Index of Lands issued by the Revenue Authorities in respect of Sy.No.121/2 discloses the names of Sri.Madappa and Sri.Ramaiah in respect of Property measuring 03 Acres 10 Guntas and the names of Sri.A.Hanumanthappa and Sri.Ramakrishnappa in respect of Property measuring 01 Acre 25 Guntas as khatedars. Record of Rights bearing R.R.Nos.225, 370, 640 and 671 issued by the Revenue Authorities in respect of Sy.No.121/2 reveals the name of Sri.Madappa, Sri.Ramaiah, Sri.A.Hanumanthappa and Sri.Ramakrishnappa as khatedars.

Pahanies in respect of Sy.No.121/2 issued by the Revenue Authorities for the period from 1974-75 to 1984-85, from 1990-91 to 2019-20 reveals the names of Sri.Ramaiah, Sri.A.Hanumanthappa, Sri.Ramakrishnappa, Sri.Vijayamurthy, Smt.Subbalakshamma, Sri. Ramakrishnappa, Smt. Chandramma, Sri.Lakshminarayana, Smt. Anusuyamma, Sri. Suresh, Sri. R.Srinivas, Smt.R.Nagaveni, Smt. Lakshamma, Sri. Kantharaj, Sri. Nagendrababu, Sri. M.A. Muniraju, Sri. M.A. Mohan, Smt. Rathnamma, Sri. Kodandaramaiah, Smt. Jayamma as khatedars during the relevant periods of time.

Akarbandh in respect of Sy.No.121/2 issued by the Revenue Authorities discloses the measurement of the Larger Property as per Pahanies.

Akarbandh in respect of Sy.Nos.121/2, 121/5, 121/6 and 121/7 issued by the Revenue Authorities discloses the measurement of each of the properties measuring 16.25 Guntas.



Hissa Survey Tippani dated 06/08/1942 and Hissa Survey Pakka issued by the Revenue Authorities discloses that the Property in Sy.No.121 measuring 04 Acres 34 Guntas was subjected to phodi and bifurcated into two portions i.e., Sy.Nos.121/1 and 121/2 and the Property measuring 01 Acre 24 Guntas owned and possessed by Sri.Choudappa was assigned with Sy.No.121/1 and remaining portion of the Property measuring 03 Acres 10 Guntas owned and possessed by Sri.Madappa was assigned with Sy.No.121/2 viz., the Larger Property.

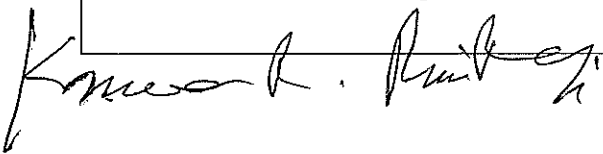
Village Map of Seegehalli Village issued by the Revenue Authorities discloses the location of the Property in Sy.No.121 in the said village.

Nil Tenancy Certificate dated 04/12/2020 issued by The Tahsildar, Bangalore East Taluk, Bangalore District discloses that there are no tenancy claims in respect of the Schedule Property.

Endorsement dated 22/10/2020 issued by The Tahsildar, Bangalore East Taluk, Krishnarajapuram discloses that the Pahanies for the period from 1967 to 1974 and from 1985 to 1990 and the Mutation Register Extract bearing M.R.No.21/1970-71 in respect of Sy.No.121/2 are not available in their office records.

Endorsement dated 25/01/2019 and 09/11/2020 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore discloses that there are no proceedings initiated for violation of the provisions of The Karnataka Scheduled Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Property in Sy.No.121/2.

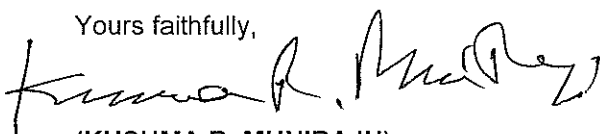
Certificates of Encumbrances covering the period between 01/04/1958 and 31/03/1975 in respect of the Larger Property and Schedule Property and the period between 01/04/1974 and 19/01/2022 in respect of the Schedule Property issued by the Jurisdictional Sub-Registrar discloses the transactions referred to above.



Thus on the basis of the documents referred to above and representations made and subject to my observations, I am of the opinion that **M/s. SBC LANDMARK** are the owners of the Schedule Property and their title to the same is clear and marketable and also free from all encumbrances during the said periods referred to above in the Encumbrance Certificates, however subject to the rights of **M/s.SBR INFRA BUILDTECH.**, under the Joint Development Agreement and General Power of Attorney both dated 01/12/2021. While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorised and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or forums or Government Offices in relation to the Schedule Property in respect of any litigations and no responsibility will be accepted by me in respect thereto or to any third party with regard to this opinion. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and further this opinion shall not be used as evidence in courts or other forums or Government/ Authorities.

Copies of all documents referred to above and furnished to me are returned herewith.

Yours faithfully,


(KUSUMA R. MUNIRAJU),
ADVOCATE.

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K. Thyagaraj • M.S. Sanjeeva Kumar • Geetha H. G. • B. N. Dileep Kumar
 Basavaraj. B.R. • N.L. Maheshwara Prasad • Nupur Kabra Mundhra • Rashmi. H • Amulya Sujit. B • Rashmi. R • Sunandeni. R

Date: 10/02/2022.

M/s.SBR INFRA BUILDTECH,
 Sy. No.24/5, Kadugodi – Hosakote Main Road,
 Seegehalli Village,
 Bidarahalli Hobli,
 BANGALORE – 560 067.

Sirs,

Sub: Title Opinion in respect of Property measuring 02 Acres 10 Guntas in Sy.No.122/1 situated at Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk (formerly Bangalore South Taluk earlier to that Hosakote Taluk), Bangalore Urban District duly converted from agricultural purposes to non-agricultural residential purposes vide Conversion Order bearing No.ALN (EBK) SR 15/2021-22 dated 02/09/2021 and bearing No.241926 issued by The Deputy Commissioner, Bangalore Urban District.

*_*_*_*_*_*

I am furnished with photocopies of the following documents and my opinion is as follows:

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.		Original Tippani issued by the Revenue Authorities.
2.		Record of Rights bearing R.R.No.226 issued by the Revenue Authorities.
3.	18/12/1976	Death Certificate of Sri.Channappa issued by the Chief Registrar of Births and Deaths.
4.		Inheritance Certificate bearing IHC No.24/1983-84 issued by the Revenue Authorities.
5.	24/03/1983	Memorandum of Partition entered into between Sri.Venkatappa and Sri.C.Ramakrishnappa.
6.		Mutation Register Extract bearing M.R.No.5/1993-94 issued by the Revenue Authorities.
7.		Family Tree of Sri.Channappa by way of an Affidavit sworn to by his son Sri.C.Ramakrishnappa before Notary.

Kusuma R. Muniraju

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 Website: www. kusumaadvocates.com

8.	20/11/2015	Judgment passed in O.S.No.100/2000 on the file of the 1 st Additional Civil Judge, Bangalore Rural District.
9.		Plaint, Written Statement and Order sheet in O.S.No.636/2002 on the file of the Civil Judge (Senior Division), Bangalore Rural District.
10.	15/09/2005	Compromise Petition filed under Order XXIII Rule 3 of The Code of Civil Procedure in O.S.No.636/2002 on the file of the Court of the 1 st Additional Civil Judge (Senior Division), Bangalore Rural District.
11.	15/09/2005	Final Decree drawn in O.S.No.636/2002 by The 1 st Additional Senior Civil Judge, Bangalore Rural District registered on 21/09/2021 as Document No.164/2021-22 in Book-IV and stored in C.D. No.KRID1311, in the Office of the Sub-Registrar, Shivajinagar (Krishnarajapuram), Bangalore in favour of Sri.C.Ramakrishnappa
12.	07/08/2020	Agreement to sell entered into between Sri.Ramakrishnappa alias C.Ramakrishnappa and seven others with M/s.SBR Group, registered as Document No.975/2020-21 in Book-I and stored in C.D.No.BDHD584, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore.
13.	02/09/2021	Conversion Order bearing No.ALN (EBK) SR 15/2021-22 and bearing No.241926 issued by The Deputy Commissioner, Bangalore Urban District.
14.	01/12/2021	Sale Deed executed by Sri.Ramakrishnappa alias C.Ramakrishnappa and seven others as Sellers and M/s.SBR Group as Confirming Party in favour of M/s.SBC Future, registered as Document No.4236/2021-22 in Book-I and stored in C.D.No.BDHD904, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore.
15.	01/12/2021	Joint Development Agreement entered into between M/s.SBC Future and another with M/s.SBR Infra Buildtech, registered as Document No.4252/2021-22 in Book-I and stored in C.D. No.BDHD905, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore.
16.	01/12/2021	General Power of Attorney executed by M/s.SBC Future and another in favour of M/s.SBR Infra Buildtech, registered as Document No.123/2021-22 in Book-IV and stored in C.D. No.BDHD904, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore.
17.		Index of Lands and Record of Rights issued by the Revenue Authorities.

[Handwritten signature]

18.		Pahanies for the period between 1974-75 and 2001-02 issued by the Revenue Authorities.
19.		Computerized Pahanies for the period between 2002-03 and 2010-11 issued by the Revenue Authorities.
20.	06/06/2011	Order passed by The Assistant Tahsildar, Bidarahalli, Bangalore East Taluk in Case No.RRT/CR.74/2011-12.
21.		Mutation Register Extract bearing M.R.No.32/2011-12 issued by the Revenue Authorities.
22.		Computerized Pahanies for the period between 2011-12 and 2021-22 issued by the Revenue Authorities.
23.	16/03/2020	Endorsement issued by The Tahsildar, Bangalore East Taluk, Bangalore.
24.		Atlas and Tippani issued by the Revenue Authorities.
25.		Original Tippani issued by the Revenue Authorities.
26.		Akarbandh issued by the Revenue Authorities.
27.		Village Map of Seegehalli Village issued by the Revenue Authorities.
28.	11/03/2020	Nil Tenancy Certificate issued by The Tahsildar, Bangalore East Taluk, Bangalore District.
29.	16/03/2020	Endorsement issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore stating that there are no proceedings initiated for violation of Sections 79-A and 79-B of The Karnataka Land Reforms Act, 1961.
30.	13/03/2020	Endorsement issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore stating that there are no proceedings initiated for violation of the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
31.		Tax Paid Receipts for the period from 2019-20 and 2021-22 issued by the Jurisdictional Village Accountant.
32.		Encumbrance Certificates for the period from 01/04/1955 to 08/12/2021 issued by the Jurisdictional Sub-Registrar in respect of the Property bearing Sy.No.122/1.
33.		Memorandum of Complaint filed in O.S.No.1420/2018 on the file of the Principal Civil Judge (Jr.Dn), Bangalore Rural, Bangalore.

Praveen A. Kumar

34.	19/01/2021	Memo filed by Sri.C.Ramakrishnappa and his son in O.S.No.1420/2018 on the file of the Principal Civil Judge (Jr.Dn) Bangalore Rural, Bangalore.
35.	21/01/2021	Order passed in O.S.No.1420/2018 on the file of the Principal Civil Judge (Jr.Dn) Bangalore Rural, Bangalore.
36.	27/01/2021	Memo filed by the heirs of Sri.Vijayamurthy in O.S.No.685/2018 on the file of the Court of the Principal Civil Judge, Bangalore Rural District.
37.	30/01/2021	Order passed in O.S.No.685/2018 on the file of the Court of the Principal Civil Judge, Bangalore Rural District.

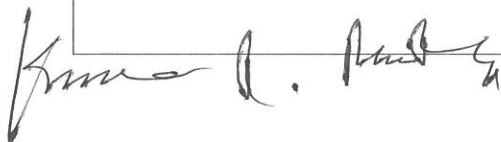
DESCRIPTION OF THE PROPERTY:-

All that Property measuring 02 Acres 10 Guntas in Sy.No.122/1 situated at Seegehalli Village, Bidarahalli Hobli, Bangalore East Taluk (formerly Bangalore South Taluk earlier to that Hosakote Taluk), Bangalore Urban District duly converted from agricultural purposes to non-agricultural residential purposes vide Conversion Order bearing No.ALN (EBK) SR 15/2021-22 dated 02/09/2021 and bearing No.241926 issued by The Deputy Commissioner, Bangalore Urban District and bounded by:-

East : Property bearing Sy.No.123;
 West : Property bearing Sy.No.121 (Old), New Sy.Nos.121/1 to 121/3 and 121/5 to 121/8;
 North : Property bearing Sy.No.120; and
 South : Property bearing Sy.No.122/2.

SOURCE OF TITLE :-

The Property described above will be hereinafter referred to as '**Schedule Property**' for convenience. The Schedule Property formed portion of Larger Property measuring 03 Acres 38 Guntas in Sy.No.122 of Seegehalli Village and the same was originally owned by Smt.Bhadra Kamma and Sri.Venkatappa also known as Doddavenkatappa (Son of Sri.Channappa) as evidenced from the Original Tippani dated 18/11/1920 issued by the Revenue Authorities. The said Sri.Venkatappa died intestate leaving behind him, his son by name Sri.Channappa to succeed to his estate including his share in the Larger Property and thus after the demise of Sri.Venkatappa, his son as aforesaid started enjoying the same as owner thereof.

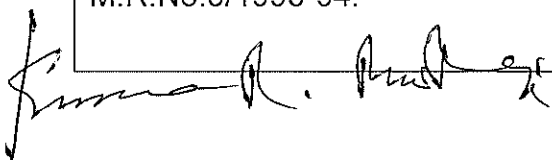


The Larger Property was subjected to phodi and re-survey on 18/08/1942 and was bifurcated into two portions viz., Sy.Nos.122/1 and 122/2 of Seegehalli Village. In the said Phodi/Resurvey, the actual extent of the Property owned by Sri.Channappa was ascertained as 02 Acres 10 Guntas viz., the northern portion of the Larger Property and the same was assigned with Sy.No.122/1, which is the '**Schedule Property**' herein and the name of Sri.Channappa came to be mutated in the revenue records as owner and khatedar in respect of the Schedule Property vide Record of Rights bearing R.R.No.226. The remaining southern portion of the Larger Property measuring 01 Acre 28 Guntas was assigned with Sy.No.122/2, which is not the subject matter of this title opinion.

The said Sri.Channappa had two wives namely (1) Smt.Nanjamma and (2) Smt.Chowdamma. From the first wife, Sri.Channappa had a son by name Sri.Venkatappa. From the second wife, Sri.Channappa had three children namely (1) Smt.Gowramma, (2) Sri.Ramakrishnappa also known as C.Ramakrishnappa (hereinafter referred to as 'C.Ramakrishnappa') and (3) Smt.Chowdamma. The wives of Sri.Channappa i.e., Smt.Nanjamma and Smt.Chowdamma are no more.

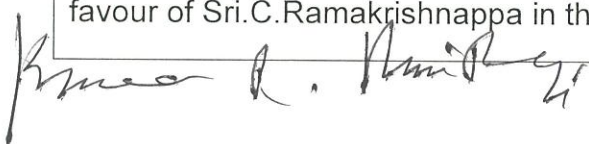
Sri.Channappa died intestate on 06/11/1974 (as evidenced from the Certificate of Death issued by the Chief Registrar of Births and Deaths) leaving behind him, his aforesaid four children to succeed to his estate including the Schedule Property and thus after the demise of Sri.Channappa, his aforesaid children started enjoying the same as owners thereof and the names of Sri.Venkatappa and Sri.C.Ramakrishnappa came to be mutated in the revenue records as owners and khatedars in respect of the Schedule Property vide Inheritance Certificate bearing IHC No.24/1983-84.

The aforesaid Sri.Venkatappa and his brother Sri.C.Ramakrishnappa later partitioned the family properties including the Schedule Property in terms of a Memorandum of Partition dated 24/03/1983, wherein the Schedule Property along with six other properties were allotted to the share of Sri.C.Ramakrishnappa and several other properties were allotted to the share of Sri.Venkatappa and thus from the date of allotment made in his favour, Sri.C.Ramakrishnappa started enjoying the Schedule Property as owner thereof and his name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing M.R.No.5/1993-94.



The said Sri.Venkatappa and his wife Smt.Lakshamma later died intestate leaving behind them, their four children namely (1) Sri.Jayaramaiah also known as Jayaram alias S.V.Jayaram, (2) Smt.Krishnamma, (3) Sri.Seenappa alias Srinivasa and (4) Sri.Channakeshava. The Family Tree of Sri.Channappa by way of an Affidavit sworn to by his son Sri.C.Ramakrishnappa before the Notary is produced and the same confirms the particulars of his aforesaid family members. It is pertinent to note that, in the bottom of the said Memorandum of Partition dated 24/03/1983, there is a reflection of suit filed in O.S.No.100/2000 on the file of the 1st Additional Civil Judge, Bangalore. I am made available with the Judgment of the said suit and the same is not related to the Schedule Property. The said suit was filed by Smt.Kamamma (wife of Late.Sri.Jayaramaiah and daughter-in-law of Late Sri.Venkatappa) and her son Sri.Muralidhar for mandatory injunction against one Smt.Chamundamma and another in respect of Property bearing Nos. (i) 113/113 (Old No.42) and (ii) 42 (Nos.125 and 95) of Seegehalli Village. In the said suit, Smt.Kamamma and her son admitted the partition effected between Sri.Venkatappa and Sri.C.Ramakrishnappa and also the passing of title of the properties allotted to them under the aforesaid Memorandum of Partition dated 24/03/1983.

Thereafter, Smt.Chowdamma (daughter of Late.Sri.Channappa and sister of Sri.C.Ramakrishnappa) filed a suit in O.S.No.636/2002 on the file of the Court of the Civil Judge (Senior Division), Bangalore Rural District at Bangalore for relief of partition and separate possession of her 1/3rd share in the Schedule Property against her brother Sri.C.Ramakrishnappa and the heirs of Late.Sri.Venkatappa namely Smt.Kamamma, Smt.Krishnamma, Sri.Srinivasa and Sri.Chennakeshava. Another sister of Sri.C.Ramakrishnappa and daughter of Late.Sri.Channappa namely Smt.Gowamma and her husband Sri.Ramaiah had died with no issues and hence they were not parties to the said suit. The said suit later came to be decreed in terms of a Compromise Petition, wherein Smt.Chowdamma released and relinquished all her right, title, interest and ownership in the Schedule Property in favour of her brother Sri.C.Ramakrishnappa in the said suit by receiving certain agreed sums and the heirs of Late.Sri.Venkatappa i.e., Smt.Kamamma and three others released and relinquished all their right, title, interest and ownership in the Schedule Property in favour of Sri.C.Ramakrishnappa in the said suit by receiving certain agreed sums.

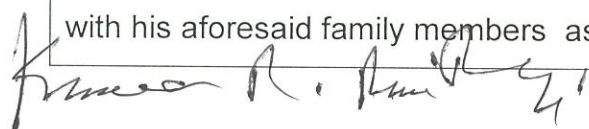


Pursuant to the aforesaid settlement, the 1st Additional Senior Civil Judge, Bangalore Rural District, Bangalore passed a Final Decree on 15/09/2005 which was duly registered on 21/09/2021 as Document No.164/2021-22 in Book-IV and stored in C.D.No.KRID 1311, in the Office of the Sub-Registrar, Shivajinagar (Krishnarajapuram), Bangalore in favour of Sri.C.Ramakrishnappa and thereby he became entitled to the Schedule Property and his title to the same was further perfected. It is pertinent to note that, although the measurement of the Schedule Property in the suit filed by Smt.Chowdamma is shown as 04 Acres 20 Guntas instead of 02 Acres 10 Guntas in Sy.No.122/1 which was not amended. The said discrepancy in the measurement will not affect the title of the present owners as the said Sri.C.Ramakrishnappa (Defendant No.1 in the said suit) has correctly narrated the measurement in para 12 of his written statement as 02 Acres 10 Guntas in Sy.No.122/1 and later in a compromise entered into between the parties to the said suit, Smt.Chowdamma accepted all the averments made in the said written statement in para 2 of the Compromise Petition and also admitted that she has no manner of right, title, interest or possession of any kind over the Schedule Property or any portion thereof.

Thereafter (1) Sri.C.Ramakrishnappa along with his wife (2) Smt.Chowdamma and his children and grandchildren namely (3) Sri.R.Channakrishnappa, (3.a) Sri.C.Rohith, (3.b) Kum.Bindhu.C, (4) Sri.Jayakumar.R, (4.a) Sri.Vinod.J, (4.b) Master.Harsha.J agreed to sell the Schedule Property in favour of M/s.SBR Group in terms of an Agreement to Sell dated 07/08/2020, registered as Document No.975/2020-21 in Book-I and stored in C.D.No.BDHD584, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore.

Thereafter Sri.C.Ramakrishnappa secured conversion of the Schedule Property from agricultural purposes to non-agricultural residential purposes vide Conversion Order bearing No.ALN (EBK) SR 15/2021-22 dated 02/09/2021 and bearing No.241926 issued by The Deputy Commissioner, Bangalore Urban District and thereby the Schedule Property ceased to be an agricultural land and became fit for non-agricultural residential purposes.

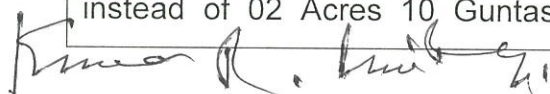
The said Agreement Holder i.e., M/s.SBR Group later nominated M/s.SBC Future as buyers of the Schedule Property. Accordingly, Sri.C.Ramakrishnappa along with his aforesaid family members as Sellers and M/s.SBR Group as Confirming



Party sold the Schedule Property in favour of M/s.SBC Future, A Partnership Firm in terms of a Sale Deed dated 01/12/2021, registered as Document No.4236/2021-22 in Book-I and stored in C.D.No.BDHD 904, in the Office of the Sub-Registrar, Shivajinagar, (Bidarahalli), Bangalore and thus from the date of sale made in its favour, M/s.SBC Future started enjoying the Schedule Property as owners thereof.

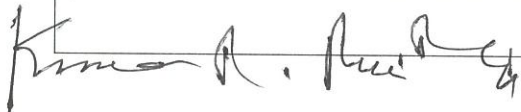
The said M/s.SBC Future along with adjacent land owner M/s.SBC Landmark entrusted the Schedule Property (along with adjacent land measuring 01 Acre 25 Guntas in Sy.Nos.121/2 (Old), New Sy.Nos.121/2, 121/5, 121/6 and 121/7) in favour of M/s.SBR Infra Buildtech to develop the same into 'Mixed Use Development' in terms of a Joint Development Agreement dated 01/12/2021, registered as Document No.4252/2021-22 in Book-I and stored in C.D.No.BDHD905, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore and simultaneously empowered them to develop and also to sell their share of land and buildings in the Schedule Property in terms of a General Power of Attorney of even date registered as Document No.123/2021-22 in Book-IV and stored in C.D.No.BDHD904, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bangalore. The parties to the aforesaid Joint Development Agreement agreed to share the land and built up areas in the ratios stipulated therein.

Regarding Revenue Documents, Index of Lands and Record of Rights bearing R.R.No.226 issued by Revenue Authorities reveals the name of Sri.Channappa as owner and khatedar in respect of the Schedule Property during the relevant period of time. Pahanies for the period between 1974-75 and 2001-02 issued by Revenue Authorities reveals the names of Sri.Channappa, Sri.Venkatappa, Sri.C.Ramakrishnappa as owners and khatedars in respect of the Schedule Property during the relevant periods of time and the same do not disclose any tenancy or other claims in respect of the Schedule Property. Computerized Pahanies for the period between 2002-03 and 2010-11 issued by the Revenue Authorities reveals the name of Sri.C.Ramakrishnappa as owner and khatedar in respect of the Schedule Property. It is relevant to note that, while mentioning the measurement of the Schedule Property in Column No.9 of the said Pahanies for the period between 2002-03 and 2010-11 it was mentioned as 01 Acre 10 Guntas instead of 02 Acres 10 Guntas which came to be rectified vide Order dated



06/06/2011 passed by The Assistant Tahsildar, Bidarahalli, Bangalore East Taluk in Case No.RRT/CR.74/2011-12 and the same came to be recorded in the revenue records vide Mutation Register Extract bearing M.R.No.32/2011-12. Computerized Pahanies for the period between 2011-12 and 2021-22 issued by the Revenue Authorities reveals the name of Sri.C.Ramakrishnappa as owner and khatedar in respect of the Schedule Property and the same do not disclose any claims in respect of the said property during the said period. The Tahsildar, Krishnarajapuram, Bangalore East Taluk vide his Endorsement dated 16/03/2020 stated that the Pahanies for the period from 1969 to 1974 and from 1985 to 1999 are not available in his office records. Atlas issued by the Revenue Authorities shows the shape of the Larger Property. Tippani confirms that, Smt.Bhadra Kamma and Sri.Venkatappa as Khatedars in respect of the Larger Property. Original Tippani issued by the Revenue Authorities discloses that the Property bearing Sy.No.122 was subjected to phodi and was bifurcated into two portions viz., 122/1 and 122/2, wherein the Schedule Property was assigned with Sy.No.122/1 of Seegehalli Village. Akarbandh confirms the measurement of the Schedule Property as per Pahanies. Village Map of Seegehalli Village shows the location of the Larger Property in the said village. Nil Tenancy Certificate dated 11/03/2020 issued by The Tahsildar, Bangalore East Taluk stating that there are no tenancy claims in respect of the Schedule Property. Endorsement dated 16/03/2020 issued by The Assistant Commissioner, Bangalore North Sub-Division stating that there are no proceedings initiated for violation of Sections 79-A and 79-B of The Karnataka Land Reforms Act, 1961 in respect of the Schedule Property. Endorsement dated 13/03/2020 issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore stating that there are no proceedings initiated for violation of the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of the Schedule Property. The Property taxes in respect of the Schedule Property stands paid as evidenced from Tax Paid Receipts dated 03/06/2015, 21/03/2020 and 24/08/2021 issued by Revenue Authorities.

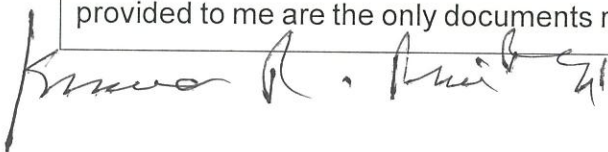
Certificates of Encumbrances for period between 01/04/1955 and 08/12/2021 issued by the Jurisdictional Sub-Registrar in respect of the Schedule Property are produced and the same discloses the transactions referred to above.



It is relevant to note that, Sri.C.Ramakrishnappa and his son Sri.R.Jayakumar filed a suit for declaration and injunction in O.S.No.1420/2018 on the file of the Court of the Principal Civil Judge (Jr.Dn) Bangalore Rural, Bangalore against adjacent land owners viz., (1) Sri.Vijayamurthy, (2) Smt.Balanagamma alias Chikkathayamma, (3) Smt.Subbalakshmmamma, (4) Sri.Ramakrishnappa, (5) Smt.Chandramma, (6) Sri.Lakshminarayana, (7) Smt.Anasuyamma, (8) Sri.Suresh, (9) Smt.R.Nagaveni, (10) Sri.Srinivas, (11) Smt.Lakshmmamma, (12) Sri.Kantharaj, (13) Sri.Nagendra Babu, (14) Sri.M.A.Muniraju, (15) Sri.M.A.Mohan, (16) Smt.Rathnamma, (17) Sri.Kodandaramaiah and (18) Smt.Jayamma for declaring that the Property measuring East to West 300 Feet and North to South 15 Feet out of 01 Acre 25 Guntas in Sy.No.121/2 situated at Seegehalli Village as the way to access the Schedule Property, having easement of right of way and to grant permanent injunction. However, the said suit came to be dismissed vide Order dated 21/01/2021 as not pressed in view of the settlement arrived vide Memo dated 19/01/2021 filed by Sri.C.Ramakrishnappa and his son Sri.R.Jayakumar stating that they may be permitted to withdraw the suit in view of the matter having settled out of court.

The said Sri.Vijayamurthy filed a suit in O.S.No.80/2018 on the file of the Court of the Vacation Court, Bangalore Rural against Sri.C.Ramakrishnappa for permanent injunction restraining the defendant or anyone from obstructing the construction of compound wall on the Property bearing Sy.No.121/2. The said suit was later transferred on the file of the Court of the Principal Civil Judge, Bangalore Rural District, Bangalore and was renumbered as O.S.No.685/2018 which came to be dismissed vide Order dated 30/01/2021 as not pressed in view of the settlement arrived vide Memo dated 27/01/2021 filed by the legal heirs of Sri.Vijayamurthy.

Thus on the basis of the documents referred to above and representations made and subject to my observations, I am of the opinion that **M/s.SBC FUTURE** are the owners of the Schedule Property and its title to the same is clear and marketable and also free from all encumbrances during the said periods referred to above in the Encumbrance Certificates, however subject to the rights of **M/s.SBR INFRA BUILDTECH.**, under the Joint Development Agreement and General Power of Attorney both dated 01/12/2021. While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed



the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorised and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or forums or Government Offices in relation to the Schedule Property in respect of any litigations and no responsibility will be accepted by me in respect thereto or to any third party with regard to this opinion. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and further this opinion shall not be used as evidence in courts or other forums or Government/ Authorities.

Copies of all documents referred to above and furnished to me are returned herewith.

Yours faithfully,



**(KUSUMA R. MUNIRAJU),
ADVOCATE.**