

TITLE DUE DILIGENCE REPORT**A. DESCRIPTION OF PROPERTY**

The property which forms the subject matter of this title report comprises of various parcels of lands converted for residential purpose, totally measuring 4 Acres 28 Guntas situated in Gonighattapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District and comprises of the following parcels of lands : -

Parcel-A

Land bearing Survey No. 91/5 measuring 17 Guntas bounded on the:

East by : Land comprised in Survey No. 91/4;
West by : Land comprised in Survey No. 90/3;
North by : Land comprised in Survey No. 91/9; and
South by : Road.

Parcel-B

Land bearing Survey No. 91/7 measuring 4½ Guntas bounded on the:

East by : Land comprised in Survey No. 91/6;
West by : Land comprised in Survey No. 90/2A;
North by : Land comprised in Survey No. 91/1; and
South by : Land comprised in Survey No. 91/9.



Parcel-C

Land bearing Survey No. 91/9 measuring 13½ Guntas bounded on the:

- East by : Land comprised in Survey No. 91/8;
- West by : Land comprised in Survey No. 90/2B;
- North by : Land comprised in Survey No. 91/7; and
- South by : Land comprised in Survey No. 91/5.

Parcel-D

Land bearing Survey No. 91/4 measuring 18 Guntas bounded on the:

- East by : Land comprised in Survey No. 91/3;
- West by : Land comprised in Survey No. 91/5;
- North by : Land comprised in Survey No. 91/8; and
- South by : Road.

Parcel-E

Land bearing Survey No. 91/6 measuring 4½ Guntas bounded on the:

- East by : Land comprised in Survey No. 91/2A;
- West by : Land comprised in Survey No. 91/7;
- North by : Land comprised in Survey No. 91/1; and
- South by : Land comprised in Survey No. 91/8.

Parcel-F

Land bearing Survey No. 91/8 measuring 13½ Guntas bounded on the:

- East by : Land comprised in Survey No. 91/2B;
- West by : Land comprised in Survey No. 91/9;
- North by : Land comprised in Survey No. 91/6; and
- South by : Land comprised in Survey No. 91/4.

Parcel-G

Land bearing Survey No. 90/4 measuring 17 Guntas bounded on the:

- East by : Land comprised in Survey No. 90/3;
- West by : Land comprised in Survey No. 90/5;
- North by : Land comprised in Survey No. 90/8; and
- South by : Road.

Parcel-H

Land bearing Survey No. 90/6 measuring 3½ Guntas bounded on the:

- East by : Land comprised in Survey No. 90/2A;
- West by : Land comprised in Survey No. 90/7;
- North by : Land comprised in Survey No. 90/1; and
- South by : Land comprised in Survey No. 90/8.

Parcel-I

Land bearing Survey No. 90/8 measuring 15½ Guntas bounded on the:

- East by : Land comprised in Survey No. 90/2B;
- West by : Land comprised in Survey No. 90/9;
- North by : Land comprised in Survey No. 90/6; and
- South by : Land comprised in Survey No. 90/4.

Parcel-J

Land bearing Survey No. 90/2A measuring 3 Guntas bounded on the:

- East by : Land comprised in Survey No. 91/7;
- West by : Land comprised in Survey No. 90/6;
- North by : Land comprised in Survey No. 90/1; and
- South by : Land comprised in Survey No. 90/2B.



Parcel-K

Land bearing Survey No. 90/2B measuring 15 Guntas bounded on the:

- East by : Land comprised in Survey No. 91/9;
- West by : Land comprised in Survey No. 90/8;
- North by : Land comprised in Survey No. 90/2A; and
- South by : Land comprised in Survey No. 90/3.

Parcel-L

Land bearing Survey No. 90/3 measuring 18 Guntas bounded on the:

- East by : Land comprised in Survey No. 91/5;
- West by : Land comprised in Survey No. 90/4;
- North by : Land comprised in Survey No. 90/2B; and
- South by : Road.

Parcel-M

Land bearing Survey No. 90/5 measuring 17 Guntas bounded on the:

- East by : Land comprised in Survey No. 90/4;
- West by : Land comprised in Survey No. 54;
- North by : Land comprised in Survey No. 90/9; and
- South by : Road.

Parcel-N

Land bearing Survey No. 90/7 measuring 3½ Guntas bounded on the:

- East by : Land comprised in Survey No. 90/6;
- West by : Land comprised in Survey No. 54;
- North by : Land comprised in Survey No. 90/1; and
- South by : Land comprised in Survey No. 90/9.



Parcel-O

Land bearing Survey No. 90/9 measuring 14½ Guntas bounded on the:

- East by : Land comprised in Survey No. 90/8;
- West by : Land comprised in Survey No. 54;
- North by : Land comprised in Survey No. 90/7; and
- South by : Land comprised in Survey No. 90/5.

The aforesaid Parcel – A to Parcel – O, forming the subject matter of this Title Due Diligence Report comprise of a contiguous parcel of land totally measuring 4 Acres 28 Guntas and are hereinafter collectively referred to as the “**Property**”, which is bounded as follows:

- East by : Lands comprised in Survey Nos. 91/2A, 91/2B and 91/3 owned by Smt. Puttamma;
- West by : Land bearing Survey No. 54;
- North by : Lands comprised in Survey Nos. 90/1 and 91/1; and
- South by : Road.

B. DISCLAIMER

The information in this title report is derived solely from a review of the available documents and the information furnished to us and has not been independently validated in any statutory or other offices. Except where apparent from the available documents, we have assumed that (a) all copies provided to us conform to the originals and are accurate and complete; (b) where relevant, all documents provided to us were validly authorized and executed so that they are valid and binding on each party thereto; and (c) apart from the available documents, there are no other relevant documents or information that would impact our observations and conclusions reflected in this title report.



C. DOCUMENTS EXAMINED

In connection with the above, we have been provided with and have examined the photocopies of the following documents:

No.	Particulars
1.	Extract of the Record of Rights reflecting entry bearing RR No. 176;
2.	Extract of the Record of Rights reflecting entry bearing RR No. 179;
3.	Extract of the Record of Rights reflecting entry bearing RR No. 177;
4.	Extract of the Record of Rights reflecting entry bearing RR No. 180;
5.	Hissa Survey Tippani issued in respect of lands bearing Survey Nos. 90/1, 90/2 and 90/3;
6.	Hissa Survey Tippani issued in respect of lands bearing Survey Nos. 91/1, 91/2 and 91/3;
7.	Endorsement dated October 27, 2022, issued by the Tahsildar, Anekal Taluk;
8.	Endorsement dated October 27, 2022, issued by the Tahsildar, Anekal Taluk;
9.	Certified copy of Sale Deed September 13, 1952, executed by Ramaiah, son of Muneppa, in favour of Papaiah, son of Siddappa, in respect of lands comprised in Survey No. 90/2, measuring 1 Acre 15 Guntas and Survey No. 91/2, measuring 1 Acre 15 Guntas, registered as Document No. 1432/52-53, Book – I, Volume 682, at Pages 10 to 12, in the office of the Sub-Registrar, Anekal;



10. Extract of the Mutation Register reflecting entry bearing MT No. 4/52-53;
11. Extract of the Record of Rights reflecting entry bearing RR No. 251;
12. Extract of the Record of Rights reflecting entry bearing RR No. 252;
13. Certified copy of Sale Deed September 13, 1952, executed by Hanumaiah, son of Muneppa, in favour of Papaiah, son of Siddappa registered as Document No. 1434/52-53, Book – I, Volume 682, at Pages 12 to 14, in the office of the Sub-Registrar, Anekal in respect of lands comprised in Survey No. 90/3, measuring 1 Acre 12 Guntas and Survey No. 91/3, measuring 1 Acre 12 Guntas;
14. Extract of the Mutation Register reflecting entry bearing MT No. 6/52-53;
15. Extract of the Record of Rights reflecting entry bearing RR Nos. 255;
16. Extract of the Record of Rights reflecting entry bearing RR No. 256;
17. Certified copy of Sale Deed dated September 29, 1958, executed by Papaiah, son of Siddappa, in favour of Nanjappa, son of Venkatappa registered as Document No. 2482/58-59, Book – I, Volume 830, at Pages 218 to 220, in the office of the Sub-Registrar, Anekal in respect of lands comprised in Survey No. 90/2, measuring 39 Guntas (out of 1 Acre 16 Guntas); Survey No. 90/3, measuring 1 Acre 12 Guntas; Survey No. 91/2, measuring 39 Guntas (out of 1 Acre 17 Guntas); and Survey No. 91/3, measuring 1 Acre 13 Guntas;
18. Hissa Survey Tippani issued in respect of land bearing Survey Nos. 90/2A, 90/2B, 91/2A and 91/2B;




19. Karnataka Revision Settlement Akarband issued in respect of Survey No. 90/2A;
20. Karnataka Revision Settlement Akarband issued in respect of Survey No. 90/2B;
21. Karnataka Revision Settlement Akarband issued in respect of Survey No. 91/2A;
22. Karnataka Revision Settlement Akarband issued in respect of Survey No. 91/2B;
23. Certified copy of Sale Deed dated January 20, 1962, executed by Papaiah, son of Siddappa, in favour of Nanjappa, son of Venkatappa registered as Document No. 2643/61-62, Book – I, Volume 936, at Pages 91 and 92, in the office of the Sub-Registrar, Anekal in respect of land comprised in Survey No. 90/2, measuring 17 Guntas and Survey No. 91/2, measuring 18 Guntas;
24. Panchayath Parikath dated February 14, 1972, entered between (i) Munivenkatappa, Chikkanaiah, Mariyappa, Yellappa and Kempanna, all sons of Late Nanjappa, inter alia in respect of the Property;
25. Extract of the Mutation Register reflecting entry bearing MR No. 31/2005-06;
26. Extract of the Mutation Register reflecting entry bearing MR No. 32/2005-06;
27. Extract of the Mutation Register reflecting entry bearing MR No. 87/2005-06;



28. Extract of the Mutation Register reflecting entry bearing MR No. 7/2006-07;
29. Extract of the Mutation Register reflecting entry bearing MR No. H17/2012-13;
30. Extract of the Mutation Register reflecting entry bearing MR No. H18/2012-13;
31. Extract of the Mutation Register reflecting entry bearing MR No. H23/2021-22;
32. Extract of the Mutation Register reflecting entry bearing MR No. T47/2021-22;
33. Extract of the Mutation Register reflecting entry bearing MR No. T46/2021-22;
34. Partition Deed dated May 27, 2022, entered between Ambuja, wife of D. M. Ramachandra, D. M. Rajendra, son of Late Munivenkatappa, D. M. Prakash, son of Munivenkatappa (*as first party*); Srinivasa Murthy, son of Late Chikkanaiah (*as second party*); Puttamma, wife of Late Mariyappa (*as third party*); Y. Srinivas, son of Yellappa (*as fourth party*); Byramma, wife of Late Kempanna (*as fifth party*); and Lakshman Kumar, son of Munivenkatappa and Y. Ramachandra, son of Muniyellappa (*as sixth party*), registered as Document No. SRJ-1-01826-2022-23, Book – I, stored in CD No. SRJD1124, in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru;
35. Extract of the Mutation Register reflecting entry bearing MR No. H44/2021-22;
36. Genealogical Tree of Venkatappa;



37. Genealogical Tree of Munivenkatappa, son of Nanjappa;
38. Genealogical Tree of Chikkannaiah, son of Nanjappa;
39. Genealogical Tree of Yellappa, son of Nanjappa;
40. Genealogical Tree of Kempanna, son of Nanjappa;
41. Genealogical Tree of Akkamma, daughter of Venkatappa;
42. Release Deed dated December 2, 2022, executed by Rajeshwariamma, Shashikala, Bhagyamma, Manjulamma and C. M. Komala (daughters of Late Munivenkatappa) in favour of Narayanamma, wife of Late Srinivas; Kamalesh D. M. son of Late Munivenkatappa, Ambuja, wife of Late D. M. Ramachandra, Rajendra D. M., son of Late Munivenkatappa, C. M. Ramanarayana, son of Late Munivenkatappa, and D. M. Prakash, son of Late Munivenkatappa, registered as Document No. SRJ-1-07182-2022-23, Book – I, stored in CD No. SRJD1262, in the office of the Sub-Registrar, Sarjapura (Basavanagudi), Bengaluru;
43. Final Decree dated October 7, 2016 passed by the Court of Senior Civil Judge and JMFC, Anekal, in proceedings bearing O. S. No. 2375/2006, the document registered as No. ABL-1-00028-2017-18, Book – I, stored in CD No. ABLD294, in the office of the Sub-Registrar, Attibele, Anekal;
44. Sale Deed dated September 29, 2022, executed by Byamma, wife of Late Kempanna; Venkataraju, son of Late Kempanna; Soujanya, daughter of Venkataraju; Rishi, son of Venkataraju; C. K. Gopi, son of Late Kempanna; C. G. Shreya, daughter of C. K. Gopi; C. G. Nandan, son of C. K. Gopi; C. K. Sridhar, son of Late Kempanna (for self and as natural guardian to his minor son Aryan); C. K. Padma, daughter of



Late Kempanna; Vaishnavi, daughter of C. K. Padma; C. K. Nanda, daughter of Late Kempanna; and Tulasi S. Gurikar, daughter of C. K. Nanda, in favour of Nanja Reddy, son of Muniswamy Reddy, in respect of Parcel-J, Parcel-K and Parcel-L, registered as Document No. SRJ-1-05410-2022-23, Book – I, stored in CD No. SRJD1217, in the office of the Sub-Registrar, Basavanagudi (Sarjapura), Bengaluru;

45. Genealogical Tree of Nanja Reddy, son of Muniswamy Reddy;
46. Hissa Survey Tippani issued in respect of sub-division of Survey No. 90/2A into new Survey Nos. 90/2A, 90/6 and 90/7;
47. Hissa Survey Tippani issued in respect of sub-division of Survey No. 90/2B into new Survey Nos. 90/2B, 90/8 and 90/9;
48. Hissa Survey Tippani issued in respect of sub-division of Survey No. 90/3 into new Survey Nos. 90/3, 90/4 and 90/5;
49. Hissa Survey Tippani issued in respect of sub-division of Survey No. 91/2A into new Survey Nos. 91/2A, 91/6 and 91/7;
50. Hissa Survey Tippani issued in respect of sub-division of Survey No. 91/2B into new Survey Nos. 91/2B, 91/8 and 91/9;
51. Hissa Survey Tippani issued in respect of sub-division of Survey No. 91/3 into new Survey Nos. 91/3, 91/4 and 91/5;
52. Official Memorandum bearing No. ALN(A)(S)/SR-83/22-23, 395398, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-J;



53. Official Memorandum bearing No. ALN(A)(S)/SR-84/22-23, 395394, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-K;
54. Official Memorandum bearing No. ALN(A)(S)/SR-85/22-23, 395397, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-L;
55. Official Memorandum bearing No. ALN(A)(S)/SR-93/22-23, 395396, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-G;
56. Official Memorandum bearing No. ALN(A)(S)/SR-80/22-23, 395391, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-M;
57. Official Memorandum bearing No. ALN(A)(S)/SR-92/22-23, 395388, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-H;
58. Official Memorandum bearing No. ALN(A)(S)/SR-81/22-23, 395387, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-N;
59. Official Memorandum bearing No. ALN(A)(S)/SR-94/22-23, 395383, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-I;
60. Official Memorandum bearing No. ALN(A)(S)/SR-82/22-23, 395395, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-O;



61. Official Memorandum bearing No. ALN(A)(S)/SR-97/22-23, 395396, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-D;
62. Official Memorandum bearing No. ALN(A)(S)/SR-90/22-23, 395389, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-A;
63. Official Memorandum bearing No. ALN(A)(S)/SR-96/22-23, 395384, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-E;
64. Official Memorandum bearing No. ALN(A)(S)/SR-91/22-23, 395390, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-B;
65. Official Memorandum bearing No. ALN(A)(S)/SR-95/22-23, 395381, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-F;
66. Official Memorandum bearing No. ALN(A)(S)/SR-89/22-23, 395382, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-C;
67. Joint Development Agreement dated March 18, 2023, executed by Banuprakash C. R., and others in favour of Co-Evolve Estates Private Limited registered as Document No. JGN-1-12119-2022-23, Book – 1, stored in CD No. JGND1597, in the office of the Sub-Registrar, Basavanagudi (Jigani), Bengaluru;
68. General Power of Attorney dated March 18, 2023, executed by Banuprakash C. R., and others in favour of Co-Evolve Estates Private Limited registered as Document No. JGN-4-00301-2022-23, Book – IV,



stored in CD No. JGND1597, in the office of the Sub-Registrar, Basavanagudi (Jigani), Bengaluru;

69. Certificate of Incorporation Pursuant to Change of Name, Memorandum of Association and Articles of Association of CoEvolve Estates Private Limited;
70. Approval Letter bearing No. APA/LAO/99/2022-23 dated February 22, 2023 issued by the Anekal Planning Authority;
71. Approved Development Plan bearing No. LAO/99/22-23 dated February 22, 2023 issued by the Anekal Planning Authority;
72. Deed of Relinquishment dated February 17, 2023 executed by C. Srinivas Murthy and others in favour of the Neriga Village Panchayat registered as Document No. SRJ-1-09646-2022-23, Book – I, stored in CD No. SRJD1322 in the office of the Sub-Registrar, Basavanagudi (Sarjapur);
73. Deed of Relinquishment dated February 17, 2023 executed by C. Srinivas Murthy and others in favour of the Anekal Planning Authority registered as Document No. SRJ-1-09647-2022-23, Book – I, stored in CD No. SRJD1322 in the office of the Sub-Registrar, Basavanagudi (Sarjapur);
74. Karnataka Revision Settlement Akarband issued in respect of Parcel-A;
75. Karnataka Revision Settlement Akarband issued in respect of Parcel-B;
76. Karnataka Revision Settlement Akarband issued in respect of Parcel-C;
77. Karnataka Revision Settlement Akarband issued in respect of Parcel-D;



78. Karnataka Revision Settlement Akarband issued in respect of Parcel-E;
79. Karnataka Revision Settlement Akarband issued in respect of Parcel-F;
80. Karnataka Revision Settlement Akarband issued in respect of Parcel-G;
81. Karnataka Revision Settlement Akarband issued in respect of Parcel-H;
82. Karnataka Revision Settlement Akarband issued in respect of Parcel-I;
83. Karnataka Revision Settlement Akarband issued in respect of Parcel-J;
84. Karnataka Revision Settlement Akarband issued in respect of Parcel-K;
85. Karnataka Revision Settlement Akarband issued in respect of Parcel-L;
86. Karnataka Revision Settlement Akarband issued in respect of Parcel-M;
87. Karnataka Revision Settlement Akarband issued in respect of Parcel-N;
88. Karnataka Revision Settlement Akarband issued in respect of Parcel-O;
89. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of erstwhile Survey No. 90/2 (1 Acre 15 Guntas) for the years 1969-70 to 1973-74; 1984-85 to 2015-16;
90. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of erstwhile Survey No. 90/2A (10 Guntas) for the years 2018-19 to 2022-23;
91. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of erstwhile Survey No. 90/2B (1 Acre 5 Guntas) for the years 2021-22;



92. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of erstwhile Survey No. 90/3 (1 Acre 12 Guntas) for the years 1969-70 to 1973-74; 1984-85 to 2022-23;
93. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 90/4 for the year 2022-23;
94. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 90/5 for the year 2022-23;
95. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 90/6 for the year 2022-23;
96. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 90/7 for the year 2022-23;
97. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 90/8 for the year 2022-23;
98. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 90/9 for the year 2022-23;
99. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of erstwhile Survey No. 91/2 (1 Acre 15 Guntas) for the years 1969-70 to 1973-74; 1984-85 to 2014-15;
100. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of erstwhile Survey No. 91/3 (1 Acre 12 Guntas) for the years 1969-70 to 1973-74; 1984-85 to 2021-22;
101. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 91/4 for the year 2022-23;



102. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 91/5 for the year 2022-23;
103. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 91/6 for the year 2022-23;
104. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 91/7 for the year 2022-23;
105. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 91/8 for the year 2022-23;
106. Record of Rights, Tenancy and Crop Inspection Certificate (RTC's) issued in respect of Survey No. 91/9 for the year 2022-23;
107. Order bearing No. LND(A)CR/188/22-23, dated November 19, 2022, passed by the Deputy Commissioner, Bengaluru District;
108. Endorsement bearing No. KHB/LAD/ANEKAL/634/2022-23 dated November 3, 2022 issued by the Karnataka Housing Board;
109. Endorsement bearing No. KHB/LAD/ANEKAL/633/2022-23 dated November 3, 2022 issued by the Karnataka Housing Board;
110. Endorsement bearing No. PTCL(A)/C.R.856/2022-23 dated November 25, 2022 issued by the Assistant Commissioner, Bengaluru South Sub-Division;
111. Endorsement bearing No. PTCL(A)/C.R.857/2022-23 dated November 25, 2022 issued by the Assistant Commissioner, Bengaluru South Sub-Division;



112. Endorsement bearing No. Bengaluru/SLAO-2/3346/22-23 dated January 19, 2023 issued by the Karnataka Industrial Areas Development Board;
113. Encumbrance Certificate issued in respect of lands bearing erstwhile Survey Nos. 90/1, 90/2, 90/3, 91/1, 91/2 and 91/3 for the period April 1, 1950 to March 31, 2004;
114. Encumbrance Certificate issued in respect of land bearing erstwhile Survey No. 90/2 for the period April 1, 2004 to November 3 2022;
115. Encumbrance Certificate issued in respect of land bearing erstwhile Survey No. 90/2A for the period April 1, 2017 to November 3 2022;
116. Encumbrance Certificate issued in respect of land bearing erstwhile Survey No. 90/2B for the period April 1, 2017 to November 3 2022;
117. Encumbrance Certificate issued in respect of land bearing erstwhile Survey No. 90/3 for the period April 1, 2004 to November 3 2022;
118. Encumbrance Certificate issued in respect of land bearing erstwhile Survey No. 91/2A for the period April 1, 2017 to November 3 2022;
119. Encumbrance Certificate issued in respect of land bearing erstwhile Survey No. 91/2B for the period April 1, 2017 to November 3 2022;
120. Encumbrance Certificate issued in respect of land bearing erstwhile Survey No. 91/3 for the period April 1, 2004 to November 3 2022;
121. Encumbrance Certificate issued in respect of Parcel-A for the period April 1, 2004 to April 25 2023;



122. Encumbrance Certificate issued in respect of Parcel-B for the period April 1, 2004 to April 25 2023;
123. Encumbrance Certificate issued in respect of Parcel-C for the period April 1, 2004 to April 25 2023;
124. Encumbrance Certificate issued in respect of Parcel-D for the period April 1, 2004 to April 25 2023;
125. Encumbrance Certificate issued in respect of Parcel-E for the period April 1, 2004 to April 25 2023;
126. Encumbrance Certificate issued in respect of Parcel-F for the period April 1, 2004 to April 25 2023;
127. Encumbrance Certificate issued in respect of Parcel-G for the period April 1, 2004 to April 25 2023;
128. Encumbrance Certificate issued in respect of Parcel-H for the period April 1, 2004 to April 25 2023;
129. Encumbrance Certificate issued in respect of Parcel-I for the period April 1, 2004 to April 25 2023;
130. Encumbrance Certificate issued in respect of Parcel-J for the period April 1, 2004 to April 25 2023;
131. Encumbrance Certificate issued in respect of Parcel-K for the period April 1, 2004 to April 25 2023;
132. Encumbrance Certificate issued in respect of Parcel-L for the period April 1, 2004 to April 25 2023;



133. Encumbrance Certificate issued in respect of Parcel-M for the period April 1, 2004 to April 25 2023;
134. Encumbrance Certificate issued in respect of Parcel-N for the period April 1, 2004 to April 25 2023;
135. Encumbrance Certificate issued in respect of Parcel-O for the period April 1, 2004 to April 25 2023;
136. Agreement to Sell dated January 27, 2014, entered between the family members of Late Kempanna viz., Byamma, C. K. Venkataraju, C. K. Gopi and P. M. Srinivas Reddy, son of Late Muniswamy Reddy, registered as Document No. ABL-1-06173-2013-14, Book – I, stored in CD No. ABLD187, in the office of the Sub-Registrar, Basavanagudi (Attibele), Anekal;
137. Cancellation Deed dated April 20, 2017, entered between the family members of Late Kempanna viz., Byamma, C. K. Venkataraju, C. K. Gopi and P. M. Srinivas Reddy, son of Late Muniswamy Reddy, registered as Document No. ABL-1-00311-2017-18, Book – I, stored in CD No. ABLD295, in the office of the Sub-Registrar, Basavanagudi (Attibele), Anekal;
138. Agreement to Sell dated July 17, 2017, entered between Byamma and others in favour of Nanja Reddy, registered as Document No. ANK-1-02378-2017-18, Book – I, stored in CD No. ANKD424, in the office of the Sub-Registrar, Basavanagudi (Anekal);
139. Cancellation of Agreement to Sell dated September 29, 2022 entered into between Byamma and others on the one hand and Nanja Reddy on the other registered as Document No. SRJ-1-05612-2022-23, Book – I, stored in CD No. SRJD1221, in the office of the Sub-Registrar, Basavanagudi (Sarjapur);



140. Agreement to Sell dated July 17, 2017, entered between Byramma and others in favour of Nanja Reddy, registered as Document No. ANK-1-02382-2017-18, Book – I, stored in CD No. ANKD424, in the office of the Sub-Registrar, Basavanagudi (Anekal);
141. Cancellation of Agreement to Sell dated September 29, 2022 entered into between Byramma and others on the one hand and Nanja Reddy on the other registered as Document No. SRJ-1-05488-2022-23, Book – I, stored in CD No. SRJD1228, in the office of the Sub-Registrar, Basavanagudi (Sarjapur);
142. Agreement to Sell dated July 17, 2017, entered between Byramma and others in favour of Nanja Reddy, registered as Document No. ANK-1-02384-2017-18, Book – I, stored in CD No. ANKD424, in the office of the Sub-Registrar, Basavanagudi (Anekal);
143. Cancellation of Agreement to Sell dated September 29, 2022 entered into between Byramma and others on the one hand and Nanja Reddy on the other registered as Document No. SRJ-1-05611-2022-23, Book – I, stored in CD No. SRJD1221, in the office of the Sub-Registrar, Basavanagudi (Sarjapur);
144. Agreement to Sell dated July 17, 2017, entered between Byramma and others in favour of Nanja Reddy, registered as Document No. ANK-1-02385-2017-18, Book – I, stored in CD No. ANKD424, in the office of the Sub-Registrar, Basavanagudi (Anekal);
145. Cancellation of Agreement to Sell dated September 29, 2022 entered into between Byramma and others on the one hand and Nanja Reddy on the other registered as Document No. SRJ-1-05526-2022-23, Book – I, stored in CD No. SRJD1219, in the office of the Sub-Registrar, Basavanagudi (Sarjapur);



146. Reconveyance Deed dated April 17, 2021 executed by Axis Bank Limited in favour of Byramma and others registered as Document No. SRJ-1-01979-2021-22, Book – I, stored in CD No. SRJD905 in the office of the Sub-Registrar, Basavanagudi (Sarjapur);
147. Reconveyance Deed dated November 9, 2022 executed by Axis Bank Limited in favour of Byramma and others registered as Document No. SRJ-1-06472-2022-23, Book – I, stored in CD No. SRJD1245 in the office of the Sub-Registrar, Basavanagudi (Sarjapur);
148. Public Notice (2 in nos.) dated November 13, 2022, issued by CrestLaw Partners, Advocates, Bengaluru, in the newspapers Deccan Herald and Prajavani;
149. No Claims Certificate dated December 5, 2023 issued by CrestLaw Partners, Advocates, Bengaluru;

D. COMMENTS ON DOCUMENTS EXAMINED:

1. The property forming the subject matter of this title due diligence report is land aggregately measuring 4 Acres 28 Guntas or thereabouts, converted for residential use and comprised in various survey numbers (*as detailed at Part – A above*) situated in Gonighattapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District viz., the **Property**.
2. The Property earlier formed part of lands comprised in Survey No. 90/2, measuring 1 Acre 16 Guntas (including 1 Gunta Kharab land) ("**Survey No. 90/2**"); Survey No. 91/2, measuring 1 Acre 15 Guntas (and 2 Guntas Kharab land) ("**Survey No. 91/2**"); Survey No. 90/3, measuring 1 Acre 12 Guntas ("**Survey No. 90/3**"); and Survey No. 91/3, measuring 1 Acre 12 Guntas (and 1 Gunta Kharab land) ("**Survey No. 91/3**").



3. Lands comprised in Survey No. 90/2 and Survey No. 91/2 were owned by one Ramaiah, son of Muneppa and the Khata in respect thereof was registered in his name as is evidenced by the entry in the Record of Rights bearing RR Nos. 176 and 179 (Document Nos. 1 & 2 respectively). Land comprised in Survey No. 90/3 and Survey No. 91/3 were owned by one Hanumaiah, son of Muneppa and the Khata in respect thereof was registered in his name as is evidenced by the entry in the Record of Rights bearing RR Nos. 177 and 180, (Document Nos. 3 & 4, respectively). We have also been provided with a copy of the extract of the Hissa Survey Tippani which reflect the names of the aforesaid Ramaiah and Hanumaiah as the owners of the lands comprised in Survey Nos. 90/2, 91/2; and 90/3, 91/3, respectively (Document Nos. 5 & 6). It is seen that lands bearing Survey Nos. 90/2 and 90/3 were located on or towards the western side of lands bearing Survey Nos. 91/2 and 91/3.
4. We have been provided with copies of Endorsements dated October 27, 2022 issued by the Tahsildar, Anekal Taluk (Document Nos. 7 & 8, respectively), indicating that copies of the Index of Lands and Preliminary Record in respect of lands bearing Survey Nos. 90/2, 90/3, 91/2 and 91/3 cannot be furnished as the same are mutilated in the revenue records.
5. The aforesaid Ramaiah, being the owner of lands comprised in Survey No. 90/2 and Survey No. 91/2, sold and conveyed the same favour of Papaiah, son of Siddappa under a Sale Deed dated September 13, 1952 (Document No. 9). Pursuant thereto, the Khata in respect of the said lands bearing Survey Nos. 90/2 and 91/2 was transferred to the name of the aforesaid Papaiah vide an entry in the Mutation Register bearing MT No. 4/52-53 (Document No. 10). The factum of the said transfer of Khata is also reflected in the extract of entry in the Record of Rights bearing RR Nos. 251 and 252 (Document Nos. 11 & 12, respectively).
6. The aforesaid Hanumaiah also sold and conveyed lands comprised in Survey No. 90/3 and Survey No. 91/3 in favour of the aforesaid Papaiah,



son of Siddappa under a Sale Deed dated September 13, 1952 (Document No. 13). Pursuant thereto, the Khata in respect of the lands bearing Survey Nos. 90/3 and 91/3 was transferred to the name of the aforesaid Papaiah vide an entry in the Mutation Register bearing MT No. 6/52-53 (Document No. 14). The factum of the said transfer of Khata is also reflected in the extract of entry in the Record of Rights bearing RR Nos. 255 and 256 (Document Nos. 15 & 16, respectively). Papaiah, son of Siddappa thus, became the sole and absolute owner of lands bearing Survey Nos. 90/2, 90/3, 91/2 and 91/3, which formed one contiguous parcel of land.

7. Papaiah sold and conveyed lands comprised in Survey No. 90/2 measuring 39 Guntas (out of 1 Acre 16 Guntas); Survey No. 90/3; Survey No. 91/2 measuring 39 Guntas (out of 1 Acre 17 Guntas); and Survey No. 91/3, in favour of one Nanjappa, son of Venkatappa, under a Sale Deed dated September 29, 1958 (Document No. 17).
8. We have been provided with the extracts of the Hissa Survey Tippani (Document No. 18) which indicate that land comprised in Survey Nos. 90/2 and 91/2 were further sub-divided to form new Survey Nos. 90/2A (11 Guntas including 1 Gunta Kharab in the name of Papaiah, son of Siddappa), 90/2B (1 Acre 5 Guntas in the name of the aforesaid Nanjappa), 91/2A (14 Guntas in the name of Papaiah, son of Siddappa) and 91/2B (1 Acre 3 Guntas and 2 Guntas Kharab in the name of Nanjappa, son of Venkataramanappa). We have also been provided with and have examined copies of the Karnataka Revision Settlement Akarband issued in respect of lands bearing Survey Nos. 90/2A, 90/2B, 91/2A and 91/2B (Document Nos. 19 to 22, respectively) which reflect the extents as per the sub-division (phodi) noted above. It is seen that the extents of land in new Survey Nos. 90/2A, 90/2B, 91/2A and 91/2B were in variance with the extent of lands purchased by Nanjappa and lands retained by Papaiah in the aforesaid survey numbers. However, in view of the entire land in the aforesaid survey numbers being conveyed by Papaiah in favour of Nanjappa (*as discussed hereunder*) and the present Akarband reflecting the



actual extents of the constituent parcels of the Property, the aforesaid issue becomes nugatory.

9. Subsequently, the aforesaid Papaiah conveyed the remaining extent of land measuring 17 Guntas in Survey No. 90/2, and 18 Guntas in Survey No. 91/2, in favour of the aforesaid Nanjappa under Sale Deed dated January 20, 1962 (Document No. 23). In the manner stated hereinabove, the aforesaid Nanjappa became the sole and absolute owner of lands comprised in Survey No. 90/2, measuring 1 Acre 16 Guntas (including 1 Gunta Kharab); Survey No. 90/3, measuring 1 Acre 12 Guntas; Survey No. 91/2, measuring 1 Acre 17 Guntas (including 2 Guntas Kharab); and Survey No. 91/3, measuring 1 Acre 13 Guntas (including 1 Gunta Kharab).
10. Upon the demise of the aforesaid Nanjappa, his children viz., Munivenkatappa, Chikkanaiah, Mariyappa, Yellappa and Kempanna, effected a partition of properties owned by Nanjappa and recorded the same under a Panchayath Parikath dated February 14, 1972 (Document No. 24). In terms of the aforesaid partition, Munivenkatappa, Chikkanaiah, Mariyappa, Yellappa and Kempanna were each allotted with certain portions of lands in Survey Nos. 90/2, 90/3, 91/2 and 91/3.
11. It transpires that pursuant to the abovementioned partition between the aforesaid children of Nanjappa, they mutually agreed upon allotting certain portions of lands in Survey Nos. 90/2, 90/3, 91/2 and 91/3 jointly to and in favour of M. Ramachandra, son of Muniyellappa and Lakshman Kumar, son of Menivenkatappa. It is gathered that the aforesaid M. Ramachandra and Lakshman Kumar are grandsons of one Akkamma, daughter of Venkatappa (sister of Nanjappa).
12. Pursuant thereto, the Khata in respect of the constituent parcels of the Property were transferred to the names of the respective allottees or their legal heirs, as the case may be, as per the partition effected and recorded under the aforesaid Panchayath Parikath dated February 14, 1972. The



said transfer of Khata were recorded vide entries in the Mutation Register bearing MR Nos. 31/2005-06, 32/2005-06, 87/2005-06, 7/2006-07, H17/2012-13 and H18/2012-13 (Document Nos. 25 to 30).

13. Thereafter, upon the demise of D. M. Ramachandra, son of Munivenkatappa and grandson of Late Nanjappa, the Khata in respect of portion of the Property jointly held by him along with his brothers D. M. Rajendra and D. M. Prakash, was transferred to stand jointly in the names of Ambuja, wife of Late D. M. Ramachandra, the aforesaid D. M. Rajendra and D. M. Prakash vide an entry in the Mutation Register bearing MR No. H23/2021-22 (Document No. 31). Similarly, upon the demise of Chikkanaiah, son of Late Nanjappa, the Khata in respect of portion of the Property owned by him was transferred to the name of his son Srinivasa Murthy vide an entry in the Mutation Register bearing MR No. T47/2021-22 (Document No. 32).
14. We have been provided with a copy of extract of the Mutation Register bearing MR No. T46/2021-22 (Document No. 33) in terms of which, the Khatas in respect of lands comprised in Survey Nos. 90/2B, 90/3, 91/2B and 91/3 were transferred to stand jointly in the names of all the concerned family members. It transpires that the aforesaid consolidation of Khata of various land parcels comprised in the Property was initiated by the respective owners as the said parcels allotted to each of the branches pursuant to the partition recorded under Panchayath Parikath dated February 14, 1972 (*discussed supra*), were not contiguous.
15. Thereafter, Ambuja, wife of D. M. Ramachandra, D. M. Rajendra, son of Late Munivenkatappa, D. M. Prakash, son of Late Munivenkatappa (*as first party*); Srinivasa Murthy, son of Late Chikkanaiah (*as second party*); Puttamma, wife of Late Mariyappa (*as third party*); Y. Srinivas, son of Yellappa (*as fourth party*); Byamma, wife of Late Kempanna (*as fifth party*); and Lakshman Kumar, son of Munivenkatappa and Y. Ramachandra, son of Muniyellappa (*as sixth party*) entered into a Partition Deed dated May



27, 2022 (*Document No. 34*), in terms of which, they partitioned the Property in the following manner : -

Owner	Survey No.	Extent	Referred to as
Ambuja D.M. Rajendra D.M. Prakash	91/2A	4½ Guntas	Parcel-B
	91/2B	13½ Guntas	Parcel-C
	91/3	17 Guntas	Parcel-A
Srinivasa Murthy	91/2A	4½ Guntas	Parcel-E
	91/2B	13½ Guntas	Parcel-F
	91/3	18 Guntas	Parcel-D
Puttamma	91/2A	5 Guntas	-
	91/2B	14 Guntas	-
	91/3	17 Guntas	-
Y. Srinivas	90/2A	3½ Guntas	Parcel-H
	90/2B	15½ Guntas	Parcel-I
	90/3	17 Guntas	Parcel-G
Byramma	90/2A	3 Guntas	Parcel-J
	90/2B	15 Guntas	Parcel-K
	90/3	18 Guntas	Parcel-L
Lakshman Kumar M. Ramachandra	90/2A	3½ Guntas	Parcel-N
	90/2B	14½ Guntas	Parcel-O
	90/3	17 Guntas	Parcel-M

16. Pursuant thereto, the Khata in respect of the constituent portions of the Property was transferred as per the partition effected under the Partition Deed dated May 27, 2022, vide an entry in the Mutation Register bearing MR No. H44/2021-22 (*Document No. 35*).
17. We have been provided with the Genealogical Tree of Venkatappa (*father of Nanjappa*) (*Document No. 36*) which reflects the genealogy as under : -



- a. Venkatappa had 2 (Two) children viz., Nanjappa and Akkamma;
 - b. Nanjappa had 2 (Two) wives viz., Akkamma and Muniyamma. Nanjappa and Akkamma had 3 (Three) children viz., Munivenkatappa, Chikkannaiah and Mariyappa. Nanjappa and Muniyamma had 2 (Two) children viz., Yellappa and Kempanna;
 - c. Akkamma was married to K. Ramaiah and they had 2 (Two) children viz., Muniyellappa and Munivenkatappa.
18. We have been provided with the Genealogical Tree of Munivenkatappa, son of Nanjappa (Document No. 37), which reflects the genealogy as under :-
- a. Munivenkatappa has a wife by name Pillamma and they had 11 (*Eleven*) children viz., Srinivas, Kamalesh, Rajeshwariamma, D. M. Ramachandra, Manjula, Rajendra D. M., Shashikala, Ramanarayana, Bhagyamma, D. M. Prakash and Komala;
 - b. D. M. Ramachandra has a wife by name Ambuja and they have 3 (*Three*) children viz., Banuprakash, Kokila Mohan, and Punith; Banuprakash is married to Swetha and they have two children Thanushree Gowda and Vibha Gowda;
 - c. Rajendra D. M. has a wife by name Rathnamma and they have 2 (Two) children viz., Sunil Kumar and Pradeep Kumar; and
 - d. D. M. Prakash has a wife by name Pushpa and they have 1 (One) son viz., Harshvardhan Gowda P.
19. We have been provided with the Genealogical Tree of Chikkannaiah, son of Nanjappa (Document No. 38), which reflects the genealogy as under :-
- a. Chikkannaiah has a wife by name Muniyamma and they had 7 (*Seven*) children viz., Vinodamma, Hanumaiah, Kamalamma, Savitramma, Sujiyamma, Lakshamma, C. Srinivasa Murthy;
 - b. C. Srinivasa Murthy has a wife by name Indira and they have 3 (*Three*) children viz., Avinash S., Ashwini S., and Harshitha Srinivasa Murthy;



- c. Avinash S. has a wife by name Shweta and they have 1 (*one*) daughter viz., Hitha;
 - d. Harshitha is married to Harsha and they have 2 (*two*) children viz., Namish H., and Bhavish.
20. We have been provided with a copy of the Genealogical Tree of Yellappa, son of Nanjappa (Document No. 39), which reflects the genealogy as under : -
- a. Yellappa has a wife by name Sharadamma and they have 1 (*One*) son viz., Y. Srinivas;
 - b. Y. Srinivas has a wife by name G. H. Hemavathi and they have 4 (*Four*) children viz., Rekha S., Roopa S., Raghavendra S. and Soumya S.;
 - c. Rekha S., has died leaving behind a daughter by name Ruchira M.; and
 - d. Soumya S. has a daughter by name Dhriti Naren.
21. We have been provided with the Genealogical Tree of Kempanna, son of Nanjappa (Document No. 40), which reflects the genealogy as under : -
- a. Kempanna has a wife by name Byramma and they have 5 (*Five*) children viz., C. K. Venkataraju, C. K. Gopi, C. K. Padma, C. K. Nanda and C. K. Sridhar;
 - b. C. K. Venkataraju has 2 (*Two*) children viz., Soujanya and Rishi;
 - c. C. K. Gopi has 2 (*Two*) children viz., C. G. Shreya and C. G. Nandan;
 - d. C. K. Padma has 1 (*One*) daughter viz., Vaishnavi;
 - e. C. K. Nanda has 1 (*One*) daughter viz., Tulasi S. Gurikar;
 - f. C. K. Sridhar has 1 (*One*) son viz., Aryan.
22. We have been provided with the Genealogical Tree of Akkamma, daughter of Venkatappa (sister of Nanjappa) (Document No. 41), which reflects the genealogy as under : -



- a. Akkamma was married to K. Ramaiah and they had 2 (*Two*) children viz., Muniyellappa and Munivenkatappa;
 - b. Muniyellappa has a wife by name Devamma and they have 3 (*Three*) children viz., Ramachandra Y. C., Krishnamurthy and Rathnamma;
 - c. Ramachandra has a wife by name Sukanya and they have 2 (*Two*) children viz., Jayanth Gowda C. R., and Dharani C. R.;
 - d. Krishnamurthy is shown to have died leaving behind a wife by name Kavitha and 2 (*Two*) children viz., Bhoomika C. K., and Manthavi C. K.;
 - e. Rathnamma has a daughter by name Bhavana N. V.;
 - f. Munivenkatappa has a wife by name Ramanjanamma and they have 5 (*Five*) children viz., Shivaram, Ramakumar, Lakshmanakumar, C. M. Ramesh and Bhagyamma.
 - g. Shivaram is shown to have died. Shivaram was married to Sumithra H. K., and they have 1 (*One*) daughter by name Harshini S.;
 - h. Ramakumar is shown to have expired unmarried;
 - i. Lakshmanakumar M., has a wife by name Nagarathnamma and they have 1 (*One*) daughter by name Nisarga;
 - j. C. M. Ramesh has a wife by name Mamatharani and they have 2 (*Two*) children viz., C. R. Lakshitha and C. R. Chethan; and
 - k. Bhagyamma has two sons by names V. Shishir and Chirag V.;
23. Under Release Deed dated December 2, 2022 (Document No. 42), executed by the daughters of Late Munivenkatappa viz., Rajeshwariamma, Shashikala, Bhagyamma, Manjulamma and C. M. Komala, in favour of the other family members, Parcel – A, Parcel – B and Parcel – C came to be jointly owned by Ambuja, wife of Late D. M. Ramachandra, Rajendra D. M., son of Late Munivenkatappa and D. M. Prakash, son of Late Munivenkatappa.



24. It appears that Vinodamma, daughter Late Chikkannaiah had filed a suit bearing O. S. No. 2375/2006 in the Court of Senior Civil Judge and JMFC, Anekal seeking partition and separate possession of the properties owned by Chikkannaiah. We have been provided with a copy of the Final Decree dated October 7, 2016 (Document No. 43), in terms of which Parcel – D, Parcel – E and Parcel – F were allotted to the share of C. Srinivasa Murthy, son of Late Chikkannaiah.
25. Thereafter, all the family members of Late Kempanna (*as specified in Paragraph No. 21 above*) sold and conveyed Parcel – J, Parcel – K and Parcel – L in favour of Nanja Reddy, son of Muniswamy Reddy under a Sale Deed dated September 29, 2022 (Document No. 44).
26. We have been provided with the Genealogical Tree of Nanja Reddy, son of Muniswamy Reddy (Document No. 45), which indicates that Nanja Reddy has a wife by name Lakshamma and they had 2 (Two) children viz., Pruthvish Babu N. (*unmarried*) and Harish N, (*since deceased - unmarried*).
27. Subsequently, the lands comprised in Survey Nos. 90/2A, 90/2B, 90/3, 91/2A, 91/2B and 91/3 were further sub-divided vide Hissa Survey Tippani (Document Nos. 46 to 51, respectively) as follows : -

Old Sy. No.	New Sy. No.	Extent (Guntas)	Owner/s	Referred to
90/2A	90/2A	3	Nanja Reddy	Parcel-J
	90/6	3½	Y. Srinivas	Parcel-H
	90/7	3½	Lakshman Kumar M. Ramachandra	Parcel-N
90/2B	90/2B	15	Nanja Reddy	Parcel-K
	90/8	15½	Y. Srinivas	Parcel-I
	90/9	14½	Lakshman Kumar M. Ramachandra	Parcel-O



90/3	90/3	18	Nanja Reddy	Parcel-L
	90/4	17	Y. Srinivas	Parcel-G
	90/5	17	Lakshman Kumar M. Ramachandra	Parcel-M
91/2A	91/2A	5	Puttamma	-
	91/6	4½	Srinivasa Murthy	Parcel-E
	91/7	4½	Ambuja D.M. Rajendra D.M. Prakash	Parcel-B
91/2B	91/2B	14	Puttamma	-
	91/8	13½	Srinivasa Murthy	Parcel-F
	91/9	13½	Ambuja D.M. Rajendra D.M. Prakash	Parcel-C
91/3	91/3	17	Puttamma	-
	91/4	18	Srinivasa Murthy	Parcel-D
	91/5	17	Ambuja D.M. Rajendra D.M. Prakash	Parcel-A

28. Thereafter, the constituent parcels comprised in the Property was converted from agricultural use to non-agricultural residential use under the following official memoranda : -

- a. Official Memorandum bearing No. ALN(A)(S)/SR-83/22-23, 395398, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-J (Document No. 52);
- b. Official Memorandum bearing No. ALN(A)(S)/SR-84/22-23, 395394, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-K (Document No. 53);

- c. Official Memorandum bearing No. ALN(A)(S)/SR-85/22-23, 395397, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-L (Document No. 54);
- d. Official Memorandum bearing No. ALN(A)(S)/SR-93/22-23, 395396, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-G (Document No. 55);
- e. Official Memorandum bearing No. ALN(A)(S)/SR-80/22-23, 395391, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-M (Document No. 56);
- f. Official Memorandum bearing No. ALN(A)(S)/SR-92/22-23, 395388, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-H (Document No. 57);
- g. Official Memorandum bearing No. ALN(A)(S)/SR-81/22-23, 395387, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-N (Document No. 58);
- h. Official Memorandum bearing No. ALN(A)(S)/SR-94/22-23, 395383, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-I (Document No. 59);
- i. Official Memorandum bearing No. ALN(A)(S)/SR-82/22-23, 395395, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-O (Document No. 60);
- j. Official Memorandum bearing No. ALN(A)(S)/SR-97/22-23, 395396, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-D (Document No. 61);



- k. Official Memorandum bearing No. ALN(A)(S)/SR-90/22-23, 395389, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-A (Document No. 62);
 - l. Official Memorandum bearing No. ALN(A)(S)/SR-96/22-23, 395384, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-E (Document No. 63);
 - m. Official Memorandum bearing No. ALN(A)(S)/SR-91/22-23, 395390, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-B (Document No. 64);
 - n. Official Memorandum bearing No. ALN(A)(S)/SR-95/22-23, 395381, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-F (Document No. 65);
 - o. Official Memorandum bearing No. ALN(A)(S)/SR-89/22-23, 395382, dated September 3, 2022, issued by the Deputy Commissioner, Bengaluru Urban District, in respect of Parcel-C (Document No. 66).
29. The aforesaid owners of the constituent parcels of the Property thereafter entered into a Joint Development Agreement dated March 18, 2023 (Document No. 67) with CoEvolve Estates Private Limited, for the development of the Property by the construction thereon of a multi-storied residential apartment complex under the name and style "*Florenza*" comprising of several apartment units of various dimensions with common areas, amenities, utilities and facilities (referred to herein as 'the Project'). In terms of the said Joint Development Agreement dated March 18, 2023, CoEvolve Estates Private Limited has agreed to construct and deliver to the owners, 30% of the super built-up area in the form of apartment units in the Project and in consideration thereof, the owners have agreed to convey 70% undivided share, right, title and interest in the



Property corresponding to the remaining 70% of the super built-up area in the Project in favour of CoEvolve Estates Private Limited.

30. Simultaneously, the aforesaid owners have also executed a General Power of Attorney dated March 18, 2023 (Document No. 68), in favour of CoEvolve Estates Private Limited, *inter alia*, empowering them to develop the Property, to sell undivided interest in the Property corresponding to super built up area of apartments allocated to their share pursuant to the Joint Development Agreement.
31. We have been provided with copies of Certificate of Incorporation Pursuant to Change of Name, Memorandum of Association and Articles of Association of CoEvolve Estates Private Limited which indicates that the said company is incorporated with the object of conducting business in real estate (Document No. 69). It is seen that the said company was earlier incorporated as Asset Handlers Private Limited and later changed its name to CoEvolve Estates Private Limited.
32. In furtherance to the arrangement between aforesaid owners of the Property and CoEvolve Estates Private Limited, the Anekal Planning Authority approved the development plan vide Letter and Plan bearing No. LAO/99/22-23 dated February 22, 2023 (Document No. 70 & 71).
33. As required under law, portion of the Property measuring 1,111.85 Square Meters was relinquished in favour of the Neriga Village Panchayat for widening of the existing road vide Deed of Relinquishment dated February 17, 2023 (Document No. 72). Further, a portion of the Property measuring 1812 Square Meters was relinquished in favour of the Anekal Planning Authority for the formation of a park vide Deed of Relinquishment dated February 17, 2023 (Document No. 73).
34. We have been provided with the Karnataka Revision Settlement Akarband issued in respect of the constituent parcels of the Property



(Document Nos. 74 to 88), and the lands comprised in each of the parcels are as follows:

Parcel	Extent (in Guntas)	Kharab (in Guntas)
A	17	-
B	4½	-
C	13½	1
D	18	-
E	4½	-
F	13½	1
G	17	-
H	3½	-
I	15½	-
J	3	1
K	15	-
L	18	-
M	17	-
N	3½	-
O	14½	-

35. We have been provided with copies of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/2, measuring 1 Acres 15 Guntas for the years 1969-70 to 1973-74; 1984-85 to 2015-16 (Document No. 89). The RTC's for the years 1969-70 to 1973-74 and 1984-85 to 2004-05 reflect the name of Papaiah as owner and cultivator thereof. The RTC's for the years 2005-06 reflect the name of Yallappa as owner and cultivator thereof. The RTC's for the years 2006-07 to 2011-12 reflect the names of Yellappa (36 Guntas), C. Srinivasamurthy (9½ Guntas) and Byramma (9½ Guntas) as owners and cultivators thereof. The RTC's for the years 2012-13 to 2015-16 reflect the names of C. Srinivasa Murthy (9½ Guntas), Byramma (9½ Guntas), D. M. Ramachandra, D. M. Rajendra, D. M. Prakash (9½ Guntas), Puttamma, (9½ Guntas) Y. Srinivas (9½

Guntas) and Lakshman Kumar (7½ Guntas) as owners and cultivators thereof.

36. We have been provided with copies of extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/2A, measuring 10 Guntas for the years 2018-19 to 2022-23 (Document No. 90), which reflect the name of Byramma as owner and cultivator thereof.
37. We have been provided with copies of extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/2B, measuring 1 Acre 5 Guntas for the years 2021-22 and 2022-23 (Document No. 91), which reflect the names of C. Srinivasa Murthy, Puttamma, Y. Srinivas, Lakshman Kumar, Ambuja, D. M. Rajendra and D. M. Prakash as joint owners and cultivators thereof.
38. We have been provided with copies of extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/3, measuring 1 Acre 12 Guntas for the years 1969-70 to 1973-74; 1984-85 to 2022-23 (Document No. 92). The RTC's for the years 1969-70 to 1973-74 reflect the name of Nanjappa as owner and cultivator thereof. The RTC's for the years 1984-85 to 2005-06 reflect the name of Nanjappa as owner and N. Munivenkatappa as cultivator thereof. The RTC's for the years 2006-07 to 2011-12 reflect the names of Nanjappa (35 Guntas), C. Srinivasamurthy (8½ Guntas) and Byramma (8½ Guntas) as owners and Munivenkatappa, C. Srinivasamurthy and Byramma as cultivators thereof. The RTC's for the years 2012-13 to 2020-21 reflect the names of C. Srinivasamurthy (8½ Guntas), Byramma (8½ Guntas), D. M. Ramachandra, D. M. Rajendra, D. M. Prakash (8½ Guntas), Puttamma (8½ Guntas), Y. Srinivas (8½ Guntas) and M. Lakshman Kumar and Ramachandra. Y (9½ Guntas) as owners and Munivenkatappa, C. Srinivasamurthy, Byramma, D. M. Ramachandra, D. M. Rajendra, D. M. Prakash, Puttamma, Y. Srinivas, M. Lakshman Kumar and Ramachandra.



Y as cultivators thereof. The RTC's for the year 2022-23 reflect the names of C. Srinivasamurthy, Byramma, D. M. Ramachandra, D. M. Rajendra, D. M. Prakash, Puttamma, Y. Srinivas, M. Lakshman Kumar and Ramachandra. Y, as joint owners and cultivators thereof.

39. The extract of the Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/4 measuring 17 Guntas for the years 2022-23 (Document No. 93), reflect the name of Y. Srinivas as owner and cultivator thereof.
40. The extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/5 measuring 17 Guntas for the years 2022-23 (Document No. 94), reflect the names of Lakshman Kumar. M and Y. Ramachandra as owners and cultivators thereof.
41. The extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/6 measuring 3½ Guntas for the years 2022-23 (Document No. 95), reflect the name of Y. Srinivas, as owner and cultivator thereof.
42. The extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/7 measuring 3½ Guntas for the years 2022-23 (Document No. 96), reflect the names of Lakshman Kumar. M and Y. Ramachandra, as owners and cultivators thereof.
43. The extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/8 measuring 15½ Guntas for the years 2022-23 (Document No. 97), reflect the name of Y. Srinivas as owner and cultivator thereof.
44. The extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 90/9 measuring 14½ Guntas for the



years 2022-23 (Document No. 98) reflect the names of Lakshman Kumar. M and Y. Ramachandra, as owners and cultivators thereof.

45. We have been provided with copies of extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 91/2 measuring 1 Acre 15 Guntas for the years 1969-70 to 1973-74; 1984-85 to 2015-16 (Document No. 99). The RTC's for the years 1969-70 to 1973-74 and 1984-85 to 2004-05 reflect the name of Papaiah as owner and cultivator thereof. The RTC's for the years 2005-06 reflect the name of Yellappa as owner and cultivator thereof. The RTC's for the years 2006-07 to 2012-13 reflect the names of Yellappa (36 Guntas) C. Srinivasamurthy (9½ Guntas) and Byramma (9½ Guntas) as owners and cultivators thereof. The RTC's for the years 2013-14 to 2015-16 reflect the names of C. Srinivasamurthy (9.08 Guntas), Byramma (9½ Guntas), D. M. Ramachandra, D. M. Rajendra, D. M. Prakash (9½ Guntas), Puttamma (9½ Guntas), Y. Srinivas (9½ Guntas), Lakshman Kumar. M and Ramachandra. Y (7½ Guntas) as owners and Yellappa C. Srinivasamurthy, Byramma, D. M. Ramachandra, D. M. Rajendra, D. M. Prakash, Puttamma, Y. Srinivas, Lakshman Kumar. M and Ramachandra. Y as cultivators thereof.

46. We have been provided with copies of extract of Record of Rights, Tenancy and Crop Inspection (RTC's) in respect of land bearing Survey No. 91/3 measuring 1 Acre 12 Guntas for the years 1969-70 to 1973-74; 1984-85 to 2021-22 (Document No. 100). The RTC's for the years 1969-70 to 1973-74 reflect the name of Nanjappa as owner and cultivator thereof. The RTC's for the years 1984-85 to 2005-06 reflect the name of Nanjappa as owner and Yellappa as cultivator thereof. The RTC's for the years 2006-07 to 2011-12 reflect the names of Nanjappa (35 Guntas), C. Srinivasamurthy (8½ Guntas) and Byramma (8½ Guntas) as owners and Yellappa, C., Srinivasamurthy and Byramma as cultivators thereof. The RTC's for the years 2012-13 to 2019-20 reflect the names of C. Srinivasamurthy (8½ Guntas), Byramma (8½ Guntas), D. M. Ramachandra, D. M. Rajendra & D. M. Prakash (8½ Guntas), Puttamma (8½ Guntas), Y. Srinivas (8½



Guntas), Lakshman Kumar. M and Ramachandra. Y (9½ Guntas) as owners and Yellappa, Nanjappa, C. Srinivasamurthy, Byramma, D. M. Ramachandra, D. M. Rajendra, D. M. Prakash, Puttamma, Y. Srinivas, Lakshman Kumar. M and Ramachandra. Y as cultivators thereof. The RTC's for the years 2021-22 reflect the names of C. Srinivasamurthy, Byramma, Puttamma, Y. Srinivas, Lakshman Kumar. M, Ambuja, D. M. Rajendra, D. M. Prakash and Ramachandra. Y, as owners and Yellappa, Nanjappa, C. Srinivasamurthy, Byramma, Puttamma, Y. Srinivas, Lakshman Kumar. M, Ambuja, D. M. Rajendra, D. M. Prakash and Ramachandra. Y, as cultivators thereof.

47. The extract of Record of Rights, Tenancy, Crop Inspection Certificate (RTC's) in respect of land bearing Survey No. 91/4 measuring 18 Guntas for the years 2022-23 (Document No. 101), reflect the name of C. Srinivasamurthy, as owner and cultivator thereof.
48. The extract of Record of Rights, Tenancy, Inspection Certificate (RTC's) in respect of land bearing Survey No. 91/5 measuring 17 Guntas for the years 2022-23 (Document No. 102), reflect the names Ambuja, D. M. Rajendra and D. M. Prakash, as owners and cultivators thereof.
49. The extract of Record of Rights, Tenancy, Inspection Certificate (RTC's) in respect of land bearing Survey No. 91/6 measuring 4½ Guntas for the years 2022-23 (Document No. 103), reflect the name of C. Srinivasamurthy, as owner and cultivator thereof.
50. The extract of Record of Rights, Tenancy, Inspection Certificate (RTC's) in respect of land bearing Survey No. 91/7 measuring 4½ Guntas for the years 2022-23 (Document No. 104), reflect the names of Ambuja, D. M. Rajendra and D. M. Prakash, as owners and cultivators thereof.
51. The extract of Record of Rights, Tenancy, Inspection Certificate (RTC's) in respect of land bearing Survey No. 91/8 measuring 13½ Guntas for the



- years 2022-23 (Document No. 105), reflect the name of C. Srinivasamurthy, as owner and cultivator thereof.
52. The extract of Record of Rights, Tenancy, Inspection Certificate (RTC's) in respect of land bearing Survey No. 91/9 measuring 13½ Guntas for the years 2022-23 (Document No. 106), reflect the names of Ambuja, D. M. Rajendra and D. M. Prakash, as owners and cultivators thereof.
53. We have been provided with a copy of Order bearing No. LND(A)CR/188/22-23, dated November 19, 2022, passed by the Deputy Commissioner, Bengaluru District (Document No. 107) which indicates that kharab land in the nature of a pathway or "Kalu Dari" passing through the Property has been shifted and relocated along the periphery of the Property.
54. We have been provided with copies of endorsements bearing No. KHB /LAD/ANEKAL/634/2022-23 and No. KHB/LAD/ANEKAL/633/2022-23, both dated November 3, 2022 issued by the Karnataka Housing Board which indicates that the Property has not been the subject matter of acquisition by the said authority (Document Nos. 108 & 109).
55. We have been provided with copies of endorsements bearing No. PTCL(A)/C.R.856/2022-23 and No. PTCL(A)/C.R.857/2022-23, both dated November 25, 2022 issued by the Assistant Commissioner, Bengaluru South Sub-Division which indicates that no proceedings under the provisions of the Karnataka Scheduled Caste and Scheduled Tribe (Prohibition of Transfer of Certain Lands) Act, 1978 has been initiated in respect of the Property (Document Nos. 110 & 111).
56. We have been provided with a copy of endorsement bearing No. Bengaluru/SLAO-2/3346/22-23 dated January 19, 2023 issued by the Karnataka Industrial Areas Development Board which confirms that the



Property has not been the subject matter of acquisition by the said authority (Document No. 112).

57. The copies of encumbrance certificates provided to us reflect the execution of documents listed at Nos. 9, 13, 17, 23, 34, 42, 44, 67, 73 and 74 of Part C above (Document Nos. 113 to 135). In addition to the aforesaid transactions, the encumbrance certificates reflect the execution of an Agreement to Sell dated January 27, 2014 in favour of P. M. Srinivas Reddy and Agreements to Sell, four in number, all dated July 17, 2017 in favour of Nanja Reddy (Document Nos. 136, 138, 140, 142 & 144 respectively). It is seen that the aforesaid agreements of sale were cancelled by the execution of Cancellation Deed dated April 20, 2017 and Cancellation of Agreement to Sell, four in number, all dated September 29, 2022 (Document Nos. 137, 139, 141, 143 & 145 respectively), which are also reflected in the encumbrance certificates.
58. The encumbrance certificates also reveals an encumbrance created in respect of a portion of the Property in favour of Axis Bank Limited (earlier known as UTI Bank) vide (i) Deed of Mortgage and Hypothecation dated September 14, 2006 registered as Document No. ANK-1-20574-2006-07, Book – I, stored in CD No. ANKD159 in the office of the Sub-Registrar, Anekal and (ii) Deed of Mortgage and Hypothecation dated August 19, 2009 registered as Document No. SRJ-1-01020-2009-10, Book – I, stored in CD No. SRJD26 in the office of the Sub-Registrar, Sarjapur. The aforesaid mortgages in favour of Axis Bank Limited have been discharged by the execution of Reconveyance Deed dated April 17, 2021 and Reconveyance Deed dated November 9, 2022 (Document Nos. 146 & 147 respectively) which are also reflected in the encumbrance certificates.
59. Other than the documents referred to above, the said encumbrance certificates do not reflect any other charge or encumbrance in or over the Property for the period covered under the said encumbrance certificates.



60. We had issued a public notice on behalf of M/s Coevolve Estates Private Limited in Deccan Herald and Prajavani on November 13, 2022 (Document No. 148), calling for objections, if any, from members of the public against the development proposed to be undertaken by M/s Coevolve Estates Private Limited in and upon the Property. In response to the said public notice, we did not receive any claims or objections against the proposed development of the Property and therefore, we have, vide No Claims Certificate dated December 5, 2023 (Document No. 149), confirming the same.

Conclusion:

Subject to our observations as detailed above and based on the documents furnished to us, we are of the opinion that below mentioned persons are the owners of their respective constituent parcels of the Property as follows:

<i>Parcels of the Property</i>	<i>Owner/s</i>
Parcel – A	a. Shri. Banuprakash C. R., son of Late Ramachandra D. M; b. Thanushree Gowda B., daughter of Shri. Banuprakash; c. Vibha Gowda, son of Shri. Banuprakash; d. Shri. Kokila Mohan C. R., son of Late Ramachandra D. M;
Parcel - B	e. Shri. Punith C. R., son of Late Ramachandra D. M.; f. Shri. Rajendra D. M., son of Late Munivenkatappa; g. Shri. Sunil Kumar C. R., son of Shri. Rajendra D. M.; h. Shri. Pradeepkumar C. R., son of Shri. Rajendra D. M.;



Parcel – C	<ul style="list-style-type: none"> i. Shri. Prakash D. M., son of Late Munivenkatappa; j. Shri. Harshvardhan Gowda P., son of Shri. Prakash D. M.
Parcel – D	<ul style="list-style-type: none"> a. Shri. Srinivasamurthy C., son of Late Chikka Annaiah; b. Shri. Avinash S., son of Shri. C. Srinivas Murthy; c. Hitha, daughter of Shri. Avinash S., aged about 4 years, minor represented by her father and natural guardian Shri. Avinash S.;
Parcel – E	<ul style="list-style-type: none"> d. Smt. Ashwini S., daughter of Shri. C. Srinivas Murthy; e. Smt. Harshitha Srinivasa Murthy, daughter of Shri. C. Srinivas Murthy; f. Namish H., son of Shri. Harsha and Smt. Harshitha; and
Parcel – F	<ul style="list-style-type: none"> g. Bhavish, son of Shri. Harsha and Smt. Harshitha.
Parcel – G	<ul style="list-style-type: none"> a. Shri. Y. Srinivas, son of Late Yellappa; b. M. Ruchira, daughter of Smt. Rekha S.; c. Smt. S. Roopa, daughter of Shri. Y. Srinivas;
Parcel – H	<ul style="list-style-type: none"> d. Shri. Raghavendra S., son of Shri. Y. Srinivas; e. Smt. Sowmya S., daughter of Shri. Y. Srinivas; and f. Dhriti Naren, daughter of Smt. Sowmya S.
Parcel – I	
Parcel – J	<ul style="list-style-type: none"> a. Shri. Nanja Reddy, son of Late Muniswamy Reddy;
Parcel – K	<ul style="list-style-type: none"> b. Smt. Lakshamma, wife of Shri. Nanja Reddy; and
Parcel – L	<ul style="list-style-type: none"> c. Shri. Pruthvish Babu N., son of Shri. Nanja Reddy.

Parcel – M	<p>a. Shri. Ramachandra Y. C., son of Late Muniyellappa;</p> <p>b. Shri. Jayant Gowda C. R., son of Shri. Ramachandra Y. C.;</p> <p>c. Dharani C. R., daughter of Shri. Ramachandra Y. C.;</p> <p>d. Smt. Kavitha, wife of Late Krishnamurthy;</p>
Parcel – N	<p>e. Bhoomika C. K., daughter of Late Krishnamurthy;</p> <p>f. Manthavi C. K., daughter of Late Krishnamurthy;</p> <p>g. Smt. Rathnamma, daughter of Late Muniyellappa;</p> <p>h. Bhavana N. V., daughter of Smt. Rathnamma;</p> <p>i. Smt. Sumithra H. K., wife of Late Shivaram;</p> <p>j. Harshini S., daughter of Late Shivaram;</p> <p>k. Shri. Lakshmanakumar M., son of Late Munivenkatappa;</p>
Parcel – O	<p>l. Nisarga, daughter of Shri. Lakshmanakumar;</p> <p>m. Shri. C. M. Ramesh, son of Late Munivenkatappa;</p> <p>n. C. R. Lakshitha, daughter of Shri. C. M. Ramesh;</p> <p>o. C. R. Chethan, son of Shri. C. M. Ramesh;</p> <p>p. Smt. Bhagyamma M., daughter of Late Munivenkatappa;</p> <p>q. Shri. V. Shishir, son of Smt. Bhagyamma M.; and</p> <p>r. Shri. Chirag V., son of Smt. Bhagyamma M.</p>

The aforesaid persons having clear and marketable title to their respective constituent parcel/s of the Property as specified hereinabove, have vested in favour of M/s CoEvolve Estates Private Limited, rights to develop the Property and have executed a Joint Development Agreement dated March 18, 2023, in



respect of the Project; the aforesaid owners have further authorized M/s CoEvolve Estates Private Limited to act on their behalf to develop the Property and sell or otherwise alienate the share of CoEvolve Estates Private Limited in the Project vide General Power of Attorney dated March 18, 2023.

As per the Joint Development Agreement dated March 18, 2023, the aforesaid owners are jointly entitled to 30% of the total super built-up area in the Project together with 30% undivided share, right, title, interest and ownership in the Property corresponding thereto; and M/s CoEvolve Estates Private Limited is entitled to the remaining 70% of the super built-up area in the Project together with 70% undivided share, right, title, interest and ownership in the Property corresponding thereto.

April 25, 2023
Bengaluru

Prashant Sheno
Partner



CRESTLAW PARTNERS