

January 11, 2017

**Title report in respect of land in Survey No.14/1, situated at Srirampura Village,
Yelahanka Hobli, Bangalore North Taluk**

To

APG Imperial Homes Private Limited

FROM:

**Malini Raju
J. Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

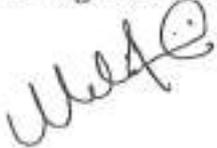
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FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of APG Imperial Homes Private Limited. We accept no responsibility or legal liability to any person other than APG Imperial Homes Private Limited in relation to the contents of the title report.
2. The information in this title report is derived from a review of the photocopies of the documents made available to us detailed in **Annexure A** annexed to this title report and documents inspected by us at the relevant government offices.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have conducted a limited physical search in the government or revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have not undertaken any formal searches at the various courts of law/ tribunals to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner as the records are not completely computerised and have not found any adverse findings other than what is detailed in this title report.
6. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. there is no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
7. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

J. Sagar Associates



Memorandum

We have in this memorandum dealt with property bearing Survey No.14/1 measuring 2 acres 5 guntas, situated at Sriramapura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District ("**Schedule Property**").

Flow of title:

1. We have perused copies of the tippani and RR balabagada nakalu which bears out that land in Survey No.14 situated at Sriramapura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District was bifurcated into 4 portions being Survey No.14/1, Survey No.14/2, Survey No.14/3 and Survey No.14/4. The said extract also bears out that Survey No.14/1 was registered in the name of Najamma wife of Muniyappa.
2. We have perused a copy of the kharab uttaru extract which bears out that Survey No.14/1 had 3 guntas of kharab land.
3. We have perused a copy of the Order sheet dated 26/06/1957 in case No.19/56-57 passed by the Special Amaldar for Abolition of Inam Land, Bangalore which bears out that filed by Anjanappa son of Venkataramanappa was registered as the permanent tenant on payment of premium for the land in Survey No.14/1 measuring 2 acres 2 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District ("**Survey No.14/1**") along with certain the survey numbers.
4. We have perused a copy of the endorsement dated 03/02/1958 issued by the office of the Special Deputy Commissioner which bears out that Anjanappa son of Venkataramanappa was registered as the owner of Survey No.14/1 in terms of orders passed in case No.19/56-57.
5. We have perused a copy of the mutation register extract (bearing MR No.16/69-70) issued by the Thasildar which bears out that as per Order passed in case No.19, the katha in respect of Survey No.14/1 was registered in the name of Anjanappa son of Venkataramanappa.
6. We have perused a copy of the sale deed dated 10/06/1958 (registered as document No.2445/58-59) which bears out that the children of Venkataramanappa namely 1) Papaiah, 2) Anjanappa 3) Doddanarayannappa conveyed Survey No.14/1 in favour of Honamma wife of Byrappa.
7. We have perused a copy of the sale deed dated 10/04/1962 (registered as document No.258/1962-63) which bears out that Honamma wife of Byrappa conveyed Survey No.14/1 in favour of Papaiah son of Venkataramanappa alias Venkatappa. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01/04/1961 to 31/05/1989.
8. We have perused a copy of the sale deed dated 19/04/1967 (registered as document No.190/67-68) which bears out that the children of Venkataramanappa namely Papaiah,

Dodda Narayanappa and Muniyappa conveyed Survey No.14/1 in favour of Honamma wife of Byrappa. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01/04/1961 to 31/05/1989.

9. We have perused a copy of the sale deed dated 02/11/1974 (registered as document No.4590/74-75) which bears out that Honamma wife of Byrappa conveyed Survey No.14/1 in favour of Muniyappa son of Venkatappa alias Venkataramanappa. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01/04/1961 to 31/05/1989.

We note that Muniyappa is the brother of Anjanappa and the Survey No.14/ 1 was in the joint family of Venkataramanappa. Further, we have seen the genealogical tree of Venkataramanappa which bears out that Venkataramanappa had nine children namely Anjanappa, Ammayappa, Doddanarayanappa, Chikkanarayanappa, Muniyappa, Ramaiah, Jayanna, Venkataswamappa and Shamanna. Out of which we have seen the family trees of Anjanappa, Shamanna, Ammayappa, Muniyappa Venkataswamappa and Shamanna, which are detailed below.

- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son Muniyappa. The said Muniyappa died leaving behind his son Krishna.
- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son named Shamanna. The said Shamanna (deceased) and his wife Muniyamma had six children namely Narayana, Govinda, Krishna, Ammayamma, Chinamma and Chandramma.
- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son named Venkataswamappa. The said Venkataswamappa and his wife Papamma had three children namely Mariyappa, Venkatesh and Chinnathayamma. The said Mariyappa was married to Karagamma. The said Venkatesh was married to Rathnamma. The said Chinnathayamma was married.
- We have perused a copy of the genealogical tree of Anjanappa attested by the Village Accountant which bears out that Anjanappa (deceased) his wife Lingamma had three children namely Venkataramu, Ammayamma and Chinamma. The said Venkataramu deceased had a son namely Jagadish.
- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Chinamma (deceased) had a son Ammayappa. The said Ammayappa and his wife Gowamma had six children namely Mallaiah, Muniraju, Channamma, Chinnathayamma, Rajamma and Munirathnamma.

10. We have also perused a copy of the genealogical tree of Papaiah (brother of Venkataramanappa) attested by the Village Accountant which bears out that Papaiah (deceased) his son Munivenkatappa and wife Thimmakka had three children namely Venkatesh, Umesh and Munilakshmi. The said Venkatesh was married to Munirathna.
11. We have perused a copy of the inheritance certificate (bearing IHC No.31/94-95) issued by the Village Accountant which bears out that after the death of Anjanappa his wife (1)Lingamma, and his brothers namely (2)Venkataswamy since deceased represented by his wife Papamma, (3)Ammayappa, (4)Doddanarayanappa, (5)Chikkanarayanappa, (6)Muniyappa, (7)Shamanna since deceased represented by his wife Muniyamma, (8)Ramaiah, (9)Jayanna along with Anjanappa's uncle Papaiah since deceased represented by his only son (10)Munivenkatappa inherited certain joint family properties including Survey No.14/1 and entered into a partition, in terms of which Survey No.14/1 was allotted to the following:
- a. A portion of Survey No.14/1 measuring 30 guntas was allotted to the share of Munivenkatappa.
 - b. A portion of Survey No.14/1 measuring 18 ½ guntas was allotted to the share of Lingamma.
 - c. A portion of Survey No.14/1 measuring 18 ½ guntas was allotted to the share of Papamma.
 - d. A portion of Survey No.14/1 measuring 15 guntas was allotted to the share of Ammayappa.
12. We have perused a copy of the general power of attorney dated 30/11/1995 (registered as document No.756/95-96) which bears out that (1) Ammayappa son of late Venkataramanappa along with his children Mallaiah son of Mallappa (along with his wife Gowramma) Muniraja.A (along with his wife Girijamma), Chennamma, Chinnathayamma, Rajamma, Munirathnamma (2) Munivenkatappa son of late Papaiah (along with his wife Thimmakka) and children Venkatesh (along with his son Munirathna), Umesh and Munilakshmi (3) Lingamma wife of late Anjanappa along with her children Ammayamma, Chinnamma, Kempamma and Jagadish son of late Venkataramu (4) Papamma wife of late Venkataswamappa and her children Mariappa (along with wife Karagamma), Venkatesha (along with his wife Rathnamma) and Chinnathayamma authorised and appointed Banjara Enclaves Private Limited represented by its managing director K.Prakash Shetty to sell Survey No.14/1 and to do all necessary acts and deeds pertinent to Survey No.14/1.
13. We have perused a copy of the sale agreement dated 30/11/1995 (registered as document No.6024/95-96 on 01/12/1995) which bears out that executed by (1) Ammayappa son of late Venkataramanappa along with his children Mallaiah son of Mallappa (along with his wife Gowramma) Muniraja.A (along with his wife Girijamma), Chennamma, Chinnathayamma, Rajamma, Munirathnamma (2) Munivenkatappa son of late Papaiah (along with his wife Thimmakka) and children Venkatesh (along with his son Munirathna), Umesh and Munilakshmi (3) Lingamma wife of late Anjanappa along with her children Ammayamma,

Chinnamma, Kempamma and Jagadish son of late Venkataramu (4) Papamma wife of late Venkataswamappa and her children Mariappa (along with wife Karagamma), Venkatesha (along with his wife Rathnamma) and Chinnathayamma agreed to convey the Survey No.14/1 in favour of K.Prakash Shetty son of K.Madhava Shetty.

14. We have perused a copy of the encumbrance certificate for the period 01/06/1989 to 05/11/2001 which bears out that the registration of the sale agreement dated 01/12/1995 executed by Ammayappa and others in favour of K.Prakash Shetty and otherwise bears out nil encumbrances in respect of Survey No.14/1.
15. We have perused a copy of the Gazette notification dated 23.06.1999 which bears out that the Government of India in the Ministry of Petroleum and Natural Gas [in terms of a notification bearing number S.O.1551 dated 08.08.1998 issued under Section 3(1) of the Petroleum and Minerals Pipelines (Acquisition of Right of User in Land) Act, 1962] declared its intention to lay pipeline on land parcels (including a portion of the Schedule Property measuring 29 guntas) for the purpose of transport of petroleum products from Mangalore to Bangalore by Hindustan Petroleum Corporation Limited. We have been given to understand that the said RGEFORMAT 13¹ ¶ ¶ >< of the road relinquished to BBMP.
16. We have perused a copy of the mutation register extract in MR No.32/99-2000 issued by the Village Accountant which bears out that factum of the acquisition by for the purpose of laying pipeline for the transport of petroleum products from Mangalore to Bangalore by Hindustan Petroleum Corporation Limited.
17. We have perused a copy of the conversion certificate dated 19/08/2002 (ALN:SR (NA) 56:2002-03) issued by the Special Deputy Commissioner which bears out that Survey No.14/1 including 3 guntas of A karab land totally admeasuring 2 acres 5 guntas (hereinafter referred to as the "Schedule Property") was converted from agricultural user to residential user. An extent of 3 guntas 'A' karab was also converted on payment of requisite fees.
18. We have perused a copy of the general power of attorney dated 19/08/2002 registered as document No.348/2002-03 which bears out that B.R.Shetty son of late Shambu Shetty empowered and authorised his brother B.S.Shetty to sell purchase and to do all necessary acts and deeds in respect of the properties identified by him.
19. We have perused a copy of the sale deed dated 30/01/2003 registered as document No.11028/2002-03 which bears out that that (1) Ammayappa son of late Venkatramanappa along with his children Mallaiah son of Mallappa (along with his wife Gowramma) Muniraja.A (along with his wife Girijamma), Chennamma, Chinnathayamma, Rajamma, Munirathnamma (2) Munivenkatappa son of late Papaiah (along with his wife Thimmakka) and children Venkatesh (along with his son Munirathna), Umesh, Munilakshmi (3) Lingamma wife of late Anjanappa along with her children Ammayamma, Chinnamma, Kempamma and Jagadish son of late Venkataramu (4) Papamma wife of late Venkataswamappa and her children Mariappa (along with wife Karagamma), Venkatesha

(along with his wife Rathnamma) and Chinnathayamma all represented by their power of attorney holder Banjara Enclaves Private Limited represented by its managing director K.Prakash Shetty along with (5) K.Prakash Shetty ("Confirming Party-1") and (6) Banjara Enclaves Private Limited ("Confirming Party-2") conveyed the Schedule Property in favour of B.R.Shetty son of late Shambu Shetty represented by his power of attorney holder B.S.Shetty. The said sale deed further bears out that Ammayappa and others had entered into an agreement of sale with Confirming Party-1, Confirming Party-2 being the power of attorney holder has nominated the Purchaser to purchase the Schedule Property.

20. We have perused a copy of the Final Notification (bearing No.UDD 193 MNX 2004) Bangalore, dated 23/02/2004 published in the Karnataka Gazette which bears out that the Government of Karnataka had sanctioned an improvement scheme for the formation of layout called "Arkavathi Layout" wherein certain lands including the Schedule Property (which were initially published and notified to be acquired under the preliminary notification dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03) were notified for acquisition under Section 19(1) of the BDA Act, 1976 for the formation of the Arkavathi Layout. However the same is not of any concern as the said notification was withdrawn by the government in terms of a subsequent notification dated 14.05.2010 (detailed below).
21. We have perused copies of the encumbrance certificates for the period 01/06/1989 to 31/03/2004 and 29/05/2002 to 10/03/2003 which bears out the registration of the sale deed dated 30/01/2003 executed by Ammayappa and others in favour of B.R.Shetty and otherwise bear out nil encumbrances in respect of the Schedule Property.
22. We have perused a copy of the plaint filed in O.S.No.9863/2014 before the Court of the City Civil Judge at Bangalore by Jagadish, Gowramma, Muniraju, Girijamma, Chennamma, Rajamma, Munirathnamma, Doddanarayanappa, Rajanna, Chandru, Prakash, Muniyappa, Ramaiah, Nagamma, Venkatesh, Sujatha, Ramesh, Ravi, Jayaramappa, Mariyappa, Karagamma, Venkatesha, Rathnamma, Muniyamma, Narayana, Govinda, Krishna, Chinnamma and Chandramma against K.Prakash Shetty, Banjara Enclaves Private Limited represented by its managing director K.Prakash Shetty, B.R.Shetty, B.S.Shetty, and Besto Infrastructure Bangalore Private Limited for (a) partition and allotment of 1/9th share in Survey No.14/1 and Survey No.15/1 (b) to declare the sale agreement dated 30/11/1995 registered as document No.6024/95-96 (c) to declare the sale deed dated 30/01/2003 registered as document No.11028/2002-03 is not binding on the plaintiffs (d) to declare the sale deed dated 04/08/2010 registered as document No.2030/2010-11 is not binding on the plaintiffs.
23. We have perused a copy of the amended plaint filed in O.S.No.9883/2014 before the Court of the City Civil Judge at Bangalore which bears out that Munivenkatappa, Thimmakka, Venkatesh, Minirathna, Umesh, Munilakshamma were impleaded as respondents to the said suit. *The said suit is a pending adjudication.*

24. We have perused a copy of the notification dated 14/05/2010 (bearing No.UDD/223/MNX/2010) issued by the Under Secretary to the Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894, wherein the Government of Karnataka de-notified acquisition of certain survey numbers including the Schedule Property which were in terms of the preliminary notification dated 03/02/2003 and Final Notification dated 23/02/2004 (detailed above) notified for the formation of "Arkavathi Layout."
25. We have perused a copy of the sale deed dated 04/08/2010 (registered as document No.2030/10-11) which bears out that B.R.Shetty son of Shambu Shetty conveyed a portion of the Schedule Property along with a portion of Survey No.14/1 admeasuring 2 acres 20 guntas in favour of Besto Infrastructure Bangalore Private Limited. It is pertinent to point out that the individual extents of Survey No.14/1 and Survey No.14/2 is not mentioned in the said sale deed. We suggest that a survey be conducted to identify the exact extent of Survey No.14/1 conveyed after identifying the extent owned by Besto Infrastructure Bangalore Private Limited. We also suggest that bifurcation of Khata should be obtained.
26. We have perused a copy of the notification dated 18/06/2014 (bearing No.UDD/426/MNJ/2011) which bears out that the Government of Karnataka de-notification from acquisition certain survey numbers including the Schedule Property which was notified for the acquisition of the petroleum gas pipeline.
27. We have perused a copy of the relinquishment deed 22/12/2014 (registered as document No.3697/14-15) which bears out that B.R.Shetty son of Shambu Shetty relinquished an extent of 9717.41 square meters of land and 565.71 square meters of building in the Schedule Property along with certain adjacent other land parcels bearing Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet) in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, which is required for widening of the road from Jakkur flying club road (gas pipe line road) NH-7 to Hennur Road. The said deed further bears out that B.R.Shetty would receive the development rights certificate ("DRC") for the land surrendered by him, as per the terms and conditions stipulated in the notification dated 18.01.2005 bearing No.UDD/154/BEM/RUPRA/2004. We have not seen a copy of the DRC received by B.R.Shetty, however we have perused a copy of the sale deed dated 04.02.2016 (registered as document No.4656/15-16) which bears out that 1) B.R.Shetty along with 2) P.N.Srinivas Gowda and Tayappa as confirming parties conveyed the DRC in favour of M/s Valmark Realty Holdings Private Limited. We note that the extent relinquished by B.R.Shetty is recorded in the sketch attached to the said relinquishment deed which bears out the extent to be 51187.50 square feet.
28. We have perused a copy of the encumbrance certificate for the period 01/04/2004 to 04/04/2016 which bears out nil encumbrances in respect of the Schedule Property.
29. We have perused a copy of the akarband which bears out that Schedule Property measures 2 acres 2 guntas and 3 guntas of karab land.

30. We have perused copies of the RTC extracts for the period 1966-67 to 1976-77 which bears out the name of Nanjamma wife of Muniyappa as the owner and occupant of the Schedule Property. It is pertinent to point out that although The Schedule Property was registered in the name of Anjanappa in terms of the inam order the name of Nanjamma wife of Muniyappa is erroneously reflected as the owner for the period, however her name was deleted in the subsequent records.
31. We have perused copies of the RTC extracts for the period 1977-78 to 1980-81 which bears out the name of Nanjamma wife of Muniyappa as the erstwhile owner and subsequently the name of Anjanappa son of Venkataramanappa as the owners and the name of Venkataramanappa was as occupant of the Schedule Property.
32. We have perused a copy of the RTC extract for the period 1981-82 to 1993-94 which bears out the name of Nanjamma wife of Muniyappa, and Anjanappa son of Venkataramanappa as the owners and the name of Muniyappa (in terms of MR No.7/80-81) was registered as occupant of the Schedule Property.
33. We have perused a copy of the mutation register extract (bearing MR No.7/80-81) which bears out that the entries in the RTC extracts were to include the name of Muniyappa son of Venkataramanappa as the occupant of a portion of the Schedule Property measuring 20 guntas.
34. We have perused a copy of the RTC extract for the period 1994-95 to 2001-02 which bears out the names of Munivenkatappa, Lingamma, Papamma and Ammayappa were registered as owners and occupants of the Schedule Property. The said extracts also records the IHC No.31/94-95.
35. We have perused copies of the RTC extracts for the period 2001-02 to 2015-16 which bears out the names of Munivenkatappa, Lingamma, Papamma and Ammayappa as the owners of Survey No.14/1.
36. We have perused a copy of the endorsement dated 11/06/2002 issued by the Thasildar, Yelahanka, Bangalore which bear out that copies of Index of lands and record of rights extracts were not available with regard to the Schedule Property.
37. We have perused a copy of the endorsement dated 28/05/2002 in No.LRF (BNA).CR/15/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore which bears out that there are no proceedings initiated under the Section 79A and 79B of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.
38. We have perused a copy of the endorsement dated 29/05/2002 in No.LRF:CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Taluk, Yelahanka which bears out that there are no tenancy applications have been filed in Form 7 under Section 48-A and 77-A of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.



39. We have perused a copy of the endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the Schedule Property.
40. We have perused a copy of the endorsement dated 07/06/2016 issued by the Karnataka Housing Board which bears out that the Srirampura Village is not a part of any of its acquisitions till date.
41. We have perused a copy of the tax-demand register extract which bears out that BR Shetty was called upon to pay taxes for the period 2014-15.
42. We have perused a copy of the atlas which bears out the shape of Survey No.14.
43. We have perused a copy of the khata certificate dated 09/10/2014 issued by the Bruhat Bengaluru Mahanagara Palike which bears out that the Schedule Property along with certain other survey numbers totally admeasuring 12 acres 32 guntas was assigned the new khata No. 361/1576/15/1, 15/2, 14/1, 14/2, 22/2, 16/1, 16/2 ,61/3, 15/5, 15/3, 15/4 & 22/1 and was registered in the name of B.R. Shetty.
44. We have perused a copy of the betterment charges paid receipt issued in favour of B.R. Shetty (dated 06/06/2011) which bears out the payment of Rs.2,07,27,435/- with respect to Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet).
45. We have issued public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and English daily newspaper Times of India calling for objections if any in relation to certain immovable properties including the Schedule Property. We have received an objections to the public notice dated 27/05/2016 from Jagadeesh son of Venkataramu and Krishna son of Shamanna through their Advocate H.Prasanna Kumar claiming rights over the Schedule Property. We note that their claim is pertinent to the suit in O.S.No.9883/2014 (detailed above) which is a pending adjudication.
46. We have perused a copy of the village map of Srirampura village which bears out the location of the Schedule Property in Srirampura village.
47. We have been given to understand that 1)after the relinquishment made to BBMP by B.R.Shetty for the formation of the road and 2) Portion of the Schedule Property conveyed in favour of Besto Infrastructure Bangalore Private Limited, the remaining extent retained by B.R. Shetty is 15.59 guntas which is available for development.



Observations

1. Encumbrance certificate for the period 04/04/2016 till date.
2. Latest tax-paid receipt for the period 2014-15 and 2015-16.
3. We are of the opinion that B.R Shetty is the owner of the Schedule Property subject to the outcome of the suit in O.S.No.9883/2014.
4. Katha should be bifurcated based on sale deed dated 04/08/2010 and the relinquishment deed dated 22/12/2014.

Schedule

All that piece and parcel of land in Survey No.14/1 measuring 15.59 guntas out of 2 acres 5 guntas, situated at Sriramapura Village, Yelehanka Hobli, Bangalore North Taluk, Bangalore District and bounded on the:

- East by : Portion of Survey No.14/1.
West by : Land bearing Survey No.15/5.
North by : Land bearing Survey No.22/1, 22/2 and road.
South by : Land bearing Survey No.14/2.



Annexure A

Sl No.	List of documents reviewed
1.	Tippani and RR balabagada nakalu.
2.	Kharab uttaru
3.	Order sheet dated 26/06/1957 in case No.19/56-57 passed by the Special Amaldar for Abolition of Inam Land, Bangalore.
4.	Endorsement dated 03/02/1958 issued by the office of the Special Deputy commissioner.
5.	Mutation register extract in MR No.16/69-70 issued by the Thasildar.
6.	sale deed dated 10/06/1958 Registered as document No.2445/58-59 executed by children of Venkataramanappa namely 1) Papaiah, 2) Anjanappa 3) Doddanarayannapa conveyed in favour of Honamma wife of Byrappa.
7.	Sale deed dated 10/04/1962 registered as document No.258/1962-63 executed by Honamma wife of Byrappa in favour of Papaiah son of Venkataramanappa alias Venkatappa.
8.	Sale deed dated 10/04/1962 (registered as document No.258/1962-63)
9.	Encumbrance certificate for the period 01/04/1961 to 31/05/1989.
10.	Sale deed dated 19/04/1967 registered as document No.190/67-68 executed by Papaiah, Dodda Narayanappa and Muniyappa sons of Venkataramanappa in favour of Honamma wife of Byrappa.
11.	Encumbrance certificate for the period 01/04/1961 to 31/05/1989.
12.	Sale deed dated 02/11/1974 registered as document No.4590/74-75 executed by Honamma wife of Byrappa in favour of Muniyappa son of Venkatappa alias Venkataramanappa.
13.	Encumbrance certificate for the period 01/04/1961 to 31/05/1989.
14.	Genealogical tree of Venkataramanappa attested by the Village Accountant.
15.	Genealogical tree of Muniyappa son of Venkataramanappa attested by the Village Accountant.
16.	Genealogical tree of Shamanna son of Venkataramanappa attested by the Village Accountant.
17.	Genealogical tree of Venkataswamappa son of Venkataramanappa attested by the Village Accountant
18.	Genealogical tree of Anjanappa attested by the Village Accountant.
19.	Genealogical tree of Ammayappa son of Venkataramanappa attested by the Village Accountant.
20.	Genealogical tree of Papaiah attested by the Village Accountant.
21.	Inheritance certificate in IHC No.31/94-95 issued by the Village Accountant.
22.	General power of attorney dated 30/11/1995 registered as document No.756/95-96 executed by Ammayappa and others in favour of Banjara Enclaves (Pvt) Ltd represented by its managing director K.Prakash Shetty.
23.	Sale agreement dated 30/11/1995 registered as Document No. 6024/95-96 executed by Ammayappa and others in favour of K.Prakash Shetty son of K.Madhava Shetty.
24.	Encumbrance certificate for the period 01/06/1989 to 05/11/2001.
25.	Gazette notification dated 23.06.1999 issued by the Government of India in the Ministry of Petroleum and Natural Gas
26.	Mutation register extract in MR No.32/99-2000 issued by the Village Accountant
27.	Conversion certificate dated 19/08/2002 (ALN:SR (NA) 56:2002-03) issued by the Special Deputy Commissioner.

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28.	General power of attorney dated 19/08/2002 registered as document No.348/2002-03 executed by B.R.Shetty in favour of B.S.Shetty.
29.	Sale deed dated 30/01/2003 registered as document No.11028/2002-03 executed by Ammayappa and others in favour of B.R.Shetty son of late Shambu Shetty represented by his power of attorney holder B.S.Shetty.
30.	Final Notification (bearing No.UDD 193 MNX 2004) Bangalore, dated 23/02/2004 published in the Karnataka Gazette.
31.	Encumbrance certificate for the period 01/06/1989 to 31/03/2004 and 29/05/2002 to 10/03/2003
32.	Plaint filed in O.S.No.9863/2014 before the Court of the City Civil Judge at Bangalore by Jagadish and others against K.Prakash Shetty, Banjara Enclaves (Pvt) Ltd represented by its managing director K.Prakash Shetty, B.R.Shetty, B.S.Shetty, Baptist D'Souza, and Besto Infrastructure Bangalore Private Limited.
33.	Amended plaint filed in O.S.No.9883/2014 before the Court of the City Civil Judge at Bangalore.
34.	Notification dated 14/05/2010 (bearing No.UDD/223/MNX/2010) issued by the Under Secretary to the Government.
35.	Sale deed dated 04/08/2010 (registered as document No.2030/10-11)
36.	Relinquishment deed dated 22.12.2014 (registered as document No.3697/14-15) executed by B.R.Shetty.
37.	Sale deed dated 04.02.2016 (registered as document No.4656/15-16)
38.	Encumbrance certificate for the period 01/04/2004 to 04/04/2016
39.	Akarband.
40.	RTC extract for the period 1966-67 to 1976-77.
41.	RTC extract for the period 1977-78 to 1980-81.
42.	RTC extract for the period 1981-82 to 1993-94.
43.	Mutation register extract (bearing MR No.7/80-81)
44.	RTC extract for the period 1994-95 to 2001-02.
45.	RTC extract for period 2001-02 to 2015-16
46.	Endorsement dated 11/06/2002 issued by the Thasildar, Yelahanka, Bangalore.
47.	Endorsement dated 28/05/2002 in No.LRF (BNA).CR/15/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore.
48.	Endorsement dated 29/05/2002 in No. LRF:CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Taluk, Yelahanka.
49.	Endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore.
50.	Endorsement dated 07/06/2016 issued by the Karnataka Housing Board.
51.	Tax-demand register extract
52.	Atlas
53.	Khatha certificate dated 09/10/2014 issued by the Bruhat Bangalore Mahanagara Palike.
54.	Betterment charges paid receipt.
55.	Public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and Times of India.
56.	Village map.

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January 11, 2017

**Draft title report in respect of the land in Survey No.14/2, situated at Sriramapura
Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District.**

To:

APG Imperial Homes Private Limited

FROM:

**Malini Raju
J. Sagar Associates
Bangalore -
India**

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

Level 3, Prestige Obelisk, No.3, Kasturba Road, Bengaluru-560001
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Ahmedabad | Chennai | Gurgaon | Hyderabad | Mumbai | New Delhi

FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of APG Imperial Homes Private Limited. We accept no responsibility or legal liability to any person other than APG Imperial Homes Private Limited in relation to the contents of the title report.
2. The information in this title report is derived from a review of the photocopies of the documents made available to us detailed in **Annexure A** annexed to this title report and documents inspected by us at the relevant government offices.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have conducted a limited physical search in the government or revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have not undertaken any formal searches at the various courts of law/ tribunals to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner as the records are not completely computerised and have not found any adverse findings other than what is detailed in this title report.
6. We have reported only in relation to laws of India.
7. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. There are no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
8. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

J. Sagar Associates



MEMORANDUM

We have in this memorandum dealt with property bearing Survey No.14/2 measuring 2 acres 17 guntas, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District (morefully described in the schedule below and hereinafter referred to as the "Schedule Property").

Flow of title:

1. We have perused a copy of the hissa tippani extract of Survey No.14, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District which bears out that Survey No.14 was bifurcated into 4 parts being Survey No.14/1, Survey No.14/2, Survey No.14/3 and Survey No.14/4. The said extract does not bear out the extent of Survey No.14/2.
2. We have perused a copy of the sale deed dated 01.08.1953 (registered as document No.3152/53-54) which bears out that Puttamma wife of Ramaiah conveyed land in Survey No.14/2 measuring 4 acres 5 guntas, situated at Jakkur Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District in favour of K.Rajanna son of Kempanna. It is pertinent to point out that the recitals of the said sale deed bears out that Survey No.14/2 is situated at Jakkur Village. We are given to understand that part of Jakkur Village was later known as Srirampura Village.
3. We have perused a copy of the sale deed dated 30.09.1953 (registered as document No.4649) which bears out that K.Rajanna conveyed the land in Survey No.14/2 measuring 2 acres 17 guntas, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District ("Schedule Property") in favour of Nanjamma. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01.04.1951 to 31.05.1989.
4. We have perused a copy of the lease deed dated 30.09.1953 (registered as document No.4650) which bears out that K.Rajanna leased the Schedule Property in favour of Nanjamma.
5. We have perused a copy of the sale agreement dated 30.09.1953 (registered as document No.4651) which bears out that Nanjamma agreed to re-convey the Schedule Property in favour of K.Rajanna. The registration of the said sale agreement is borne out in the encumbrance certificate for the period 01.04.1951 to 31.05.1989.
6. We have perused a copy of the mutation register extract (bearing MR No.39/69-70) which bears out that the khata of the Schedule Property was transferred and registered in the name of K.Rajanna son of Kempaiah in terms of an order passed in Case No.42/56-57. *It is pertinent to point out that we had sought for the said Inam order, Inam endorsement and Register VIII extract and have been given a copy of the non-availability endorsement of the inam order.*

7. We have perused a copy of the endorsement dated 13-12-2002 (bearing No.RR.CR.2003/02-03) issued by the Thasildar, Bangalore North Taluk which bears out the non-availability of the Inam Order bearing No.42/56-57 passed in favour of K.Rajanna.
8. We have perused a copy of the endorsement dated 11.06.2002 (bearing No.R.K.398/02-03) issued by the Thasildar which bears out the non-availability of the index of land extract and record of rights extract with respect to the Schedule Property.
9. We have perused copies of the RTC extracts for the period 1966-67 to 1980-81 which bear out the name of K.Rajanna as the owner and occupant of the Schedule Property.
10. We have perused a copy of the genealogical tree of K.Rajanna, attested by the Village Accountant, which bears out that K Rajanna and his wife Nanjamma died leaving behind six children namely Krishnamma, K.R.Srinivas, K.R.Subramani, Shyla, Shantamma and K.R.Ramesh. The said Srinivas had two children namely M.V.Chetan and Harshitha. The said Subramani had two children namely Pavan and Supreetha. The said Ramesh had one daughter by name Prathika.
11. We have perused a copy of the death certificate issued by the Tahsildar which bears out that K.Rajanna died on 02.10.1980.
12. We have perused a copy of the inheritance certificate extract (bearing IHC No. 1/83-84) which bears out that after the death of K.Rajanna, the khata of the Schedule Property was transferred and registered in the name of his son K.R.Srinivas. The said extract further bears out that Nanjamma, K.R.Subramani and K.R.Ramesh had consented for the transfer of khata in the name of K.R.Srinivas.
13. We have perused copies of the RTC extracts for the period 1981-82 to 2001-02 which bear out that the name of K.Rajanna was registered as the erstwhile owner and subsequently the name of K.R.Ramesh was registered as the owner of the Schedule Property. The said RTC extracts also records IHC No.1/83-84. It is pertinent to point out that although the khata of the Schedule Property was registered in the name of K.R.Srinivas in terms of IHC No.1/83-84, his brother's name K.Ramesh is inadvertently reflected as the owner of the Schedule Property, however it will not be of a concern given that all the family members have executed the sale deed detailed below.
14. We have perused a copy of the agreement of sale dated 29.11.1995 (registered as document No.5979/95-96) which bears out that 1) Nanjamma wife of late K.Rajanna and her children namely 2) K.R. Ramesh (along with his wife Pramela and his minor daughter Prathika represented by her father and natural guardian K.R. Ramesh), 3)

K.R. Srinivas (along with his wife Sujatha and his minor children Chetan and Harshitha represented by their father and natural guardian K.R. Srinivas), 4) K.R. Subramani (along with his wife Sarojamma, and his minor children Pavan and Supreetha represented by their father and natural guardian K.R. Subramani), 5) Krishnamma daughter of late K.Rajanna, 6) Shyla daughter of late K.Rajanna and 7) Shantamma daughter of late K.Rajanna agreed to convey the Schedule Property in favour of K.Prakash Shetty son of K.Madhava Shetty. The registration of the said agreement of sale is borne out in the encumbrance certificate for the period 01.06.1989 to 05.11.2001.

15. We have perused a copy of the general power of attorney dated 29.11.1995 (registered as document No.746/95-96) which bears out that 1) Nanjamma wife of late K.Rajanna and her children 2) K.R. Ramesh along with his wife Pramela and his minor daughter Prathika represented by her father and natural guardian K.R. Ramesh, 3) K.R. Srinivas along with his wife Sujatha and his minor children Chetan and Harshitha represented by their father and natural guardian K.R. Srinivas, 4) K.R. Subramani along with his wife Sarojamma, and his minor children Pavan and Supreetha represented by their father and natural guardian K.R. Subramani, 5) Krishnamma daughter of late K.Rajanna, 6) Shyla daughter of late K.Rajanna and 7) Shantamma daughter of late K.Rajanna authorised and appointed M/s Banjara Enclaves Private Limited represented by its Managing Director K.Prakash Shetty as their power of attorney holder to develop, construct buildings, to sell and to do all other pertinent acts with respect to the Schedule Property.

16. We have perused a copy of the conversion certificate dated 17.08.2002 (bearing No.ALN:SR(NA)27/2002-03) issued by the Special Deputy Commissioner which bears out that the Schedule Property was converted from agricultural use to non-agricultural residential use.

17. We have perused a copy of the sale deed dated 30.01.2003 (registered as document No.11038/02-03) which bears out that 1) Nanjamma wife of late K.Rajanna and her children 2) K.R. Ramesh along with his wife Pramela and his minor daughter Prathika represented by her father and natural guardian K.R. Ramesh, 3) K.R. Srinivas along with his wife Sujatha and his minor children Chetan and Harshitha represented by their father and natural guardian K.R. Srinivas, 4) K.R. Subramani along with his wife Sarojamma, and his minor children Pavan and Supreetha represented by their father and natural guardian K.R. Subramani, 5) Krishnamma daughter of late K.Rajanna, 6) Shyla daughter of late K.Rajanna and 7) Shantamma daughter of late K.Rajanna along with K.Prakash Shetty and M/s Banjara Enclaves Private Limited as confirming parties conveyed the Schedule Property in favour of B.R.Shetty son of Shambu Shetty. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01.06.1989 to 31.03.2004.

18. We have perused copies of the RTC extracts for the period 2001-02 to 2010-11 which bear out that the name of K.R.Ramesh was registered as the owner of the Schedule Property. The said RTC extracts also records IHC 1/83-84.
19. We have perused a copy of the Final Notification (bearing No.UDD 193 MNX 2004) Bangalore, dated 23.02.2004 published in the Karnataka Gazette which bears out that the Government of Karnataka had sanctioned an improvement scheme for the formation of layout called "Arkavathi Layout" wherein certain lands including the Schedule Property (which were initially published and notified to be acquired under the preliminary notification dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03) were notified for acquisition under Section 19(1) of the BDA Act, 1976 for the formation of the Arkavathi Layout. However the said notification was de-notified by the government in terms of a subsequent notification dated 14.05.2010 (detailed below).
20. We have perused copies of the RTC extracts for the period 2011-12 to 2013-14 which bear out the name of K.R.Ramesh was registered as the owner of the Schedule Property. The said RTC extracts also records IHC 1/83-84 and the proposed acquisition clause in column 11 of the said extracts.
21. We have perused a copy of the notification dated 14.05.2010 (bearing No.UDD/223/MNX/2010) issued by the Under Secretary to the Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894, wherein the Government of Karnataka de-notified the acquisition of certain survey numbers including the Schedule Property which was part of preliminary notification dated 03/02/2003 and Final Notification dated 23/02/2004 (detailed above) notified for the formation of "Arkavathi Layout."
22. We have perused copies of the RTC extracts for the period 2014-15 to 2015-16 which bear out that the name of K.R.Ramesh was registered as the owner of the Schedule Property. The said RTC extracts also records IHC No.1/83-84 and the notification dated 14.05.2010 (detailed above in point No.19). We note that the name of B.R.Shetty is not reflected as the owner since the Schedule Property was converted from agricultural use to non-agricultural use..
23. We have perused a copy of the encumbrance certificate for the period 01.04.2004 to 04.04.2016 which bears out nil encumbrances with respect to the Schedule Property.
24. We have perused a copy of the endorsement dated 29.05.2002 (bearing No.35/02-03) issued by the Assistant Commissioner which bears out that there are no claims registered under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1971 with respect to the Schedule Property.

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25. We have perused a copy of the endorsement dated 28.05.2002 (bearing No.15/02-03) issued by the Assistant Commissioner which bears out that there are no claims registered under sections 79A,B of the Karnataka Land Reforms Act, 1961 with respect to the Schedule Property.
26. We have perused a copy of the endorsement dated 29.05.2002 (bearing No.41/02-03) issued by the Thasildar which bears out that there are no tenancy claims registered under section 48 (form No.7) with respect to the Schedule Property.
27. We have perused a copy of the endorsement dated 07.06.2016 issued by the Karnataka Housing Board which bears out that the Srirampura Village is not a part of any of its acquisitions till date.
28. We have perused copies of the tippani and atlas which bears out the shape of the Schedule Property.
29. We have perused a copy of the akarband extract which bears out the extent of Survey No.14/2 as 2 acres 17 guntas.
30. We have perused a copy of the tax-demand register extract which bears out that BR Shetty was called upon to pay taxes for the period 2014-15.
31. We have perused a copy of the khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike which bears out that the Schedule Property along with certain other survey numbers totally admeasuring 12 acres 32 guntas was assigned the new khata No. 361/1576/15/1, 15/2, 14/1, 14/2, 22/2, 16/1, 16/2 ,61/3, 15/5, 15/3, 15/4 & 22/1 and was registered in the name of B.R. Shetty.
32. We have perused a copy of the betterment charges paid receipt issued in favour of B.R. Shetty (dated 06/06/2011) which bears out the payment of Rs.2,07,27,435/- with respect to Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet).
33. We have perused a copy of the sale deed dated 04.08.2010 (registered as document No.2030/10-11) which bears out that B.R.Shetty son of Shambu Shetty conveyed a portion of the Schedule Property along with a portion of Survey No.14/2 admeasuring 2 acres 20 guntas in favour of Besto Infrastructure Bangalore Private Limited. It is pertinent to point out that the individual extents of Survey No.14/1 and Survey No.14/2 is not mentioned in the said sale deed. We suggest that a survey be conducted to identify the exact extent of Survey No.14/2 conveyed after identifying the extent owned by BR Shetty and Besto Infrastructure Bangalore Private Limited. We also suggest that bifurcation of Khata should be obtained.



34. We have perused a copy of the relinquishment deed 22.12.2014 (registered as document No.3697/14-15) which bears out that B.R.Shetty son of Shambu Shetty relinquished an extent of 9717.41 square meters of land and 565.71 square meters of building in the Schedule Property along with certain adjacent other land parcels bearing Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet) in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, which was required for widening of the road from Jakkur flying club road (gas pipe line road) NH-7 to Hennur Road. The said deed further bears out that B.R.Shetty would receive the development rights certificate for the land surrendered by him, as per the terms and conditions stipulated in the notification dated 18.01.2005 bearing No.UDD/154/BEM/RUPRA/2004. However the sketch attached to the relinquishment deed does not bear out that extent relinquished in the Schedule Property.
35. We have issued public notice dated 21.05.2016 published in the Kannada daily newspaper Vijaya Karnataka and English daily newspaper Times of India calling for objections if any in relation to certain immovable properties including the Schedule Property. We have not received any objections to the aforesaid public notices as on date.
36. We have perused a copy of the village map of Srirampura village which bears out the location of Survey No.14 in Srirampura village.
37. We have been given to understand that after conveying a portion of the Schedule Property in favour of Besto Infrastructure Bangalore Private Limited, the remaining extent retained by B.R. Shetty is 33.72 guntas which is available for development.

Observations:

1. Latest tax-paid receipts.
2. Encumbrance certificate from 04.04.2016 till date.
3. Bifurcation of Katha based on the sale deed to Besto.

CERTIFICATE

Based on the documents reviewed by us and subject to our observations detailed in the report we hereby certify that B.R Shetty is the absolute owner having a valid and marketable title to 33.72 guntas in the Schedule Property.

J Sagar Associates

Bangalore



SCHEDULE

All that piece and parcel of the land bearing Survey No.14/2 measuring 33.72 guntas out of 2 acres 17 guntas (deducting the extent relinquished by B.R.Shetty), situated at Sriramapura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District and bounded on:

- East by : Portion of Sy No.14/2.
West by : Land bearing Sy No.15/4.
North by : Land bearing Sy No.14/1.
South by : Land bearing Sy No.14/3.

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Housiey.com

ANNEXURE-A

Sl. No.	List of documents reviewed
1.	Hissa tippani extract of Survey No.14.
2.	Sale deed dated 01.08.1953 registered as document No.3152/53-54 executed by Puttamma wife of Ramaiah in favour of K.Rajanna son of Kempanna.
3.	Sale deed dated 30.09.1953 registered as document No.4649
4.	Lease deed dated 30.09.1953 registered as document No.4650
5.	Sale agreement dated 30.09.1953 (registered as document No.4651
6.	Mutation register extract in MR No.39/69-70.
7.	Endorsement dated 13.12.2002 (bearing No.RR.CR.2003/02-03) issued by the Thasildar, Bangalore North Taluk for non-availability of the Inam Order bearing No. 42/56 – 57 passed in favour of K. Rajanna.
8.	Endorsement dated 11.06.2002 (bearing No.R.K.398/02-03) issued by the Thasildar for non-availability of the index of land and record of rights extract.
9.	RTC extracts for the period 1966-67 to 1980-81, 1981-82 to 2001-02, 2001-02 to 2010-11, 2011-12 to 2013-14, 2014-15 to 2015-16.
10.	Genealogical tree of K. Rajanna.
11.	Death certificate issued by the Tahsildar of K.Rajanna
12.	Inheritance certificate extract (bearing IHC No. 1/83-84).
13.	Agreement of sale dated 29.11.1995 (registered as document No.5979/95-96) executed by Ramesh and others in favour of Prakash Shetty.
14.	General power of attorney dated 29.11.1995 (registered as document No.746/95-96) executed by Ramesh and others in favour of M/s Banjara Enclaves Pvt. Ltd.
15.	Conversion certificate dated 17.08.2002 (bearing No.ALN:SR(NA)27/2002-03).
16.	Sale deed dated 30.01.2003 (registered as document No.11038/02-03) executed by Ramesh and others in favour of B.R.Shetty son of Shambu Shetty.
17.	Final Notification (bearing No.UDD 193 MNX 2004) Bangalore, dated 23/02/2004.
18.	Notification dated 14.05.2010 (bearing No.UDD/223/MNX/2010)
19.	Encumbrance certificate for the period 01.04.1951 to 31.05.1989, 01.06.1989 to 31.03.2004 and from 01.04.2004 to 04.04.2016.
20.	Endorsement dated 29.05.2002 (bearing No.35/02-03) issued by the Assistant Commissioner.
21.	Endorsement dated 28.05.2002 (bearing No.15/02-03) issued by the Assistant Commissioner.
22.	Endorsement dated 29.05.2002 (bearing No.41/02-03) issued by the Thasildar.
23.	Endorsement dated 07.06.2016 issued by the Karnataka Housing Board
24.	Tippani extract and atlas.
25.	Akarband
26.	Tax-demand register extract

X

27.	Khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike.
28.	Betterment charges paid receipt issued with respect to the Schedule Property.
29.	Sale deed dated 04.08.2010 (registered as document No.2030/10-11) executed by B.R.Shetty son of Shambu Shetty in favour of Besto Infrastructure Bangalore Private Limited
30.	Relinquishment deed 22.12.2014 registered as document No.3697/14-15 executed by B.R.Shetty.
31.	Public notice dated 21/05/2016 issued in Vijay Karnataka and Times of India.
32.	Village map of Srirampura village

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Housiey.com

January 11, 2017

**Title report in respect of the land in Survey No.15/1,
situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk**

To

APG Imperial Homes Private Limited

FROM:

**Malini Raju
J. Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

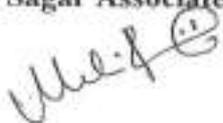
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FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of APG Imperial Homes Private Limited. We accept no responsibility or legal liability to any person other than APG Imperial Homes Private Limited in relation to the contents of the title report.
2. The information in this title report is derived from a review of the photocopies of the documents made available to us detailed in **Annexure A** annexed to this title report and documents inspected by us at the relevant government offices.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have conducted a limited physical search in the government or revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have not undertaken any formal searches at the various courts of law/ tribunals to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner as the records are not completely computerised and have not found any adverse findings other than what is detailed in this title report.
6. We have reported only in relation to laws of India.
7. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. there is no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
8. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

J. Sagar Associates



Memorandum

We have in this memorandum dealt with the land in Survey No.15/1 measuring 1 acre 7 guntas including 4 guntas of 'A' Kharab, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk ("Schedule Property").

Flow of title:

1. We have perused a copy of the Order sheet dated 26/06/1957 in case No.19/56-57 passed by the Special Amaldar for Abolition of Inam Land, Bangalore which bears out that filed by Anjanappa son of Venkataramanappa was registered as the permanent tenant on payment of premium for the land Survey No.15/1 measuring 1 acre 7 including 4 guntas of 'A' Kharab, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk ("Schedule Property").
2. We have perused a copy of the endorsement dated 03/02/1958 issued by the office of the Special Deputy Commissioner which bears out that Anjanappa son of Venkataramanappa was registered as the owner of the Schedule Property in terms of orders passed in case No.19/56-57.
3. We have perused a copy of the mutation register extract (bearing MR No.16/69-70) issued by the Thasildar which bears out that the katha in respect of the Said Property was registered in the name of Anjanappa son of Venkataramanappa in terms of the Order passed in case No.19.

Although Anjanappa son of Venkataramanappa is the owner of the Said Property, the Said Property was considered as the joint family property of Venkataramanappa. We have seen the genealogical tree of Venkataramanappa which bears out that Venkataramanappa had nine children namely Anjanappa, Ammayappa, Doddanarayanappa, Chikkanarayanappa, Muniyappa, Ramaiah, Jayanna, Venkataswamappa and Shamanna. Out of which we have seen the family trees of Anjanappa, Shamanna, Ammayappa, Muniyappa Venkataswamappa, Jayanna and Shamanna, which are detailed below.

- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son Muniyappa. The said Muniyappa died leaving behind his son Krishna.
- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son named Shamanna. The said Shamanna (deceased) and his wife Muniyamma had six children namely Narayana, Govinda, Krishna, Ammayamma, Chinamma and Chandramma.
- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son named Venkataswamappa. The said Venkataswamappa and his wife Papamma had three children namely Mariyappa,

Venkatesh and Chinnathayamma. The said Mariyappa was married to Karagamma. The said Venkatesh was married to Rathnamma. The said Chinnathayamma was married.

- We have perused a copy of the genealogical tree of Venkataramanappa (since deceased) certified by the Village Accountant bears out that Venkataramanappa (since deceased) and his wife, Chennamma (since deceased) had a son named Ramaiah. Ramaiah and his wife, Lakshamma had five children namely, Venkatesh, Ramesh, Ravi, Narayan and Nagamma.
 - We have perused a copy of the genealogical tree of Anjanappa attested by the Village Accountant which bears out that Anjanappa (deceased) his wife Lingamma had three children namely Venkataramu, Ammayamma and Chinamma. The said Venkataramu deceased had a son namely Jagadish.
 - We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Chinamma (deceased) had a son Ammayappa. The said Ammayappa and his wife Gowramma had six children namely Mallaiah, Muniraju, Channamma, Chinnathayamma, Rajamma and Munirathnamma.
 - We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa and his wife Channamma died leaving behind their only son Jayanna. The said Jayanna and his wife Jayamma had two children namely Padma and Srinivas.
4. We have also perused a copy of the genealogical tree of Papaiah (brother of Venkataramanappa) attested by the Village Accountant which bears out that Papaiah (deceased) his son Munivenkatappa and wife Thimmakka had three children namely Venkatesh, Umesh and Munilakshmi. The said Venkatesh was married to Munirathna.
5. We have perused a copy of the inheritance certificate (bearing IHC No.31/94-95) issued by the Village Accountant which bears out that after the death of Anjanappa his wife (1)Lingamma, and his brothers namely (2)Venkataswamy since deceased represented by his wife Papamma, (3)Ammayappa, (4)Doddanarayanappa, (5)Chikkanarayanappa, (6)Muniyappa, (7)Shamanna since deceased represented by his wife Muniyamma, (8)Ramaiah, (9)Jayanna along with Anjanappa's uncle Papaiah since deceased represented by his only son (10)Munivenkatappa inherited certain joint family properties including the Schedule Property. In terms of the said partition the khata of a portion Schedule Property measuring 2 ½ guntas was registered in the name of Ammayappa, another portion of the Schedule Property measuring 18 ½ guntas was registered in the name of Muniyappa, another portion of the Schedule Property measuring 18 ½ guntas in the name of Muniyamma and the remaining portion of the Schedule Property measuring 7 ½ guntas in the name of Ramaiah.
6. We have perused a copy of the genealogical tree of Venkataramanappa (since deceased) certified by the Village Accountant bears out that Venkataramanappa (since deceased) and his wife, Chennamma (since deceased) had a son named Doddanarayanappa.



Doddanarayanappa and his wife Narayanamma had two children namely, Kumar and Jayalakshmi. Kumar and his wife Parvathamma had no children.

7. We have perused a copy of the agreement to sell dated 30/11/1995 (registered as document No.6025/95-96) which bears out that:

- a. Ramaiah son of late Venkataramanappa;
- b. Lakshamma wife of Ramaiah;
- c. Nagamma daughter of Ramaiah;
- d. Venkatesh son of Ramaiah;
- e. Sujatha wife of Venkatesh;
- f. Ramesh son of Ramaiah;
- g. Ravi son of Ramaiah;
- h. Narayana son of Ramaiah;
- i. Ammayappa son of late Venkataramanappa;
- j. Mallaiah son of Ammayappa;
- k. Gowramma wife of Mallaiah;
- l. Muniraju son of Ammayappa;
- m. Girijamma alias Girija wife of Muniraju;
- n. Chennamma daughter of Ammayappa;
- o. Chinnathayamma daughter of Ammayappa;
- p. Rajamma daughter of Ammayappa;
- q. Munirathnamma daughter of Ammayappa;
- r. Muniyappa son of late Venkataramanappa;
- s. Krishna adopted son of Muniyappa;
- t. Muniyamma wife of late Shamanna,
- u. Narayana son of late Shamanna,
- v. Govinda son of late Shamanna,
- w. Krishna son of late Shamanna,
- x. Ammayamma daughter of late Shamanna,
- y. Chinnamma daughter of late Shamanna, and
- z. Chandamma daughter of late Shamanna

collectively referred to as the ("**Family Members of late Venkataramanappa**") agreed to convey the Schedule Property measuring 1 acre 3 guntas excluding 4 guntas of kharab in favour of K. Prakash Shetty son of K. Madhava Shetty. The registration of the agreement is borne out in the encumbrance certificate issued for the period 01/06/1989 to 31/03/2004.

8. We have perused a copy of the general power of attorney dated 30/11/1995 (registered as document No.757/95-96) which bears out that Family Members of late Venkataramanappa appointed Banjara Enclaves Private Limited represented by its Managing Director, K. Prakash Shetty ("**Banjara Enclaves**") as their attorney to do certain acts on their behalf including the power to convey, sign and execute sale deeds and other conveyances in favour of any purchaser and present the same for registration for the Sub-registrar office in respect to the Schedule Property i.e an extent measuring 1 acre 3 guntas.

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9. We have perused a copy of the Gazette notification dated 23.06.1999 which bears out that the Government of India in the Ministry of Petroleum and Natural Gas (number S.O.1551 dated 08.08.1998 issued under Section 3(1) of the Petroleum and Minerals Pipelines (Acquisition of Right of User in Land) Act, 1962) declared its intention to acquire certain lands (including a portion of the Schedule Property measuring 9 guntas) for the purpose of laying pipeline for the transport of petroleum products from Mangalore to Bangalore by Hindustan Petroleum Corporation Limited. We have been given to understand that the said portion forms part of the road relinquished to BBMP.
10. We have perused a copy of the mutation register extract in MR No.32/99-2000 issued by the Village Accountant which bears out that factum of the acquisition by for the purpose of laying pipeline for the transport of petroleum products from Mangalore to Bangalore by Hindustan Petroleum Corporation Limited.
11. We have perused a copy of the conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).49/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore which bears out that Schedule Property was converted from agricultural use to non-agricultural residential use. On review of the said certificate we note that an extent of 4 guntas of 'A' kharab was also converted on payment of requisite fees. The mutation register extract MR No.26/03-04 records the details of the conversion order with respect to the Schedule Property.
12. We have perused a copy of the general power of attorney dated 19/08/2002 registered as document No.348/2002-03 which bears out that B.R.Shetty son of late Shambu Shetty empowered and authorised his brother B.S.Shetty to sell purchase and to do all necessary acts and deeds in respect of the properties identified by him.
13. We have perused a copy of the sale deed dated 30/01/2003 (registered as document No.11036/02-03) which bears out that the Family Members of late Venkataramanappa represented by their attorney holder Banjara Enclaves along with K. Prakash Shetty as 'Confirming Party I' and Banjara Enclaves as 'Confirming Party II' the Schedule Property in favour of B. R. Shetty son of late Shambu Shetty represented by his power of attorney holder B. S. Shetty. The registration of the sale deed is borne out in the encumbrance certificate issued for the period 01/06/1989 to 31/03/2004.
14. We have perused a copy of the Final Notification dated 23/02/2004 bearing No.UDD 193 MNX 2004 Bangalore which was published in the Karnataka Gazette bears out that Government of Karnataka had sanctioned the improvement scheme for the formation of layout called "Arkavathi Layout" wherein certain lands which were initially published and notified under the preliminary notification dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03 were thereafter notified for acquisition under Section 19(1) of the BDA Act, 1976 which included the Schedule Property i.e Survey No.15/1 measuring 1 acre 7 guntas owned by Ramaiah, Amayappa, Muniyappa and Muniyamma.

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15. We have perused a copy of the notification dated 14/05/2010 bearing No.UDD/223/MNX/2010 issued by the Under Secretary to Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894, wherein the Government of Karnataka de-notification de-notified the acquisition of certain survey numbers including Survey No.15/1 which were initially (in terms of the notification published in the Karnataka Gazette dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03 and Final Notification No.UDD 193 MNX 2004 dated 23/02/2004 under Section 19(1) of the BDA Act) notified for the formation of layout called "Arkavathi Layout."
16. We have perused a copy of the plaint filed in O.S.No.9863/2014 before the Court of the City Civil Judge at Bangalore by Jagadish, Gowramma, Muniraju, Girijamma, Chennamma, Rajamma, Munirathamma, Doddanarayanappa, Rajanna, Chandru, Prakash, Muniyappa, Ramaiah, Nagamma, Venkatesh, Sujatha, Ramesh, Ravi, Jayaramappa, Mariyappa, Karagamma, Venkatesha, Rathamma, Muniyamma, Narayana, Govinda, Krishna, Chinnamma and Chandramma against K.Prakash Shetty, Banjara Enclaves Private Limited represented by its managing director K.Prakash Shetty, B.R.Shetty, B.S.Shetty, and Besto Infrastructure Bangalore Private Limited for (a) partition and allotment of 1/9th share in Survey No.14/1 and Survey No.15/1 (b) to declare the sale agreement dated 30/11/1995 registered as document No.6024/95-96 (c) to declare the sale deed dated 30/01/2003 registered as document No.11028/2002-03 is not binding on the plaintiffs (d) to declare the sale deed dated 04/08/2010 registered as document No.2030/2010-11 is not binding on the plaintiffs.
17. We have perused a copy of the amended plaint filed in O.S.No.9883/2014 before the Court of the City Civil Judge at Bangalore which bears out that Munivenkatappa, Thimmakka, Venkatesh, Minirathna, Umesh, Munilakshamma were impleaded as respondents to the said suit. *The said suit is a pending adjudication.*
18. We have perused copies of the RTC extracts for the period 1966-67 to 1980-81 which bears out the name of Nanjundappa son of Appanna as owner and occupant of the Schedule Property. It is pertinent to point out that the said RTC extracts reflects that Schedule Property has 3 guntas of kharab which was later rectified to 4 guntas. It is pertinent to further point out that although Anjanappa was registered as the owner of the Schedule Property in terms of the Inam order his name has out been updated in the said extract which was later rectified as detailed below.
19. We have perused copies of the RTC extracts for the period 1981-1982 to 1985-86, 1986-87 to 1987-88, 1988-89 to 1992-93 which bears out the name of Anjanappa as the owner and occupant and the names of Venkataramanappa, Ramaiah, Jayanna, Ammayappa, Mariyappa as the cultivators of the Schedule Property.
20. We have perused copy of the RTC extract for the period 1993-94 to 1996-97 which bears out the name of Anjanappa son of Venkataramanappa as the erstwhile owner and the names of

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Ramaiah as the owner of 7 ½ guntas, Ammayappa as the owner of 2 ½ guntas, Muniyappa as the owner of 18 ½ guntas and Muniyamma as the owner of 18 ½ guntas vide IHC No.31/94-95 in respect to Schedule Property.

21. We have perused copies of the RTC extracts for the period 1997-98 to 2000-01, 2001-02 which bears out the names of Ramaiah as the owner of 7 ½ guntas, Ammayappa as the owner of 2 ½ guntas, Muniyappa as the owner of 18 ½ guntas and Muniyamma as the owner of 18 ½ guntas vide IHC No.31/94-95 and mentioned that an extent of 9 guntas was acquired for the purposes of Bangalore Mangalore Petrol Pipe and Ministry of Natural Gas and recorded in MR No.32/99-2000 in respect to Schedule Property.
22. We have perused a copy of the relinquishment deed 22.12.2014 (registered as document No.3697/14-15) which bears out that B.R.Shetty son of Shambu Shetty relinquished an extent of 9717.41 square meters of land and 565.71 square meters of building in the Schedule Property along with certain adjacent other land parcels bearing Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet) in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, which is required for widening of the road from Jakkur flying club road (gas pipe line road) NH-7 to Hennur Road. The said deed further bears out that B.R.Shetty would receive the development rights certificate ("DRC") for the land surrendered by him, as per the terms and conditions stipulated in the notification dated 18.01.2005 bearing No.UDD/154/BEM/RUPRA/2004. We have not seen a copy of the DRC received by B.R.Shetty, however we have perused a copy of the sale deed dated 04.02.2016 (registered as document No.4656/15-16) which bears out that 1) B.R.Shetty along with 2) P.N.Srinivas Gowda and Tayappa as confirming parties conveyed the DRC in favour of M/s Valmark Realty Holdings Private Limited. We note that the extent relinquished by B.R.Shetty is recorded in the sketch attached to the said relinquishment deed which bears out to be 16,300 square feet.
23. We have perused a copy of the RTC extract for the period 2002-03 to 2015-2016 which bears out the names of Ramaiah as the owner of 7.08 guntas, Ammayappa as the owner of 2.08 guntas, Muniyappa as the owner of 18 ½ guntas and Muniyamma as the owner of 18.08 guntas all in terms of MR No.26/2003-04 and further reflects the final notification Government bearing UDD/426/MNJ/2011 dated 18.06.2014.
24. We have perused copy of the encumbrance certificate issued for the period 01/04/1950 to 31/03/1970, 01/04/1970 to 31/05/1989 and 01/04/2004 to 04/04/2016 bearing out 'nil' encumbrances in respect to the Schedule Property.
25. We have perused copies of the tippany extract and atlas which bear out the shape of Larger Survey No.15.
26. We have perused copies of the RR balabhadra Nakalu (RR Pakka book) and hissa tippani extracts which bears out that Survey No.15, situated at Srirampura Village, Yalahanka

Hobli, Bangalore North Taluk was bifurcated into 4 parts being Survey No.15/1, Survey No.15/2, Survey No.15/3 and Survey No.15/4.

27. We have perused a copy of the akarbhand extract which bears out the extent of Survey No.15/1 measuring 1 acre 3 guntas and 4 guntas of 'A' Kharab.
28. We have perused a copy of the endorsement dated 29/05/2002 in No. LRF:CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Sub-division, Bangalore which bears out there are no applications filed or pending under Form 7(A) under Section 48-A and 77-A of the Karnataka Land Reforms Act, 1961 ("KLR Act") in respect of certain immovable properties including Survey No.15/1.
29. We have perused a copy of the endorsement dated 28/05/2002 in No.L.R.F:[N.A]:15/2007-2008 issued by the Deputy Commissioner, Bangalore North Sub-division, Bangalore which bears out that there are no proceedings initiated or pending under Sections 79 A and B of the KLR Act in respect to certain immovable properties including Survey No.15/1 measuring 1 acre 21 guntas. It is pertinent to note that the extent of Survey No.15/1 is mentioned as 1 acre 21 guntas instead of 1 acre 7 guntas.
30. We have perused a copy of the endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Sub-division Taluk, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to certain immovable properties including Survey No.15/1.
31. We have perused a copy of the endorsement dated 07.06.2016 issued by the Karnataka Housing Board which bears out that the Srirampura Village is not a part of any of its acquisitions till date.
32. We have perused a copy of the tax-demand register extract which bears out that B.R. Shetty was called upon to pay taxes for the period 2014-15.
33. We have perused a copy of the khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike which bears out that the Schedule Property along with certain other survey numbers totally admeasuring 12 acres 32 guntas was assigned the new khata No. 361/1576/15/1,15/2, 14/1, 14/2, 22/2, 16/1, 16/2 ,61/3, 15/5, 15/3, 15/4 & 22/1 and was registered in the name of B.R. Shetty.
34. We have perused a copy of the betterment charges paid receipt issued in favour of B.R. Shetty (dated 06/06/2011) which bears out the payment of Rs.2,07,27,435/- with respect to Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet).



35. We have issued public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and English daily newspaper Times of India calling for objections if any in relation to certain immovable properties including the Schedule Property. We have received an objections to the public notice dated 27/05/2016 from Jagadeesh son of Venkataramu and Krishna son of Shamanna through their Advocate H.Prasanna Kumar claiming rights over the Schedule Property. We note that their claim is pertinent to the suit in O.S.No.9883/2014 (detailed above) which is a pending adjudication.
36. We have been given to understand that after deducting the relinquished area, the remaining extent retained by B.R. Shetty is 32 guntas is proposed to be developed.
37. We have perused a copy of the village map of Srirampura showing the location and shape of Larger Survey No.15 and note that a 'cart road' passes through larger Survey No.15.

Observations:

1. Encumbrance certificate for the period 04/04/2016 till date.
2. Latest tax-paid receipt for the period 2014-15 and 2015-16.
3. We are of the opinion that B.R Shetty is the owner of a portion of the Schedule Property subject to the outcome of the suit in O.S.No.9883/2014.
4. Bifurcation of Katha is required based on the relinquishment deed dated 22/12/2014..

Schedule

All that piece and parcel of converted land in Survey No.15/1 measuring 32 guntas out of 1 acre 7 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, and bounded on the:

- East by : Land bearing Survey No.15/5.
- West by : Land bearing Survey Nos.16/1 and 16/2.
- North by : Land bearing Survey No.19/3.
- South by : Land bearing Survey Nos.15/2 and 15/3.



ANNEXURE-A

Sl. No.	LIST OF DOCUMENTS
1.	Order sheet dated 26/06/1957 in case No.19/56-57 passed by the Special Amaldar for Abolition of Inam Land, Bangalore.
2.	Endorsement dated 03/02/1958 issued by the office of the Special Deputy Commissioner.
3.	Mutation register extract (bearing MR No.16/69-70) issued by the Thasildar.
4.	Genealogical tree of Muniyappa son of Venkataramanappa attested by the Village Accountant.
5.	Genealogical tree of Shamanna son of Venkataramanappa attested by the Village Accountant.
6.	Genealogical tree of Venkataswamappa son of Venkataramanappa attested by the Village Accountant
7.	Genealogical tree of Ramaiah son of Venkataramanappa attested by the Village Accountant
8.	Genealogical tree of Anjanappa attested by the Village Accountant.
9.	Genealogical tree of Ammayappa son of Venkataramanappa attested by the Village Accountant.
10.	Genealogical tree of Jayanna son of Venkataramanappa attested by the Village Accountant.
11.	Genealogical tree of Papaiah (brother of Venkataramanappa) attested by the Village Accountant.
12.	Inheritance certificate (bearing IHC No.31/94-95) issued by the Village Accountant.
13.	Genealogical tree of Doddanarayanappa son of Venkataramanappa attested by Village Accountant.
14.	Agreement to sell dated 30/11/1995 (registered as document No.6025/95-96) executed by Ramaiah son of late Venkataramanappa and others in favour of K. Prakash Shetty son of K. Madhava Shetty.
15.	Encumbrance certificate issued for the period 01/06/1989 to 31/03/2004.
16.	General power of attorney dated 30/11/1995 (registered as document No.757/95-96) executed by Ramaiah son of late Venkataramanappa and others in favour of Banjara Enclaves Private Limited.
17.	Gazette notification dated 23.06.1999.
18.	Mutation register extract in MR No.32/99-2000 issued by the Village Accountant.
19.	Conversion certificate dated 17/08/2002 bearing No.ALN.SR(NA).49/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore.
20.	General power of attorney dated 19/08/2002 registered as document No.348/2002-03 executed by B.R.Shetty son of late Shambu Shetty in favour of B.S.Shetty.
21.	Sale deed dated 30/01/2003 (registered as document No.11036/02-03) executed by Ramaiah son of late Venkataramanappa and others represented by their attorney

	holder Banjara Enclaves along with K. Prakash Shetty as 'Confirming Party I' and Banjara Enclaves as 'Confirming Party II' the Schedule Property in favour of B. R. Shetty.
22.	Encumbrance certificate issued for the period 01/06/1989 to 31/03/2004.
23.	Final Notification dated 23/02/2004 bearing No.UDD 193 MNX 2004 Bangalore.
24.	Notification dated 14/05/2010 bearing No.UDD/223/MNX/2010 issued by the Under Secretary to Government, Urban Development Department.
25.	Plaint copy filed in O.S.No.9863/2014 before the Court of the City Civil Judge at Bangalore.
26.	Amended plaint filed in O.S.No.9883/2014 before the Court of the City Civil Judge at Bangalore filed by Munivenkatappa and others.
27.	RTC extracts for the period 1966-67 to 1980-81.
28.	RTC extracts for the period 1981-1982 to 1985-86, 1986-87 to 1987-88, 1988-89 to 1992-93.
29.	RTC extract for the period 1993-94 to 1996-97.
30.	RTC extracts for the period 1997-98 to 2000-01, 2001-02 to 2015-16
31.	Relinquishment deed 22.12.2014 (registered as document No.3697/14-15)
32.	Sale deed dated 04.02.2016 (registered as document No.4656/15-16)
33.	RTC extract for the period 2002-03 to 2015-2016.
34.	Encumbrance certificate issued for the periods 01/04/1950 to 31/03/1970, 01/04/1970 to 31/05/1989 and 01/04/2004 to 04/04/2016.
35.	Tippany extract and Atlas.
36.	RR Balabahagada Nakalu (RR Pakka book) and hissa tippani extracts.
37.	Akarband extract issued by the Assistant Director of Land Records.
38.	Endorsement dated 29/05/2002 in No. LRF:CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Sub-division, Bangalore under Section 48-A and 77-A of the Karnataka Land Reforms Act, 1961.
39.	Endorsement dated 28/05/2002 in No.L.R.F:[N.A]:15/2007-2008 issued by the Deputy Commissioner, Bangalore North Sub-division, Bangalore under Sections 79 A and B of the Karnataka Land Reforms Act, 1961.
40.	Endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Sub-division Taluk, Bangalore under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
41.	Endorsement dated 07.06.2016 issued by the Karnataka Housing Board.
42.	Tax-demand register extract.

43.	Khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike.
44.	Betterment charges paid receipt.
45.	Public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and Times of India.
46.	Village map of Srirampura.

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Housiey.com

January 11, 2017

Title report in respect of the land in Survey No.15/2,
situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore
District.

To

APG Imperial Homes Private Limited

FROM:

Malini Raju
J. Sagar Associates
Bangalore
India

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

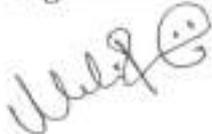
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Ahmedabad | Chennai | Gurgaon | Hyderabad | Mumbai | New Delhi

FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of APG Imperial Homes Private Limited. We accept no responsibility or legal liability to any person other than APG Imperial Homes Private Limited in relation to the contents of the title report.
2. The information in this title report is derived from a review of the photocopies of the documents made available to us detailed in **Annexure A** annexed to this title report and documents inspected by us at the relevant government offices.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have conducted a limited physical search in the government or revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have not undertaken any formal searches at the various courts of law/ tribunals to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner as the records are not completely computerised and have not found any adverse findings other than what is detailed in this title report.
6. We have reported only in relation to laws of India.
7. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. there is no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
8. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

J. Sagar Associates



Memorandum

We have in this memorandum dealt with the land in Survey No.15/2 measuring 32 guntas excluding 2 guntas of kharab, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District.

Flow of title:

1. We have perused copies of the RR Balabahagada Nakalu (RR Pakka book) and hissa tippani which bears out that Survey No.15, situated at Sriramapura Village, Yalahanka Hobli, Bangalore North Taluk was bifurcated into 4 parts being Survey No.15/1, Survey No.15/2, Survey No.15/3 and Survey No.15/4. The said extracts also bears out the name of Appaiah son of Kenchappa as the owner of Survey No.15/2 measuring 34 guntas including 2 guntas of karab land ("Larger Survey No.15/2").
2. We have perused a copy of the order sheet dated 31/05/1957 passed by the Special Amaldar Abolition of Inams, Bangalore District in the Case No.38/56-57 filed by Abbaiah son of Kenchappa against Munisonappa, Inamdhar, Srirampura which bears out that Abbaiah was registered as the 'permanent tenant' of Larger Survey No.15/2 under Section 5 of the Inam Abolition Act. On review of the said order sheet we note that the name of Appaiah is erroneously recorded as Abbaiah. However all the other records detailed below refers to the correct name of 'Appaiah' instead of 'Abbaiah'.
3. We have perused a copy of the endorsement dated 03/02/1958 issued by the Office of the Special Deputy Commissioner which bears out that Appaiah son of Kenchappa was registered as an 'occupant' in terms of the order passed in Case No.38/56-57 in respect of Larger Survey No.15/2.
4. We have perused a copy of the mutation register extract (bearing MR No.35/69-70) attested by the Village Accountant, Bangalore North Taluk which bears out that the khata of Larger Survey No.15/2 was transferred in the name of Appaiah son of Kenchappa in terms of an order passed in Case No.38/56-57.
5. We have perused a copy of an endorsement dated 11/06/2002 bearing No.R.K.398/02-03 issued by the Tahsildar, Bangalore North Taluk which bears out that the index of land and record of rights extracts were destroyed in relation to certain immovable properties including Larger Survey No.15/2.
6. We have perused a copy of the panchayat parikath dated 10/01/1980 (page No.5) which bears out that the children of Kenchappa namely 1) Appanna alias Appaiah and 2) Munishamappa along with his son Anjanappa partitioned certain joint family properties including the Larger Survey No.15/2, in terms the said partition Anjanappa son of Munishamappa was allotted a portion of Larger Survey No.15/2 measuring 16 guntas ("Item No.1") along with certain other immovable properties. On review of the boundaries of Item No.1 detailed in this partition deed



we note that the southern portion was owned by Appaiah. We also have seen the thumb impression of Appaiah to this partition deed. Based on the detailed observations we note that the remaining portion of the Larger Survey No.15/2 measuring 16 guntas ("Item No.2") was allotted to the share of Appaiah. We had sought for the complete copy of the said partition deed and have been given to understand that it is not available. We have however relied on the below detailed records which bears out that Item No.2 was owned by the family of Appaiah.

7. We have perused a copy of the mutation register extract (bearing MR No.43/1995-96) issued by the Village Accountant, Bangalore North Taluk which bears out that the khata of Item No.1 was transferred in the name of Anjanappa in terms of the oral partition deed 17.07.1995. It is pertinent to point out that we have not been provided with a copy of the partition deed dated 17.07.1995 for our review and have been informed that the same was not available. We note that Anjanappa acquired title to Item No.1 in terms of the panchayat parikath dated 10/01/1980 and oral partition deed 17.07.1995.
8. We have perused a copy of the genealogical tree of Appaiah (also known as Appaiyanna) attested by the Village Accountant, Bangalore North Taluk which bears out that Appaiyanna died leaving behind two children namely Hanumappa and Patalappa. The said Hanumappa and his wife Anjinamma had six children namely H. Rajeshwari, Shanthamma, H. Anitha, H. Sharadamma, Chithra and Suchithra. The said Patalappa and his wife Nagarathna had three children namely P. Manjula, Manu.P and Mohan.
9. We have perused a copy of the panchayat parikath dated 30/04/1995 which bears out that the children of Appaiah namely Hanumappa and Patalappa partitioned Item No.2 along with certain other joint family properties, in terms of the said partition Hanumappa was allotted half portion of Item No.2 (extent not mentioned) along with certain other immovable properties and Patalappa was allotted the remaining half portion of Item No.2 (extent not mentioned) along with certain immovable properties.
10. We have perused a copy of the inheritance certificate extract (bearing IHC No.27/1995-96) attested by the Village Accountant, Bangalore North Taluk which bears out that after the death of Appaiah the khata of Item No.2 along with certain other immovable properties was transferred jointly in the names of Hanumappa and Patalappa.
11. We have perused a copy of the agreement to sell dated 21/10/2002 (registered as document No.6685/02-03) which bears out that 1) Hanumappa son of late Appaiyanna alias Appaiah ass the Karta of his Hindu Undivided Family consisting of himself, his wife Anjinamma and his children H. Anitha, Shardhamma and his minor children namely Chitra, Suchitra and H. Rajeshwari, 2) Patalappa son of late Appaiyanna as the Karta of his Hindu Undivided Family consisting of himself, his wife Nagarathna along with his minor children P. Manjula, P. Manu, P. Mohan ("**Hanumappa and his Family Members**") agreed to convey Item No.2 in favour of Trishul Developers, a partnership firm represented by its partner K. Prakash Shetty ("**Trishul Developers**"). The registration of the said agreement is borne out in the encumbrance certificate issued for the period 01/06/1989 to 31/03/2004.

12. We have perused a copy of the genealogical tree of Anjanappa attested by the Village Accountant, Bangalore North Taluk which bears out that Anjanappa and his wife, Akkayamma had four children namely, A. Rathna, Ambarish, A. Shobha and Pavan Kumar.
13. We have perused a copy of the unregistered agreement to sell dated 15/07/2001 which bears out that Anjanappa son of late Munishamappa along with his wife, Akkayamma and children, namely A. Rathna, Ambarish, A. Shobha, Pavan Kumar, minor represented by his father and natural guardian, Anjanappa ("**Anjanappa and his Family Members**") agreed to convey Item No.1 in favour of Trishul Developers, a partnership firm represented by its partner, K. Prakash Shetty ("**Trishul Developers**").
14. We have perused a copy of the general power of attorney dated 09/08/2001 (registered as document No.73/01-02) which bears out that Anjanappa and his Family Members appointed K. Prakash Shetty as their power of attorney holder to sell Item No.1 and to do all other necessary acts with respect to Item No.1.
15. We have perused a copy of the conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).28/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore which bears out that Item No.1 was converted from agricultural use to non-agricultural residential use.
16. We have perused a copy of the mutation register extract in MR No.48/2003-2004 issued by the Village Accountant, bears out the conversion vide official memorandum bearing No.ALN.SR.(NA)28/02-03 with respect to Item No.1.
17. We have perused a copy of the conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).29/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore which bears out that Item No.2 was converted from agricultural use to non-agricultural residential use.
18. We have perused a copy of the general power of attorney dated 19/08/2002 registered as document No.348/2002-03 which bears out that B.R.Shetty son of late Shambu Shetty empowered and authorised his brother B.S.Shetty to sell purchase and to do all necessary acts and deeds in respect of the properties identified by him.
19. We have perused a copy of the sale deed dated 30/01/2003 (registered as document No.11037/02-03) which bears out that Anjanappa and his Family Members all represented by their attorney K. Prakash Shetty along with Trishul Developers as 'Confirming Party I' and K. Prakash Shetty as 'Confirming Party II' conveyed Item No.1 in favour of B. R. Shetty represented by his attorney, B. S. Shetty. The registration of the sale deed is borne out in the encumbrance certificate issued for the period 01/06/1989 to 10/03/2003.



20. We have perused a copy of the general power of attorney dated 21/10/2002 (registered as document No.157/02-03) which bears out that Hanumappa and his Family Members appointed K. Prakash Shetty as their power of attorney holder to sell and to do all other necessary acts with respect to Item No.2.
21. We have perused a copy of the sale deed dated 30.01.2003 (registered as document No.11032/02-03) which bears out that Hanumappa and his Family Members all represented by their power of attorney holder K.Prakash Shetty along with Trishul Developers as 'Confirming Party I' and K. Prakash Shetty as 'Confirming Party II' and conveyed Item No.2 in favour of B. R. Shetty represented by his attorney, B. S. Shetty. The registration of the sale deed is borne out in the encumbrance certificate issued for the period 01/06/1989 to 31/03/2004.
22. We have perused copies of the RTC extracts for the period 1966-67 to 1970-71, 1971-72 to 1976-1977 which bears out that Appaiah son of Kenchappa was registered as the owner in respect to Larger Survey No.15/2.
23. We have perused copy of the RTC extract for the period 1977-78 to 1980-81, 1981-1982 to 1985-1986 which bears out that Appaiah was registered as the owner in terms of MR No.1/68-69 and Munishamappa as the owner in respect to Larger Survey No.15/2.
24. We have perused a copy of the endorsement dated 14.12.2016 issued by the Thasildar, which bears out the non-availability of the mutation register bearing MR No.1/68-69.
25. We have perused copies of the RTC extracts for the period 1986-87 to 1987-88, 1988-1989 to 1992-93 which bears out that Appaiah was registered as the owner in terms of MR No.1/68-69 and Munishamappa as the owner of 17 guntas in respect to Larger Survey No.15/2.
26. We have perused copy of the RTC extract for the period 1993-94 to 1996-97 which bears out the name of Appaiah as the erstwhile owner in terms of MR No.1/68-69, Munishamappa as the owner of 17 guntas and the names of Hanumappa and Patalappa as the owners of 16 guntas in terms of IHC 27/95-96 and Anjanappa as the owner of 16 guntas in terms of MR No.43/95-96 in respect to the Larger Survey No.15/2.
27. We have perused copies of the RTC extracts for the period 1997-98 to 2000-01, 2001-2002 which bears out the names of Hanumappa and Patalappa as the owners of 16 guntas in terms of IHC 27/95-96 and Anjanappa as the owner of 16 guntas in terms of MR No.43/95-96 in respect to the Larger Survey No.15/2.
28. We have perused a copy of the Final Notification dated 23/02/2004 bearing No.UDD 193 MNX 2004 Bangalore which was published in the Karnataka Gazette bears out that layout called "Arkavathi Layout" wherein certain lands which were initially published and notified under the preliminary notification dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03 were thereafter notified for acquisition under

Section 19(1) of the BDA Act, 1976 which included the Larger Survey No.15/2 i.e., Survey No.15/2 measuring 34 guntas owned by Hanumappa, Patallappa and Anjanappa

29. We have perused a copy of the notification dated 14/05/2010 bearing No.UDD/223/MNX/2010 issued by the Under Secretary to Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894, wherein the Government of Karnataka de-notified the acquisition of certain survey numbers including Survey No.15/2 which were initially in terms of the notification published in the Karnataka Gazette dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03 and Final Notification No.UDD 193 MNX 2004 dated 23/02/2004 under Section 19(1) of the BDA Act notified for the formation of layout called "Arkavathi Layout."
30. We have perused copies of the RTC extracts for the period 2001-02 to 2015-2016 which bears out the names of Hanumappa and Patalappa as the owners of 16 guntas in terms of IHC 27/95-96 and Anjanappa son Munishamappa as the owner of 16 guntas in terms of MR No.48/2003-04 as the owners of Larger Survey No.15/2. The said extracts also refers to a government order bearing No.UDD 426 MNJ 2011 dated 18.06.2014. We have perused a copy of the order bearing No.UDD 426 MNJ 2011 dated 18.06.2014 which does not bear out any reference to the Schedule Property.
31. We have perused copy of the encumbrance certificate issued for the period 01/04/1950-30/03/1989, 01/04/2004 to 04/04/2016 bearing out 'nil' encumbrances in respect to Larger Survey No.15/2 and Schedule Property.
32. We have perused a copy of the akarband extract which bears out the total extent of Larger Survey No.15/2 as 32 guntas 1 gunta of 'A' Kharab and 1 gunta of 'B' Kharab land.
33. We have perused a copy of the endorsement dated 23/10/2000 in No. LRF:CR:137/2000-01 issued by the Special Tahsildar, Bangalore North Sub-division, Bangalore which bears out there are no applications filed or pending under Form 7(A) under Section 48-A and 77-A of the Karnataka Land Reforms Act, 1961 ("KLR Act") in respect of certain immovable properties including Survey No.15/2.
34. We have perused a copy of the endorsement dated 28/05/2002 in No.L.R.F:[N.A]:15/2007-2008 issued by the Deputy Commissioner, Bangalore North Sub-division, Bangalore which bears out that there are no proceedings initiated or pending under Sections 79 A and B of the KLR Act in respect to certain immovable properties including Survey No.15/2.
35. We have perused a copy of the endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Sub-division Taluk, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to certain immovable properties including Survey No.15/2.



36. We have perused a copy of the endorsement dated 07.06.2016 issued by the Karnataka Housing Board which bears out that the Srirampura Village is not a part of any of its acquisitions till date.
37. We have perused a copy of the tax-demand register extract which bears out that B.R. Shetty was called upon to pay taxes for the period 2014-15.
38. We have perused a copy of the khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike which bears out that the Schedule Property along with certain other survey numbers totally admeasuring 12 acres 32 guntas was assigned the new khata No. 361/1576/15/1,15/2, 14/1, 14/2, 22/2, 16/1, 16/2 ,61/3, 15/5, 15/3, 15/4 & 22/1 and was registered in the name of B.R. Shetty.
39. We have perused a copy of the betterment charges paid receipt issued in favour of B.R. Shetty (dated 06/06/2011) which bears out the payment of Rs.2,07,27,435/- with respect to Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet).
40. We have issued public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and the English daily Times of India calling for objections if any in relation to certain immovable properties including the Schedule Property. We have not received any objections to the aforesaid public notices as on date.
41. We have perused a copy of the atlas which bears out the shape of Survey No.15/2.
42. We have perused a copy of the village map of Srirampura showing the location and shape of larger Survey No.15 and note that a 'cart road' passes through Larger Survey No.15.
43. We have been given to understand that an extent of 23.12 guntas which is available for development.

Observations:

1. Encumbrance certificate for the period 04/04/2016 till date.
2. Latest tax-paid receipt for the period 2014-15 and 2015-16.

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Certificate

Based on the documents reviewed by us we are of the opinion that B. R. Shetty son of Late Shambu Shetty is the absolute owner of the Schedule Property and has valid and marketable title with respect to the Schedule Property subject to the observations detailed above.


J Sagar Associates

Bangalore

Schedule

All that piece and parcel of converted land in Survey No.15/2 measuring 23.12 guntas out of 32 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, and bounded on the:

East by : Land bearing Survey No.15/3
West by : Land bearing Survey No.61/1 and 61/3
North by : Land bearing Survey No.15/1
South by : Land bearing Survey No.9/1

Item No.1 – Northern portion

All that piece and parcel of converted land being the northern portion of Survey No.15/2 measuring 16 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, and bounded on the:

East by : Land bearing Survey No.15/3.
West by : Land bearing Survey No.61/1.
North by : Land bearing Survey No.15/1.
South by : Southern portion of land bearing Survey No.15/2 of Hanumappa and Patallappa.

Item No.2 – Southern Portion



All that piece and parcel of converted land being the Southern portion of Survey No.15/2 measuring 16 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, and bounded on the:

- East by : Land bearing Survey No.15/3.
 West by : Land bearing Survey No.61/1 and 61/3
 North by : Northern portion of land bearing Survey No.15/2 of Anjanappa.
 South by : Land bearing Survey No.9/1.

ANNEXURE-A

Sl. No.	LIST OF DOCUMENTS
1.	RR Balabahagada Nakalu (RR Pakka book) and hissa tippani
2.	Order sheet dated 31/05/1957 passed by the Special Amaldar Abolition of Inams, Bangalore District in case filed by Abbaiah.
3.	Endorsement dated 03/02/1958 issued by the Office of the Special Deputy Commissioner, Bangalore
4.	Mutation register extract (bearing MR No.35/69-70).
5.	Endorsement dated 11/06/2002 bearing No.R.K.398/02-03 issued by the Tahsildar, Bangalore North Taluk.
6.	Panchayat parikath dated 10/01/1980
7.	Mutation register extract (bearing MR No.43/1995-96)
8.	Genealogical tree of Appaiah (also known as Appaiyanna) attested by the Village Accountant
9.	Panchayat parikath dated 30/04/1995 executed between the children of Appaiah namely, Hanumappa and Patalappa in respect to Survey No.15/2.
10.	Inheritance certificate extract (bearing IHC No.27/1995-96)
11.	Agreement to sell dated 21/10/2002 (registered as document No.6685/02-03). Its registration is borne out in the encumbrance certificate issued for the period 01/06/1989 to 31/03/2004.
12.	Genealogical tree of Anjanappa attested by the Village Accountant
13.	Unregistered agreement to sell dated 15/07/2001
14.	General power of attorney dated 09/08/2001 (registered as document No.73/01-02)
15.	Conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).28/2002-03
16.	Mutation register extract in MR No.48/2003-2004
17.	Conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).29/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore.
18.	General power of attorney dated 19/08/2002 registered as document No.348/2002-03 executed by B.R.Shetty in favour of B.S.Shetty.
19.	sale deed dated 30/01/2003 registered as document No.11037/02-03 executed by Anjanappa and his Family Members all represented by their attorney K. Prakash Shetty in favour of B. R. Shetty represented by his attorney, B. S. Shetty.
20.	General power of attorney dated 21/10/2002 (registered as document No.157/02-03).

21.	Sale deed dated 30.01.2003 (registered as document No.11032/02-03) executed by Hanumappa and his Family Members in favour of B. R. Shetty represented by his attorney, B. S. Shetty in respect to the Schedule Property.
22.	Agreement to sell dated 21/10/2002 (registered as document No.6685 /02-03) executed between Hanumappa and his family members in favour of Trishul Developers.
23.	RTC extracts for the period 1966-67 to 1970-71, 1971-72 to 1976-1977.
24.	RTC extract for the period 1977-78 to 1980-81, 1981-1982 to 1985-1986
25.	Endorsement dated 14.12.2016 issued by the Thasildar.
26.	RTC extracts for the period 1986-87 to 1987-88, 1988-1989 to 1992-93
27.	RTC extract for the period 1993-94 to 1996-97
28.	RTC extracts for the period 1997-98 to 2000-01, 2001-2002
29.	Final Notification dated 23/02/2004 bearing No.UDD 193 MNX 2004 Bangalore which was published in the Karnataka Gazette in respect to the Schedule Property.
30.	Notification dated 14/05/2010 bearing No.UDD/223/MNX/2010 issued by the Under Secretary to Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894, in respect to the Schedule Property.
31.	RTC extract for the period 2001-02 to 2015-2016
32.	Notification dated 18.06.2014 (bearing No.UDD/426/MNJ/2011)
33.	Encumbrance certificate issued for the period 01/04/1950-30/03/1989, 01/04/2004 to 04/04/2016.
34.	Karnataka Revision Settlement Akarband.
35.	RR Balabhaga extract issued in respect to Larger Survey No.15/2.
36.	Endorsement dated 23/10/2000 in No. LRF:CR:137/2000-01 issued by the Special Tahsildar, Bangalore North Sub-division, Bangalore.
37.	Endorsement dated 28/05/2002 in No.L.R.F:[N.A]:15/2007-2008 issued by the Deputy Commissioner, Bangalore North Sub-division, Bangalore.
38.	Endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Sub-division Taluk, Bangalore
39.	Endorsement dated 07.06.2016 issued by the Karnataka Housing Board
40.	Tax-demand register extract
41.	Khata certificate dated 09.10.2014
42.	Betterment charges paid receipt
43.	Atlas.
44.	Public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and Times of India
45.	Village map of Srirampura

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advocates & solicitors

January 11, 2017

Title report in respect of land in Survey No.15/3 and Survey No.15/4, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District.

To

APG Imperial Homes Private Limited

FROM:

**Malini Raju
J. Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

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FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of APG Imperial Homes Private Limited. We accept no responsibility or legal liability to any person other than APG Imperial Homes Private Limited_ in relation to the contents of the title report.
2. The information in this title report is derived from a review of the photocopies of the documents made available to us detailed in **Annexure A** annexed to this title report and documents inspected by us at the relevant government offices.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have conducted a limited physical search in the government or revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have not undertaken any formal searches at the various courts of law/ tribunals to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner as the records are not completely computerised and have not found any adverse findings other than what is detailed in this title report.
6. We have reported only in relation to laws of India.
7. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. There are no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
8. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

J. Sagar Associates



MEMORANDUM

We have in this memorandum dealt with the land in Survey No.15/3 measuring 30 guntas and Survey No.15/4 measuring 34 guntas, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District.

Flow of title:

1. We have perused a copy of the RR Balabahagada Nakalu (RR Pakka book) and hissa tippani which bears out that Survey No.15, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk was bifurcated into 4 parts being Survey No.15/1, Survey No.15/2, Survey No.15/3 and Survey No.15/4. The said extracts also bears out the name of Marappa as the owner of Survey No.15/3 and the name of Appaiah as the owner of Survey No.15/4.
2. We have perused a copy of the gift deed dated 29.05.1952 (registered as document No.1465/52-53) which bears out that Appaiah son of Puttanna gifted Survey No.15/4 measuring 33 guntas, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District in favour of his daughter Honnamma wife of Byrappa. The registration of the said gift deed is borne out in the encumbrance certificate for the period 01.04.1951 to 31.05.1989. The said gift deed further bears out that Appaiah created a life estate in favour of Honnamma and the said extent will be devolved to her male children (if born) after his death.
3. We have perused a copy of the RTC extracts for the period 1966-67 to 1980-81 which bears out the name of Appaiah son of Puttanna as the owner of Survey No.15/4 measuring 34 guntas including 1 gunta of kharab, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District ("Survey No.15/4").
4. We have perused a copy of the Inam order dated 26.05.1959 (case No.6/56-57) passed by the Special Amaldar which bears out that Honnamma wife of Byrappa was registered as Permanent Tenant of Survey No.15/4.
5. We have perused a copy of the Inam endorsement and Register VIII extract which bears out the name of Honnamma wife of Byrappa as the owner of Survey No.15/4 in terms of the Inam order (detailed above).
6. We have perused a copy of the Inam order dated 31.05.1957 (case number not legible) passed by the Special Amaldar for Abolition of Inams, which bears out that Marappa was registered as Permanent Tenant of Survey No.15/3 measuring 30 guntas (including 1 gunta kharab), situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District ("Survey No.15/3").



7. We have perused a copy of the Inam endorsement and Register VIII extract which bears out the name of Marappa as the owner of Survey No.15/3 in terms of the Inam order (detailed above).
8. We have perused a copy of the mutation register extract (bearing MR No.37/69-70) which bears out that the khata of Survey No.15/3 was transferred and registered in the name of Marappa.
9. We have perused a copy of the RTC extracts for the period 1968-69 to 1992-93 which bears out the name of Marappa as the owner of Survey No.15/3.
10. We have perused a copy of the sale deed dated 15.04.1958 (registered as document No.262/58-59) which bears out that Marappa and his minor son Nanjappa represented by his father and natural guardian Marappa conveyed Survey No.15/3 in favour of Honnamma wife of Byrappa. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01.04.1951 to 31.05.1989.

Survey No.15/4 and Survey No.15/3 owned by Honnamma wife of Byrappa are together called as the "Schedule Property"

11. We have perused a copy of the genealogical tree of Byrappa attested by the Village Accountant which bears out that Byrappa and his wife Honamma died leaving behind their only son Hanumanthappa. The said Hanumanthappa and his wife Lakshamma had four children Bhagyamma, Aruna, Amaranarayana and Akkayamma.
12. We have perused a copy of the inheritance certificate extract (bearing IHC No.8/84-85) which bears out that after the death of Honnamma the khata of the Schedule Property was transferred and registered in the name of her son Hanumanthappa.
13. We have perused a copy of the RTC extract for the period 1993-94 to 2015-16 which bears out the name of Hanumanthappa as the owner of Survey No.15/3 in terms of IHC No.8/84-85. The said extract also records the notification bearing No.UDD/223/MNX/2010 (which is detailed below) and the conversion details.
14. We have perused a copy of the RTC extracts for the period 1981-82 to 2015-16 which bears out the name of Hanumanthappa as the owner of Survey No.15/4 in terms of IHC No.8/84-85. The said extracts also records notification bearing No.UDD/223/MNX/2010 (which is detailed below) and the conversion details.
15. We have perused a copy of the agreement to sell dated 16.01.1996 (registered as document No.1573/96-97) which bears out that Hanumanthappa, his wife Lakshamma and his children namely Bhagyamma, Aruna, Amaranarayana and Akkayamma agreed to convey the Schedule Property in favour of B.S.Shetty son of

Shambu Shetty. The registration of the said agreement to sell is borne out in the encumbrance certificate for the period 01.06.1989 to 05.11.2001.

16. We have perused a copy of the general power of attorney dated 16.01.1996 (registered as document No.1019/95-96) which bears out that Hanumanthappa his wife Lakshamma and his children namely Bhagyamma, Aruna, Amaranarayana and Akkayamma authorised and appointed Ms Banjara Enclaves Private Limited represented by its Managing Director K. Prakash Shetty as their power of attorney holder to develop, construct building, to sell the Schedule Property and all other pertinent acts.
17. We have perused a copy of the conversion certificate dated 17.08.2002 (bearing No. ALN:SR(NA)45/2002-03) issued by the Special Deputy Commissioner which bears out that the Survey No.15/4 was converted from agricultural to non-agricultural residential use. We also note that 1 gunta of A Kharab was also converted on payment of requisite fee. The factum of the conversion status is recorded in MR No.39/03-04.
18. We have perused a copy of the conversion certificate dated 17.08.2002 (bearing No. ALN:SR(NA)24/2002-03) issued by the Special Deputy Commissioner which bears out that the Survey No.15/3 was converted from agricultural to non-agricultural residential use. We also note that 1 gunta of A Kharab was converted on payment of requisite fee.
19. We have perused a copy of the general power of attorney 19.08.2002 (registered as document No.348/02-03) which bears out that B.R.Shetty appointed his brother B.S Shetty as his power of attorney holder to purchase properties and to do all other such necessary acts and deeds.
20. We have perused a copy of the sale deed dated 30.01.2003 (registered as document No.11029/02-03) which bears out that 1) Hanumanthappa, his wife Lakshamma and his children namely Bhagyamma, Aruna, Amaranarayana and Akkayamma represented by M/s Banjara Enclaves Private Limited as their power of attorney holder along with 2) B.S.Shetty and 3) M/s Banjara Enclaves Private Limited as confirming parties conveyed the Schedule Property in favour of B.R.Shetty son of Shambu Shetty represented by his power of attorney holder B.S Shetty. The registration of the said sale deed is borne out in the encumbrance certificate for the period 05.11.2001 to 10.03.2003.
21. We have perused a copy of the Final Notification (bearing No.UDD 193 MNX 2004) Bangalore, dated 23-02-2004 published in the Karnataka Gazette which bears out that the Government of Karnataka had sanctioned an improvement scheme for the formation of layout called "Arkavathi Layout" wherein certain lands including the Schedule Property (which were initially published and notified to be acquired under the preliminary notification dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03) were notified for acquisition under

Section 19(1) of the BDA Act, 1976 for the formation of the Arkavathi Layout. The said notification was de-notified by the government in terms of a subsequent notification dated 14.05.2010 (detailed below).

22. We have perused a copy of the notification dated 14-05-2010 (bearing No.UDD/223/MNX/2010) issued by the Under Secretary to the Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894, wherein the Government of Karnataka de-notified the acquisition of certain survey numbers including the Schedule Property which were in terms of the preliminary notification dated 03/02/2003 and Final Notification dated 23/02/2004 (detailed above) notified for the formation of "Arkavathi Layout."
23. We have perused a copy of the Karnataka Revision Settlement Akarband which bears out the extent of Survey No.15/4 as 33 guntas and 1 gunta of 'A' kharab and the extent of Survey No.15/3 as 29 guntas and 1 gunta of 'A' kharab.
24. We have perused a copy of the encumbrance certificate for the period 01.04.1951 to 31.05.1989, 01.06.1989 to 31.03.2004 reflects the transactions mentioned above and from 01.04.2004 to 04.04.2016 which bears out nil encumbrances with respect to the Schedule Property.
25. We have perused a copy of the endorsement dated 11.06.2002 (bearing No.R.K.398/02-03) issued by the Thasildar which bears out the non-availability of the index of land and record of rights extract with respect to the Schedule Property.
26. We have perused a copy of the endorsement dated 29.05.2002 (bearing No.35/02-03) issued by the Assistant Commissioner which bears out that there are no claims registered under the PTCL Act with respect to the Schedule Property.
27. We have perused a copy of the endorsement dated 28.05.2002 (bearing No.15/02-03) issued by the Assistant Commissioner which bears out that there are no claims registered under sections 79A,B of the Karnataka Land Reforms Act, 1961 with respect to the Schedule Property.
28. We have perused a copy of the endorsement dated 9.05.2002 (bearing No.41/02-03) issued by the Thasildar which bears out that there are no tenancy claims registered under section 48 (form No.7) with respect to the Schedule Property.
29. We have perused a copy of the endorsement dated 07.06.2016 issued by the Karnataka Housing Board which bears out that the Srirampura Village is not a part of any of its acquisitions till date.



30. We have perused a copy of the khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike which bears out that the Schedule Property along with certain other survey numbers totally admeasuring 12 acres 32 guntas was assigned the new khata No. 361/1576/15/1, 15/2, 14/1, 14/2, 22/2, 16/1, 16/2 ,61/3, 15/5, 15/3, 15/4 & 22/1 and was registered in the name of B.R. Shetty.
31. We have perused a copy of the betterment charges paid receipt issued in favour of B.R. Shetty (dated 06/06/2011) which bears out the payment of Rs.2,07,27,435/- with respect to Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet).
32. We have perused a copy of the atlas which bears out the shape of Survey No.15.
33. We have issued public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and an English daily Times of India calling for objections if any in relation to certain immovable properties including the Schedule Property. We have not received any registered objections to the aforesaid public notices as on date.
34. We have perused a copy of the village map which bears out the location of Survey No.15 in Srirampura Village. We also note that a kaludari passes through Survey No.15. We suggest a survey be conducted to ensure that it does not affect the Schedule Property.

OBSERVATIONS:

1. Latest tax-paid receipts.
2. Encumbrance certificate for the period 05.04.2016 till date.

CERTIFICATE

Based on the documents reviewed by us and subject to the observations detailed in the report we hereby certify that B.R Shetty is the absolute owner of having valid and marketable title to the Schedule Property.


Sagar Associates

Bangalore

SCHEDULE

1. All that piece and parcel of the land bearing Survey No.15/3 measuring 30 guntas, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District and bounded on:

East by : Land bearing Sy No.15/4.
West by : Land bearing Sy No.15/2.
North by : Land bearing Sy No.15/1 and 15/5.
South by : Land bearing Sy No.9/1.

2. All that piece and parcel of the land bearing Survey No. 15/4 measuring 34 guntas, situated at Srirampura Village, Yalahanka Hobli, Bangalore North Taluk, Bangalore District and bounded on:

East by : Land bearing Sy No.14/2 and 14/3.
West by : Land bearing Sy No.15/3.
North by : Land bearing Sy No.15/5.
South by : Land bearing Sy No.9/1.

ANNEXURE-A

Sl. No.	List of documents reviewed
1.	RR Pakka book and hissa tippani
2.	Gift deed dated 29.05.1952 (registered as document No.1465/52-53) executed by Appaiah son of Puttanna in favour of his daughter Honnamma wife of Byrappa.
3.	RTC extracts for the period 1966-67 to 1980-81 of Survey No.15/4
4.	Inam order dated 26.05.1959 (case number not legible) passed by the Special Amaldar.
5.	Inam endorsement and Register VIII extract.
6.	Inam order dated 31.05.1957 (case number not legible) passed by the Special Amaldar for Abolition of Inams.
7.	Inam endorsement and Register VIII extract.
8.	Mutation register extract (bearing MR No.37/69-70).
9.	RTC extracts for the period 1968-69 to 1992-93 of Survey No.15/3.
10.	Sale deed dated 15.04.1958 (registered as document No.262/58-59) executed by Marappa and his minor son Nanjappa in favour of Honnamma wife of Byrappa.
11.	Genealogical tree of Byrappa attested by the Village Accountant.
12.	Inheritance certificate extract (bearing IHC No.8/84-85).
13.	RTC extract for the period 1993-94 to 2015-16 of Survey No.15/3



14.	RTC extracts for the period 1981-82 to 2015-16 of Survey No.15/4
15.	Agreement to sell dated 16.01.1996 (registered as document No.1573/96-97) executed by Hanumanthappa his wife Lakshamma and his children namely Bhagyamma, Aruna, Amaranarayana and Akkayamma in favour of B.S.Shetty son of Shambu Shetty.
16.	General power of attorney dated 16.01.1996 (registered as document No.1019/95-96) executed by Hanumanthappa his wife Lakshamma and his children namely Bhagyamma, Aruna, Amaranarayana and Akkayamma in favour of Ms Banjara Enclaves Private Limited represented by its Managing Director K.Prakash Shetty.
17.	Conversion certificate dated 17.08.2002 (bearing No. ALN:SR(NA)45/2002-03) issued by the Special Deputy Commissioner.
18.	Mutation register extract (bearing MR No.39/03-04)
19.	Conversion certificate dated 17.08.2002 (bearing No. ALN:SR(NA)24/2002-03) issued by the Special Deputy Commissioner.
20.	General power of attorney 19.08.2002 (registered as document No.348/02-03)
21.	Sale deed dated 30.01.2003 (registered as document No.11029/02-03) executed by Hanumanthappa his wife Lakshamma and his children namely Bhagyamma, Aruna, Amaranarayana and Akkayamma along with B.S.Shetty and M/s Banjara Enclaves Private Limited in favour of B.R.Shetty.
22.	Final Notification (bearing No.UDD 193 MNX 2004) Bangalore, dated 23-02-2004
23.	Notification dated 14-05-2010 (bearing No.UDD/223/MNX/2010)
24.	Karnataka Revision Settlement Akarband.
25.	Encumbrance certificate for the period 01.04.1951 to 31.05.1989, 01.06.1989 to 31.03.2004 and from 01.04.2004 to 04.04.2016.
26.	Endorsement dated 11.06.2002 issued by the Thasildar.
27.	Endorsement dated 29.05.2002 (bearing No.35/02-03) issued by the Assistant Commissioner.
28.	Endorsement dated 28.05.2002 (bearing No.15/02-03) issued by the Assistant Commissioner.
29.	Endorsement dated 9.05.2002 (bearing No.41/02-03) issued by the Thasildar.
30.	endorsement dated 07.06.2016 issued by the Karnataka Housing Board
31.	khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike
32.	Betterment charges paid receipt issued with respect to the Schedule Property.
33.	Atlas.
34.	Public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and Times of India
35.	Village map of Srirampura



January 11, 2017

**Title report in respect of land in Survey No.15/5,
situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District.**

**To
APG Imperial Homes Private Limited**

Housiey.com

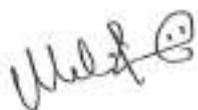
**FROM:
Malini Raju
J. Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of APG Imperial Homes Private Limited. We accept no responsibility or legal liability to any person other than APG Imperial Homes Private Limited in relation to the contents of the title report.
2. The information in this title report is derived from a review of the photocopies of the documents made available to us detailed in **Annexure A** annexed to this title report and documents inspected by us at the relevant government offices.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have conducted a limited physical search in the government or revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have not undertaken any formal searches at the various courts of law/ tribunals to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner as the records are not completely computerised and have not found any adverse findings other than what is detailed in this title report.
6. We have reported only in relation to laws of India.
7. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. there is no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
8. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

J. Sagar Associates



Memorandum

We have in this memorandum dealt with the land in Survey No.15/5 measuring 37 guntas situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District ("**Schedule Property**").

Flow of title:

1. We have perused a copy of the tippany which bears out that the land in Survey No.15, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District was bifurcated into 5 portions being Survey No.15/1, Survey No.15/2, Survey No.15/3, Survey No.15/4 and Survey No.15/5.
2. We have perused a copy of the Order sheet dated 31/05/1957 in case No.19/56-57 passed by the Special Amaldar for Abolition of Inam Land, Bangalore which bears out that filed by Anjanappa son of Venkataramanappa was registered as the permanent tenant on payment of premium for the land in Survey No.15/5 measuring 38 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District ("**Said Property**").
3. We have perused a copy of the endorsement dated 03/02/1958 issued by the office of the Special Deputy Commissioner which bears out that Anjanappa son of Venkataramanappa was registered as the owner of the Said Property in terms of orders passed in case No.19/56-57.
4. We have perused a copy of the mutation register extract (bearing MR No.16/69-70) issued by the Thasildar which bears out that as per Order passed in case No.19, the katha in respect of the Said Property was registered in the name of Anjanappa son of Venkataramanappa.

Although Anjanappa is the owner of the Said Property, it was treated as the joint family property of Venkataramanappa. We have seen the genealogical tree of Venkataramanappa which bears out that Venkataramanappa had nine children namely Anjanappa, Ammayappa, Doddanarayanappa, Chikkanarayanappa, Muniyappa, Ramaiah, Jayanna, Venkataswamappa and Shamanna. Out of which we have seen the family trees of Anjanappa, Shamanna, Ammayappa, Muniyappa Venkataswamappa and Shamanna, which are detailed below.

- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son Muniyappa. The said Muniyappa died leaving behind his son Krishna.
- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son named Shamanna. The said Shamanna (deceased) and his wife Muniyamma had six children namely Narayana, Govinda, Krishna, Ammayamma, Chinamma and Chandramma.
- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his



wife Channamma (deceased) had a son named Venkataswamappa. The said Venkataswamappa and his wife Papamma had three children namely Mariyappa, Venkatesh and Chinnathayamma. The said Mariyappa was married to Karagamma. The said Venkatesh was married to Rathnamma. The said Chinnathayamma was married.

- We have perused a copy of the genealogical tree of Anjanappa attested by the Village Accountant which bears out that Anjanappa (deceased) his wife Lingamma had three children namely Venkataramu, Ammayamma and Chinamma. The said Venkataramu deceased had a son namely Jagadish.
 - We have perused a copy of the genealogical tree of Venkatramanappa attested by the Village Accountant which bears out that Venkatramanappa (deceased) and his wife Chinamma (deceased) had a son Ammayappa. The said Ammayappa and his wife Gowamma had six children namely Mallaiah, Muniraju, Channamma, Chinnathayamma, Rajamma and Munirathnamma.
5. We have also perused a copy of the genealogical tree of Papaiah (brother of Venkataramanappa) attested by the Village Accountant which bears out that Papaiah (deceased) his son Munivenkatappa and wife Thimmakka had three children namely Venkatesh, Umesh and Munilakshmi. The said Venkatesh was married to Munirathna.
6. We have perused a copy of the inheritance certificate (bearing IHC No.31/94-95) issued by the Village Accountant which bears out that after the death of Anjanappa his wife (1)Lingamma, and his brothers namely (2)Venkataswamy since deceased represented by his wife Papamma, (3)Ammayappa, (4)Dodanarayanappa, (5)Chikkanarayanappa, (6)Muniyappa, (7)Shamanna since deceased represented by his wife Muniyamma, (8)Ramaiah, (9)Jayanna along with Anjanappa's uncle Papaiah since deceased represented by his only son (10)Munivenkatappa inherited certain joint family properties including the Said Property and entered into a partition, in terms of which the Said Property was allotted to the following:
- a. A portion of Said Property measuring 18 ½ guntas was allotted to the share of Dodanarayanappa.
 - b. A portion of Said Property measuring 18 ½ guntas was allotted to the share of Chikkanarayanappa.
 - c. A portion of Said Property measuring 01 gunta was allotted to the share of Ammayappa.
7. We have perused a copy of the agreement to sell dated 30/11/1995 registered as document No.6023/95-96 which bears out that Dodda Narayanappa son of late Venkatramanappa along with his wife Narayanamma and children namely Kumara (along with his wife Parvathamma) (2) Jayalakshmi daughter of late Venkatramanappa (3) Chikkanarayanappa son of late Venkatramanappa along with his children Raju (along with his wife Jayamma), Chandra (along with his wife Bhagya), Prakash and Rathnamma (4) Ammayappa son of late Venkatramanappa along with his children Mallaiah son of Mallappa (along with his wife Gowamma) Muniraja.A (along with his wife Girijamma), Chennamma, Chinnathayamma, Rajamma, Munirathnamma



agreed to convey the portion of Said Property measuring 36 guntas, in favour of K.Prakash Shetty son of K.Madhava Shetty. The registration of the said agreement to sell is borne out in the encumbrance certificates for the period 01/06/1989 to 05/11/2001 and 01/06/1989 to 31/03/2004.

8. We have perused a copy of the general power of attorney dated 30/11/1995 registered as document No.755/95-96 which bears out that Dodda Narayanappa son of late Venkatramanappa along with his wife Narayanamma and children namely Kumara (along with his wife Parvathamma) (2) Jayalakshmi daughter of late Venkatramanappa (3) Chikkanarayanappa son of late Venkatramanappa along with his children Raju (along with his wife Jayamma), Chandra (along with his wife Bhagya), Prakash and Rathamma (4) Ammayappa son of late Venkatramanappa along with his children Mallaiah son of Mallappa (along with his wife Gowramma) Muniraja.A (along with his wife Girijamma), Chennamma, Chinnathayamma, Rajamma, Munirathamma authorised and empowered Banjara Enclaves (Private) Limited represented by its managing director K.Prakash Shetty to sell the Said Property and to do all necessary acts and deeds in respect of the Said Property.
9. We have perused a copy of the Gazette notification dated 23.06.1999 which bears out that the Government of India in the Ministry of Petroleum and Natural Gas (number S.O.1551 dated 08.08.1998 issued under Section 3(1) of the Petroleum and Minerals Pipelines (Acquisition of Right of User in Land) Act, 1962) declared its intention to acquire certain lands (including a portion of the Said Property measuring 7 guntas) for the purpose of laying pipeline for the transport of petroleum products from Mangalore to Bangalore by Hindustan Petroleum Corporation Limited. We have been given to understand that the said portion forms part of the road relinquished to BBMP.
10. We have perused a copy of the mutation register extract in MR No.32/99-2000 issued by the Village Accountant which bears out that factum of the acquisition by for the purpose of laying pipeline for the transport of petroleum products from Mangalore to Bangalore by Hindustan Petroleum Corporation Limited.
11. We have perused a copy of the conversion certificate dated 19/08/2002 (ALN.SR(NA)55/02-03) issued by the Special Deputy Commissioner which bears out that an extent of 37 guntas including 1 gunta of 'A' kharab land in Survey No.15/5 (hereinafter referred to as the "**Schedule Property**") was converted from agricultural use to residential use. We note that an extent of 1 gunta 'A' karab was converted on payment of requisite fees and an extent of 1 gunta 'B' Kharab in the Said Property was reserved by the Government for public purpose.
12. We have perused a copy of the general power of attorney dated 19/08/2002 registered as document No.348/2002-03 which bears out that B.R.Shetty son of late Shambu Shetty empowered and authorised his brother B.S.Shetty to sell purchase and to do all necessary acts and deeds in respect of the properties identified by him.



13. We have perused a copy of the sale deed dated 30/01/2003 registered as document No.11031/02-03 which bears out that that (1) Dodda Narayanappa son of late Venkatramanappa along with his wife Narayanamma and children namely Kumara (along with his wife Parvathamma) (2) Jayalakshmi daughter of late Venkatramanappa (3) Chikkanarayanappa son of late Venkatramanappa along with his children Raju (along with his wife Jayamma), Chandra (along with his wife Bhagya), Prakash and Rathnamma (4) Ammayappa son of late Venkatramanappa along with his children Mallaiah son of Mallappa (along with his wife Gowramma) Muniraja.A (along with his wife Girijamma), Chennamma, Chinnathayamma, Rajamma, Munirathnamma represented by their power of attorney holder Banjara Enclave (Private) Limited represented by its managing director K.Prakash Shetty, along with K.Praskadh Shetty ("**Confirming Party-1**") and Banjara Enclaves (Private) Limited ("**Confirming Party-2**") conveyed the Schedule Property in favour of B.R.Shetty son of late Shambu Shetty represented by his power of attorney holder B.S.Shetty.
14. We have perused a copy of the Final Notification (bearing No.UDD 193 MNX 2004) Bangalore, dated 23/02/2004 published in the Karnataka Gazette which bears out that the Government of Karnataka had sanctioned an improvement scheme for the formation of layout called "Arkavathi Layout" wherein certain lands including the Schedule Property (which were initially published and notified to be acquired under the preliminary notification dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03) were notified for acquisition under Section 19(1) of the BDA Act, 1976 for the formation of the Arkavathi Layout. However the same is not of any concern as the said notification was de-notified by the government in terms of a subsequent notification dated 14.05.2010 (detailed below).
15. We have perused a copy of the notification dated 14/05/2010 (bearing No.UDD/223/MNX/2010) issued by the Under Secretary to the Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894, wherein the Government of Karnataka de-notified acquisition of certain survey numbers including the Schedule Property which were in terms of the preliminary notification dated 03/02/2003 and Final Notification dated 23/02/2004 (detailed above) notified for the formation of "Arkavathi Layout."
16. We have perused a copy of the relinquishment deed 22.12.2014 (registered as document No.3697/14-15) which bears out that B.R.Shetty son of Shambu Shetty relinquished an extent of 9717.41 square meters of land and 565.71 square meters of building in the Schedule Property along with certain adjacent other land parcels bearing Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet) in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, which is required for widening of the road from Jakkur flying club road (gas pipe line road) NH-7 to Hennur Road. The said deed further bears out that B.R.Shetty would receive the development rights certificate ("**DRC**") for the land surrendered by him, as per the terms and conditions stipulated in the notification dated 18.01.2005 bearing No.UDD/154/BEM/RUPRA/2004. We have not seen a copy of the DRC received by B.R.Shetty, however we have perused a copy of the sale deed dated 04.02.2016 (registered as document No.4656/15-16) which bears out that 1)



B.R.Shetty along with 2) P.N.Srinivas Gowda and Tayappa as confirming parties conveyed the DRC in favour of M/s Valmark Realty Holdings Private Limited. We note that the extent relinquished by B.R.Shetty is recorded in the sketch attached to the said relinquishment deed which bears out the extent to be 16,200 square feet.

17. We have perused a copy of the RTC extract for the period 1966-67 to 1993-94 which bears out the name of Nanjundappa son of Chikkabyrappa as the owner and the name of Papaiah is registered as cultivator of Schedule Property.
18. We have perused a copy of the RTC extract for the period 1994-95 to 2000-01 which bears out the names of Ammayappa, Chikkanarayanappa and Doddanarayanappa as the owners and occupants of the Schedule Property
19. We have perused copies of the RTC extracts 2001-02 to 2015-16 which bears out the names of Ammayappa and Chikkanarayanappa and Doddanarayanappa as the owners and occupants of the Schedule Property.
20. We have perused copies of the encumbrance certificates for the period 05/11/2001 to 10/03/2003 and from 01/06/1989 to 31/03/2004 which bears out the registration of the sale deed dated 30/01/2003 executed by Dodda Narayanappa and others in favour of B.R.Shetty and otherwise bear out nil encumbrances in respect of the Schedule Property.
21. We have perused copies of the encumbrance certificates for the period 01/04/1950 to 31/03/1970, 01/04/1970 to 31/05/1989 and from 01/04/2004 to 05/04/2016 which bear out nil encumbrances in respect of the Schedule Property.
22. We have perused a copy of the akaraband which bears out that the Schedule Property measures 36 guntas and 1 gunta of 'A' and 1 gunta of 'B' kharab land.
23. We have perused a copy of the endorsement dated 11/06/2002 issued by the Thasildar, which bear out that the copies of index of lands and record of rights extracts were not available with regard to the Schedule Property.
24. We have perused a copy of the endorsement dated 28/05/2002 in No.LRF (BNA).CR/15/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore which bears out that there are no proceedings initiated under the Section 79A and 79B of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.
25. We have perused a copy of the endorsement dated 29/05/2002 in No. LRF:CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Taluk, Yelahanka which bears out that there are no tenancy applications have been filed in Form 7 under Section 48-A and 77-A of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.



26. We have perused a copy of the endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the Schedule Property.
27. We have perused a copy of the endorsement dated 07.06.2016 issued by the Karnataka Housing Board which bears out that the Srirampura Village is not a part of any of its acquisitions till date.
28. We have perused a copy of the tax-demand register extract which bears out that B.R. Shetty was called upon to pay taxes for the period 2014-15.
29. We have perused a copy of the khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike which bears out that the Schedule Property along with certain other survey numbers totally admeasuring 12 acres 32 guntas was assigned the new khata No. 361/1576/15/1, 15/2, 14/1, 14/2, 22/2, 16/1, 16/2 ,61/3, 15/5, 15/3, 15/4 & 22/1 and was registered in the name of B.R. Shetty.
30. We have perused a copy of the atlas which bears out the shape of Survey No.15/5.
31. We have perused a copy of the betterment charges paid receipt issued in favour of B.R. Shetty (dated 06/06/2011) which bears out the payment of Rs.2,07,27,435/- with respect to Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet).
32. We have issued public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and English daily newspaper Times of India calling for objections if any in relation to certain immovable properties including the Schedule Property. We have not received any registered objections to the aforesaid public notices as on date.
33. We have perused a copy of the village map which bears out the location of Survey No.15 in Srirampura Village. We also note that a kaludari passes through Survey No.15.
34. We have been given to understand that after the relinquishment made to BBMP by B.R.Shetty for deduction for the formation of the road , the remaining extent retained by B.R. Shetty is 28.18 guntas which is available for development



Observations / Clarifications required:

1. Encumbrance certificate for the period 06.04.2016 till date.
2. Latest tax-paid receipt for the period 2014-15 and 2015-16.
3. Bifurcation of Khata based on relinquishment deed dated 22/12/2014

Certificate

Based on the documents reviewed by us and subject to the observations detailed in the report we hereby certify that B.R Shetty is the absolute owner of the Schedule Property and has valid and marketable title to an extent of 28.78 guntas in the Schedule Property.


J. Sakal Associates

Bangalore

Schedule

All that piece and parcel of land in Survey No.15/5 measuring 28.78 guntas out of 37 guntas including 1 gunta of 'A' kharab land, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk guntas, and bounded on the:

- East by : Land in Survey No.14/1.
West by : Land in Survey No.15/1.
North by : Land in Survey No.19/3.
South by : Land in Survey No.15/3 and 15/4.

Annexure A

Sl. No.	List of title documents reviewed:
1.	Tippany extract.
2.	Order sheet dated 31/05/1957 in case No.19/56-57 passed by the Special Amalldar for Abolition of Inam Land, Bangalore.
3.	Endorsement dated 03/02/1958 issued by the office of the special Deputy Commissioner.
4.	Mutation register extract in MR No.16/69-70 issued by the Thasildar.
5.	Genealogical tree of Venkataramanappa attested by the Village Accountant.
6.	Genealogical tree of Muniyappa son of Venkataramanappa attested by the Village Accountant.
7.	Genealogical tree of Shamanna son of Venkataramanappa attested by the Village Accountant.



8.	Genealogical tree of Venkataswamappa son of Venkataramanappa attested by the Village Accountant
9.	Genealogical tree of Anjanappa attested by the Village Accountant.
10.	Genealogical tree of Ammayappa son of Venkataramanappa attested by the Village Accountant.
11.	Genealogical tree of Papaiah
12.	Inheritance certificate in IHC No.31/94-95 issued by the Village Accountant.
13.	Agreement to sell dated 30/11/1995 registered as document No.6023/95-96 executed by Doddanarayanappa son of late Venkataramanappa and others in favour of K.Prakash Shetty son of K.Madhava Shetty.
14.	Encumbrance certificates for the period 01/06/1989 to 05/11/2001 and 01/06/1989 to 31/03/2004.
15.	General power of attorney dated 30/11/1995 registered as document No.755/95-96 executed by Dodda Narayanappa son of late Venkataramanappa and others in favour of Banjara Enclaves (Private) Limited represented by its managing director K.Prakash Shetty.
16.	Gazette notification dated 23/06/1999 which bears out that the Government of India in the Ministry of Petroleum and Natural Gas
17.	Mutation register extract in MR No.32/99-2000 issued by the Village Accountant.
18.	Conversion certificate dated 19/08/2002 issued by the Special Deputy Commissioner.
19.	General power of attorney dated 19/08/2002 registered as document No.348/2002-03 executed by B.R.Shetty in favour of B.S.Shetty.
20.	Sale deed dated 30/01/2003 registered as document No.11031/02-03 executed by Dodda Narayanappa son of late Venkataramanappa and others all represented by their power of attorney holder Banjara Enclave (Private) Limited represented by its managing director K.Prakash Shetty, along with K.Praskadh Shetty and Banjara Enclaves (Private) Limited in favour of B.R.Shetty represented by his power of attorney holder B.S.Shetty.
21.	Final Notification dated 23/02/2004 (bearing No.UDD 193 MNX 2004) published in the Karnataka Gazette.
22.	Notification dated 14/05/2010 (bearing No.UDD/223/MNX/2010) issued by the Under Secretary to the Government, Urban Development Department.
23.	Relinquishment deed 22.12.2014 (registered as document No.3697/14-15) which was executed by B.R.Shetty.
24.	Sale deed dated 04.02.2016 (registered as document No.4656/15-16)
25.	RTC extracts for the period 1966-67 to 1993-94.
26.	RTC extracts for the period 1994-95 to 2000-01.
27.	RTC extracts for the period 2001-02 to 2015-16.
28.	Encumbrance certificate for the period 05/11/2001 to 10/03/2003 and from 01/06/1989 to 31/03/2004.
29.	Encumbrance certificates for the period 01/04/1950 to 31/03/1970, 01/04/1970 to 31/05/1989 and from 01/04/2004 to 05/04/2016.
30.	Akaraband.
31.	Endorsement dated 11/06/2002 issued by the Thasildar.
32.	Endorsement dated 28/05/2002 in No.LRF (BNA).CR/15/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore.
33.	Endorsement dated 29/05/2002 in No. LRF:CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Taluk, Yelahanka.

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34.	Endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore.
35.	Endorsement dated 07/06/2016 issued by the Karnataka Housing Board.
36.	Tax-demand register extract.
37.	Khatha certificate dated 09/10/2014 issued by the Bruhat Bangalore Mahanagara Palike.
38.	Atlas.
39.	Betterment charges paid receipt.
40.	Public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and Times of India.
41.	Village Map.

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January 11, 2017

**Title report in respect of land in Survey No.16/2
situated at Sriramapura Village, Yelahanka Hobli, Bangalore North Taluk**

To

APG Imperial Homes Private Limited

FROM:

**Malini Raju
J. Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

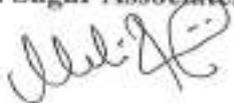
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Ahmedabad | Chennai | Gurgaon | Hyderabad | Mumbai | New Delhi

FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of APG Imperial Homes Private Limited. We accept no responsibility or legal liability to any person other than APG Imperial Homes Private Limited in relation to the contents of the title report.
2. The information in this title report is derived from a review of the photocopies of the documents made available to us detailed in **Annexure A** annexed to this title report and documents inspected by us at the relevant government offices.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have conducted a limited physical search in the government or revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have not undertaken any formal searches at the various courts of law/ tribunals to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner as the records are not completely computerised and have not found any adverse findings other than what is detailed in this title report.
6. We have reported only in relation to laws of India.
7. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. there is no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
8. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

J. Sagar Associates



Memorandum

We have in this memorandum dealt with the land in Survey No.16/2 measuring 31 guntas including 8 guntas of kharab land, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk ("**Schedule Property**").

Flow of title:

1. We have perused a copy of the Order sheet dated 26/06/1957 in case No.19/56-57 passed by the Special Amaldar for Abolition of Inam Land, Bangalore which bears out that filed by Anjanappa son of Venkataramanappa was registered as the permanent tenant on payment of premium for the land in Survey No.16/2 measuring 31 guntas including 8 guntas of kharab, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk ("**Schedule Property**").
2. We have perused a copy of the endorsement dated 03/02/1958 issued by the office of the Special Deputy Commissioner which bears out that Anjanappa son of Venkataramanappa was registered as the owner of the Schedule Property in terms of orders passed in case No.19/56-57.
3. We have perused a copy of the mutation register extract (bearing MR No.16/69-70) issued by the Thasildar which bears out that as per Order passed in case No.19, the katha in respect of the Said Property was registered in the name of Anjanappa son of Venkataramanappa.

Although Anjanappa is the owner of the Said Property, it was treated as the joint family property of Venkataramanappa. We have seen the genealogical tree of Venkataramanappa which bears out that Venkataramanappa had nine children namely Anjanappa, Ammayappa, Doddanarayanappa, Chikkanarayanappa, Muniyappa, Ramaiah, Jayanna, Venkataswamappa and Shamanna. Out of which we have seen the family trees of Anjanappa, Shamanna, Ammayappa, Muniyappa Venkataswamappa, Jayanna and Shamanna, which are detailed below.

- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son Muniyappa. The said Muniyappa died leaving behind his son Krishna.
- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son named Shamanna. The said Shamanna (deceased) and his wife Muniyamma had six children namely Narayana, Govinda, Krishna, Ammayamma, Chinamma and Chandramma.
- We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Channamma (deceased) had a son named Venkataswamappa. The said Venkataswamappa and his wife Papamma had three children namely Mariyappa,

Venkatesh and Chinnathayamma. The said Mariyappa was married to Karagamma. The said Venkatesh was married to Rathamma. The said Chinnathayamma was married.

- We have perused a copy of the genealogical tree of Anjanappa attested by the Village Accountant which bears out that Anjanappa (deceased) his wife Lingamma had three children namely Venkataramu, Ammayamma and Chinamma. The said Venkataramu deceased had a son namely Jagadish.
 - We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa (deceased) and his wife Chinamma (deceased) had a son Ammayappa. The said Ammayappa and his wife Gowramma had six children namely Mallaiah, Muniraju, Channamma, Chinnathayamma, Rajamma and Munirathamma.
 - We have perused a copy of the genealogical tree of Venkataramanappa attested by the Village Accountant which bears out that Venkataramanappa and his wife Channamma died leaving behind their only son Jayanna. The said Jayanna and his wife Jayamma had two children namely Padma and Srinivas.
 - We have perused a copy of the genealogical tree of Venkataramanappa (since deceased) certified by the Village Accountant bears out that Venkataramanappa (since deceased) and his wife, Chennamma (since deceased) had a son named Ramaiah. Ramaiah and his wife, Lakshamma had five children namely, Venkatesh, Ramesh, Ravi, Narayan and Nagamma.
4. We have also perused a copy of the genealogical tree of Papaiah (brother of Venkataramanappa) attested by the Village Accountant which bears out that Papaiah (deceased) his son Munivenkatappa and wife Thimmakka had three children namely Venkatesh, Umesh and Munilakshmi. The said Venkatesh was married to Munirathna.
5. We have perused a copy of the inheritance certificate (bearing IHC No.31/94-95) issued by the Village Accountant which bears out that after the death of Anjanappa his wife (1)Lingamma, and his brothers namely (2)Venkataswamy since deceased represented by his wife Papamma, (3)Ammayappa, (4)Doddanarayanappa, (5)Chikkanarayanappa, (6)Muniyappa, (7)Shamanna since deceased represented by his wife Muniyamma, (8)Ramaiah, (9)Jayanna along with Anjanappa's uncle Papaiah since deceased represented by his only son (10)Munivenkatappa inherited certain joint family properties including the Schedule Property. In terms of the said extract we note that Ramaiah was allotted a portion of the Schedule Property measuring 11 guntas and remaining portion of the Schedule Property measuring 20 guntas and was allotted to the share of Jayanna.
6. We have perused a copy of the agreement of sale dated 30/11/1995 registered as document No.6022/95-96 which bears out that (1) Jayanna along with his wife Jayamma and his children namely Padma and Srinivas (2) Ramaiah along with his wife Lakshamma and his children namely Nagamma, Venkatesh, Sujaha, Ramesh, Ravi and Narayana agreed to convey the Schedule Property measuring 23 guntas (without 8 guntas of kharab land) in

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favour of K.Prakash Shetty. The registration of the said sale agreement is borne out in the encumbrance certificate for the period 01/06/1989 to 31/03/2004.

7. We have perused a copy of the general power of attorney dated 30/11/1995 registered as document No.754/95-96 which bears out that (1) Jayanna along with his wife Jayamma and his children namely Padma and Srinivas (2) Ramaiah along with his wife Lakshamma and his children namely Nagamma, Venkatesh, Sujaha, Ramesh, Ravi and Narayana authorised and empowered Banjara Enclaves Private Limited to sell and to do all necessary acts and deeds in respect of the Schedule Property measuring 23 guntas (without 8 guntas of kharab land).
8. We have perused a copy of the Gazette notification dated 23/06/1999 which bears out that the Government of India in the Ministry of Petroleum and Natural Gas (number S.O.1551 dated 08.08.1998 issued under Section 3(1) of the Petroleum and Minerals Pipelines (Acquisition of Right of User in Land) Act, 1962) declared its intention to acquire certain lands (including a portion of the Schedule Property measuring 11 guntas) for the purpose of laying pipeline for the transport of petroleum products from Mangalore to Bangalore by Hindustan Petroleum Corporation Limited. We have been given to understand that the said portion forms part of the road relinquished to BBMP.
9. We have perused a copy of the mutation register extract in MR No.32/99-2000 issued by the Village Accountant which bears out that factum of the acquisition by for the purpose of laying pipeline for the transport of petroleum products from Mangalore to Bangalore by Hindustan Petroleum Corporation Limited.
10. We have perused a copy of the conversion certificate dated 19/08/2002 (bearing No.BDS.ALN.SR(NA)54/2002-03) issued by the Special Deputy Commissioner which bears out that Schedule Property measuring 23 guntas of land along with 8 guntas of 'A' kharab land was converted from agricultural use to non-agricultural residential use. An extent of 8 guntas 'A' kharab was also converted on payment of requisite fees.
11. We have perused a copy of the mutation register extract (bearing MR No.51/2003-04)) which bears out the factum of the conversion of the Schedule Property.
12. We have perused a copy of the general power of attorney dated 19/08/2002 registered as document No.348/2002-03 which bears out that B.R.Shetty son of late Shambu Shetty empowered and authorised his brother B.S.Shetty to sell purchase and to do all necessary acts and deeds in respect of the properties identified by him.
13. We have perused a copy of the sale deed dated 30/01/2003 (registered as document No.11039/02-03) which bears out that that (1) Jayanna along with his wife Jayamma and his children namely Padma and Srinivas (2) Ramaiah along with his wife Lakshamma and his children namely Nagamma, Venkatesh, Sujaha, Ramesh, Ravi and Narayana represented by their power of attorney holder Banjara Enclave Private Limited represented by its



managing director K.Prakash Shetty along with (3) K.Prakash Shetty ("Confirming Party-1") and (4) Banjara Enclaves Private Limited ("Confirming Party-2") conveyed the Schedule Property in favour of B.R.Shetty son of late Shambu Shetty represented by his power of attorney holder B.S.Shetty. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01/06/1989 to 31/03/2004.

14. We have perused a copy of the Final Notification (bearing No.UDD 193 MNX 2004) Bangalore, dated 23-02-2004 published in the Karnataka Gazette which bears out that the Government of Karnataka had sanctioned an improvement scheme for the formation of layout called "Arkavathi Layout" wherein certain lands including the Schedule Property (which were initially published and notified to be acquired under the preliminary notification dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03) were notified for acquisition under Section 19(1) of the BDA Act, 1976 for the formation of the Arkavathi Layout. However said notification was de-notification by the government in terms of a subsequent notification dated 14/05/2010 (detailed below).
15. We have perused a copy of the notification dated 14/05/2010 (bearing No.UDD/223/MNX/2010) issued by the Under Secretary to the Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894, wherein the Government of Karnataka de-notified acquisition of certain survey numbers including the Schedule Property which were in terms of the preliminary notification dated 03/02/2003 and Final Notification dated 23/02/2004 (detailed above) notified for the formation of "Arkavathi Layout."
16. We have perused a copy of the relinquishment deed 22/12/2014 (registered as document No.3697/14-15) which bears out that B.R.Shetty son of Shambu Shetty relinquished an extent of 9717.41 square meters of land and 565.71 square meters of building in the Schedule Property along with certain adjacent other land parcels bearing Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet) in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, which is required for widening of the road from Jakkur flying club road (gas pipe line road) NH-7 to Hennur Road. The said deed further bears out that B.R.Shetty would receive the development rights certificate ("DRC") for the land surrendered by him, as per the terms and conditions stipulated in the notification dated 18.01.2005 bearing No.UDD/154/BEM/RUPRA/2004. We have not seen a copy of the DRC received by B.R.Shetty, however we have perused a copy of the sale deed dated 04.02.2016 (registered as document No.4656/15-16) which bears out that 1) B.R.Shetty along with 2) P.N.Srinivas Gowda and Tayappa as confirming parties conveyed the DRC in favour of M/s Valmark Realty Holdings Private Limited. We note that the extent relinquished by B.R.Shetty is recorded in the sketch attached to the said relinquishment deed which bears out the extent to be 21,120 square feet.

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17. We have perused a copy of the RTC extracts for the period 1966-67 to 1992-93 which bears out the name of G.Veerappa son of Muniyappa as the owner of the Schedule Property. It is pertinent to point out that although Anjanappa was registered as the owner of the Schedule Property in terms of the Inam order (detailed above) his name has not been updated as the owner of the Schedule Property for the said period, however subsequent RTC extracts reflects the names of the owners of the Schedule Property.
18. We have perused a copy of the RTC extracts for the period 1993-94 to 2000-01 which bears out the name of Ramaiah and Jayanna as the owners and occupants of the Schedule Property in terms of IHC No.31/94-95.
19. We have perused copy of the RTC extract for the period 2001-02 to 2015-16 which bears out the name of Ramaiah and Jayanna as the owners and occupants of Schedule Property in terms of MR No.51/2003-04. The said extracts also records notification bearing No.UDD/223/MNX/2010 (which is detailed above).
20. We have perused a copy of the encumbrance certificate for the period 01/04/1950 to 31/03/1970, 01/04/1970 to 31/05/1989 and from 01/04/2004 to 05/04/2016 which bears out nil encumbrances with respect to the Schedule Property.
21. We have perused copies of the tippany and atlas extracts which bears out the shape of Survey No.16.
22. We have perused a copy of the endorsement dated 11/06/2002 issued by the Thasildar, which bear out the non-availability of index of lands and record of rights extracts with respect to the Schedule Property.
23. We have perused a copy of the endorsement dated 28/05/2002 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore which bears out that there are no proceedings initiated under the Section 79A and 79B of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.
24. We have perused a copy of the endorsement dated 29/05/2002 in No. LRF:CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Taluk, Yelahanka which bears out that there are no tenancy applications have been filed in Form 7 under Section 48-A and 77-A of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.
25. We have perused a copy of the endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the Schedule Property.



26. We have perused a copy of the endorsement dated 07.06.2016 issued by the Karnataka Housing Board which bears out that the Srirampura Village is not a part of any of its acquisitions till date.
27. We have perused a copy of the tax-demand register extract which bears out that B.R. Shetty was called upon to pay taxes for the period 2014-15.
28. We have perused a copy of the khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike which bears out that the Schedule Property along with certain other survey numbers totally admeasuring 12 acres 32 guntas was assigned the new khata No. 361/1576/15/1, 15/2, 14/1, 14/2, 22/2, 16/1, 16/2, 61/3, 15/5, 15/3, 15/4 & 22/1 and was registered in the name of B.R. Shetty.
29. We have perused a copy of the betterment charges paid receipt issued in favour of B.R. Shetty (dated 06/06/2011) which bears out the payment of Rs.2,07,27,435/- with respect to Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet).
30. We have perused a copy of the akarband which bears out that Survey No.16/2 measures 31 guntas including 8 guntas of 'A' karab land.
31. We have issued public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and English daily newspaper Times of India calling for objections if any in relation to certain immovable properties including the Schedule Property. We have not received any registered objections to the aforesaid public notices as on date.
32. We have perused a copy of the village map which bears out the location of Survey No.16 in Srirampura Village. We also note that a cart road passes through Survey No.16. *We suggest a survey be conducted to ensure that it does not affect the Schedule Property.*
33. We have been given to understand that after the relinquishment made to BBMP by B.R.Shetty for the formation of the road the remaining extent retained by B.R. Shetty is 11.60 guntas which is available for development.

Observations:

1. Encumbrance certificate for the period 05/04/2016 till date.
2. Latest tax-paid receipts.
3. Bifurcation of Katha is required based on the relinquishment deed dated 22/12/2014.

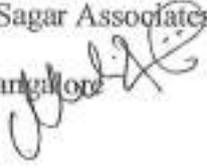


Certificate

Based on the documents reviewed by us and subject to our observations detailed in the report we hereby that B.R Shetty is the absolute owner having a valid and marketable title to an extent of 11.60 guntas in the Schedule Property.

J Sagar Associates

Bangalore



Schedule

All that piece and parcel of land in Survey No.16/2 measuring 11.60 guntas out of 31 guntas including 8 guntas of kharab (deducting the extent relinquished by B.R.Shetty), situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk , and bounded on the:

East by : Land bearing Survey No.15/1.

West by : Village boundary of Jakkur.

North by : Land bearing Survey No.17.

South by : Land bearing Survey No.16/1.

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Annexure A

Sl. No.	List of documents reviewed
1.	Order sheet dated 26/06/1957 in case No.19/56-57 passed by the Special Amaldar for Abolition of Inam Land.
2.	Endorsement dated 03/02/1958 issued by the office of the Special Deputy Commissioner.
3.	Mutation register extract (bearing MR No.16/69-70).
4.	Genealogical tree of Venkataramanappa attested by the Village Accountant.
5.	Genealogical tree of Muniyappa son of Venkataramanappa attested by the Village Accountant.
6.	Genealogical tree of Shamanna son of Venkataramanappa attested by the Village Accountant.
7.	Genealogical tree of Venkataswamappa son of Venkataramanappa attested by the Village Accountant
8.	Genealogical tree of Anjanappa attested by the Village Accountant.
9.	Genealogical tree of Ammayappa son of Venkataramanappa attested by the Village Accountant.
10.	Genealogical tree of Jayanna son of Venkataramanappa attested by the Village Accountant.
11.	Genealogical tree of Ramaiah son of Venkataramanappa attested by the Village Accountant
12.	Genealogical tree of Papaiah.
13.	Inheritance certificate (bearing IHC No.31/94-95) issued by the Village Accountant.
14.	Agreement of sale dated 30/11/1995 registered as document No.6022/95-96 executed by Jayanna along with his wife Jayamma and his children namely Padma and Srinivas (2) Ramaiah along with his wife Lakshamma and his children namely Nagamma, Venkatesh, Sujaha, Ramesh, Ravi and Narayana in favour of K.Prakash Shetty.
15.	General power of attorney dated 30/11/1995 registered as document No.754/95-96.
16.	Gazette notification dated 23.06.1999 which bears out that the Government of India in the Ministry of Petroleum and Natural Gas.
17.	Mutation register extract in MR No.32/99-2000.
18.	Conversion certificate dated 19/08/2002 (bearing No.ALN SR (NA) 54/2002-03) issued by the Special Deputy Commissioner.
19.	Mutation register extract (bearing MR No.51/2003-04)) which bears out the factum of the conversion of the Schedule Property.
20.	General power of attorney dated 19/08/2002 registered as document No.348/2002-03.
21.	Sale deed dated 30/01/2003 (registered as document No.11039/02-03) executed by Jayanna along with his wife Jayamma and his children namely Padma and Srinivas



	(2) Ramaiah along with his wife Lakshamma and his children namely Nagamma, Venkatesh, Sujaha, Ramesh, Ravi and Narayana represented by their power of attorney holder Banjara Enclave Private Limited represented by its managing director K.Prakash Shetty along with (3) K.Praskadh Shetty and (4) Banjara Enclaves Private Limited in favour of B.R.Shetty son of late Shambu Shetty represented by his power of attorney holder B.S.Shetty.
22.	Final Notification (bearing No.UDD 193 MNX 2004) Bangalore.
23.	Notification dated 14/05/2010 (bearing No.UDD/223/MNX/2010) issued by the Under Secretary to the Government, Urban Development Department.
24.	Akarband
25.	Relinquishment deed 22/12/2014 (registered as document No.3697/14-15) executed by B.R.Shetty son of Shambu Shetty in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike.
26.	Sale deed dated 04.02.2016 (registered as document No.4656/15-16)
27.	RTC extracts for the period 1966-67 to 1992-93.
28.	RTC extracts for the period 1993-94 to 2000-01.
29.	RTC extract for the period 2001-02 to 2015-16.
30.	Encumbrance certificate for the period 01/04/1950 to 31/03/1970, 01/04/1970 to 31/05/1989, and from 01/04/2004 to 05/04/2016.
31.	Tippany and atlas extract of Survey No.16.
32.	Endorsement dated 11/06/2002 issued by the Thasildar.
33.	Endorsement dated 28/05/2002 issued by the Assistant Commissioner, Bangalore North Taluk.
34.	Endorsement dated 29/05/2002 in No. LRF:CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Taluk.
35.	Endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Taluk, Bangalore.
36.	Endorsement dated 07/06/2016 issued by the Karnataka Housing Board.
37.	Tax-demand register extract
38.	Khata certificate dated 09/10/2014 issued by the Bruhat Bengaluru Mahanagara Palike.
39.	Betterment charges paid receipt issued in favour of B.R. Shetty.
40.	Public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and Times of India.
41.	Village map of Srirampura Village

January 11, 2017

Title report in respect of the land in Survey Nos.61/1, 61/3 and 16/1, situated at
Srirampura Village, Yelahanka Hobli, Bangalore North Taluk

To

APG Imperial Homes Private Limited

FROM:

**Malini Raju
J. Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

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Ahmedabad | Chennai | Gurgaon | Hyderabad | Mumbai | New Delhi

FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of APG Imperial Homes Private Limited. We accept no responsibility or legal liability to any person other than APG Imperial Homes Private Limited in relation to the contents of the title report
2. The information in this title report is derived from a review of the photocopies of the documents made available to us detailed in **Annexure A** annexed to this title report and documents inspected by us at the relevant government offices.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have conducted a limited physical search in the government or revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have not undertaken any formal searches at the various courts of law/ tribunals to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner as the records are not completely computerised and have not found any adverse findings other than what is detailed in this title report.
6. We have reported only in relation to laws of India.
7. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. there is no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
8. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

J. Sagar Associates



Memorandum

We have in this memorandum dealt with the land in Survey No.61/1 measuring 9 guntas, Survey No.61/3 measuring 17 guntas and Survey No.16/1 measuring 26 guntas, totally admeasuring 1 acre 12 guntas all situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District.

Flow of title:

1. We have perused copies of the order sheets dated 26/05/1957, 28/06/1957 and 02/01/1958 passed in a case (case number not legible and there is no reference to the said case number in any of the subsequent documents) by the Special Deputy Commissioner, Inam Abolition, Bangalore in the case filed by Mariyappa son of Byrappa against Munisonappa, Inamdhar of Srirampura, which bears out that in terms of the said order Mariyappa son of Byrappa was registered as the 'Permanent tenant' under Section 5 of the Inam Abolition Act in respect to certain immovable properties including Survey No.61/1 measuring 15 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District ("**Larger Property I**"), Survey No.61/3 measuring 17 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District ("**Property II**"), Survey No.16/1 measuring 30 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District ("**Property III**").
2. We have perused a copy of the partition deed dated 02/02/1977 (registered as document No.2066/76-77) which bears out the partition of certain joint family properties effected between Mariyappa son of Byrappa and his children namely Byrappa, M. Ramaiah and M. Shamanna. In terms of the said partition M. Shamanna was allotted a portion of the Larger Property I measuring 9 guntas ("**Property I**"), Property II and Property III. The registration of the said partition deed is borne out in the encumbrance certificates for the period 01/04/1970 to 31/05/1989 in respect to Property I, Property II and 01/04/1975 to 31/05/1989 in respect to Property III.
3. We have perused copies of the mutation register extracts (bearing MR Nos.1/82-83 and 12/95-96) attested by the Village Accountant which bears out that the khata of Property I, Property II and Property III was transferred and registered in the name of Shamanna in terms of the partition deed dated 02/02/1977.
4. We have perused a copy of an endorsement dated 11/06/2002 bearing No.R.K.398/02-03 issued by the Tahsildar, Bangalore North Taluk which bears out that the Index of land and record of rights extracts were destroyed in relation to certain immovable properties including Survey Nos.16/1, 61/1 and 61/3.
5. We have perused a copy of the genealogical tree of Mariyappa (since deceased) certified by the Village Accountant, Bangalore North Taluk bears out that Mariyappa (since deceased) had a wife named Bachamma and three sons namely Byrappa, Ramaiah and Shamanna. The

said Byrappa had a wife (name not legible), Ramaiah had a wife name Sharadamma and Shamanna had a wife named Lakshamma and three children namely, Manjula, Bindu and Ashwini.

6. We have perused a copy of the Agreement to Sell dated 07/12/1995 (registered as document No.1571/96-97) which bears out that M. Shamanna son of late Mariyappa along with his wives, Lakshamma and children namely, Manjula (wrongly mentioned as wife of M. Shamanna), Bindu and Ashwini (minor represented by father and natural guardian, M. Shamanna ("**M. Shamanna and his Family Members**") agreed to convey Property I, Property II and Property III in favour of B. S. Shetty subject to certain conditions set out therein. The registration of the agreement is borne out in the encumbrance certificate issued for the period 01/06/1989 to 05/11/2001 in respect to Property I, Property II and Property III.
7. We have perused a copy of the general power of attorney dated 11/12/1995 (registered as document No.900/95-96) which bears out that M. Shamanna and his Family Members appointed Banjara Enclaves Private Limited represented by its Managing Director, K. Prakash Shetty ("**Banjara Enclaves**") as their attorney to do certain acts on their behalf including the power to convey, sign and execute sale deeds and other conveyances in favour of any purchaser and present the same for registration for the Sub-registrar office in respect to Property I, Property II and Property III.
8. We have perused a copy of the conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).26/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore which bears out Property I was converted from agricultural use to non-agricultural residential use. We have also perused the copy of the receipt indicating the payment of conversion fee in respect to Property I.
9. We have perused a copy of the conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).23/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore which bears out that Property II i.e measuring 17 guntas was converted from agricultural use to non-agricultural residential use subject to certain conditions set out therein.
10. We have perused a copy of the conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).25/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore which bears out that Property III i.e measuring 30 guntas including 4 guntas of 'A' kharab owned by M. Ramanna represented by his attorney, K. Prakash Shetty was converted from agricultural use to non-agricultural residential use subject to certain conditions set out therein. We have also perused the copy of the receipt indicating the payment of conversion fee in respect to Property III. On review of the said certificate we note that an extent of 4 guntas of 'A' Kharab in Survey No.16/1 was regularised by paying the requisite fee for the same.

11. We have perused a copy of the general power of attorney dated 19/08/2002 registered as document No.348/2002-03 which bears out that B.R.Shetty son of late Shambu Shetty empowered and authorised his brother B.S.Shetty to sell purchase and to do all necessary acts and deeds in respect of the properties identified by him.
12. We have perused a copy of the sale deed dated 30/01/2003 (registered as document No.11035/02-03) which bears out that M. Shamanna and his Family Members represented by their attorney, Banjara Enclaves along with B.S. Shetty as 'Confirming Party I' and Banjara Enclaves as 'Confirming Party II' conveyed Property I, Property II and Property III in favour of B. R. Shetty represented by his power of attorney B. S. Shetty. The registration of the sale deed is borne out in the encumbrance certificate issued for the period 29/05/2002 to 10/03/2003 in respect to Property I, Property II and Property III.

Property I, Property II and Property III are collectively hereinafter referred to as the "Schedule Property"

13. We have perused a copy of the Final Notification dated 23/02/2004 bearing No.UDD 193 MNX 2004 Bangalore which was published in the Karnataka Gazette bears out that Government of Karnataka had sanctioned the improvement scheme for the formation of a layout called "Arkavathi Layout" wherein certain lands which were initially published and notified under the preliminary notification dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03 were thereafter notified for acquisition under Section 19(1) of the BDA Act, 1976 which also included Property I, Property II and Property III owned by M. Shamanna.
14. We have perused a copy of the notification dated 14/05/2010 bearing No.UDD/223/MNX/2010 issued by the Under Secretary to Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894, wherein the Government of Karnataka de-notified the acquisition of certain survey numbers including Survey Nos.61/1, 61/3 and 16/1 which were initially in terms of the notification published in the Karnataka Gazette dated 03/02/2003 bearing No.BDA/COMMR/ALAO/LA9/104/2002-03 and Final Notification No.UDD 193 MNX 2004 dated 23/02/2004 under Section 19(1) of the BDA Act notified for the formation of layout called "Arkavathi Layout."
15. We have perused a copy of the relinquishment deed 22/12/2014 (registered as document No.3697/14-15) which bears out that B.R.Shetty son of Shambu Shetty relinquished an extent of 9717.41 square meters of land and 565.71 square meters of building in the Schedule Property along with certain adjacent other land parcels bearing Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet) in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, which is required for widening of the road from Jakkur flying club road (gas pipe line road) NH-7 to Hennur Road. The said deed further bears out that B.R.Shetty would receive the development rights certificate ("DRC") for the land surrendered by him, as per the terms and conditions stipulated in the notification dated 18.01.2005 bearing No.UDD/154/BEM/RUPRA/2004. We

have not seen a copy of the DRC received by B.R.Shetty, however we have perused a copy of the sale deed dated 04.02.2016 (registered as document No.4656/15-16) which bears out that 1) B.R.Shetty along with 2) P.N.Srinivas Gowda and Tayappa as confirming parties conveyed the DRC in favour of M/s Valmark Realty Holdings Private Limited. We note that the extent relinquished by B.R.Shetty is recorded in the sketch attached to the said relinquishment deed which bears out the extent to be 750 square feet in Property -III.

16. We have been given to understand that after the relinquishment made to BBMP by B.R.Shetty for the formation of the road the remaining extent retained by B.R. Shetty is 22.68 guntas in Property -III which is available for development along with Property-I and Property-II.
- 17.
18. We have perused copy of the encumbrance certificates issued for the period 01/04/1950 to 31/03/1970, 01/04/1971 to 31/05/1989, 01/06/1989 to 31/03/2004, 01/04/2004 to 05/04/2016 in respect to Property I.
19. We have perused copy of the encumbrance certificates issued for the period 01/04/1975 to 31/05/1989, 01/06/1989 to 31/03/2004, 01/04/2004 to 05/04/2016 in respect to Property II.
20. We have perused copy of the encumbrance certificates issued for the period 01/04/1950 to 31/03/1970, 01/06/1989 to 31/03/2004, 01/04/2004 to 05/04/2016 bearing out nil encumbrances in respect to Property III.
21. We have perused a copy of the atlas which bears out the shape of Survey Nos.61/1 and 61/3.
22. We have perused the copy of the hissa survey tippany extract which bears out that Survey No.61 bifurcated into 5 portions being 61/1, 61/2, 61/3, 61/4 and 61/5.
23. We have perused copy of the hissa survey tippany extract which bears out that Survey No.16 was bifurcated into Survey No.16/1 and Survey No.16/2.
24. We have perused a copy of the akarband extract of Property I which bears out that Survey No.61/1 measured 15 guntas and did not include any kharab land.
25. We have perused the a copy of the akarband extract of Property II which bears out that Survey No.61/3 measured 17 guntas and did not include any kharab land.
26. We have perused a copy of the akarband of Property III extract which bears out that Survey No.16/1 measured 30 guntas including 4 guntas of 'A' kharab land.
27. We have perused a copy of the endorsement dated 29/05/2002 in No. LRF;CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Sub-division, Bangalore which bears out there are no applications filed or pending under Form 7(A) under Section 48-A and 77-A of

the Karnataka Land Reforms Act, 1961 ("KLR Act") in respect of certain immovable properties including Survey Nos.16/1, 61/1 and 61/3.

28. We have perused a copy of the endorsement dated 28/05/2002 in No.L.R.F:[N.A]:15/2007-2008 issued by the Deputy Commissioner, Bangalore North Sub-division, Bangalore which bears out that there are no proceedings initiated or pending under Sections 79 A and B of the KLR Act in respect to certain immovable properties including Survey No.16/1 measuring 26 guntas, Survey No.61/1 measuring 15 guntas and Survey No.61/3 measuring 17 guntas.
29. We have perused a copy of the endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Sub-division Taluk, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to certain immovable properties including Survey Nos.16/1, 61/1 and 61/3.
30. We have perused a copy of the endorsement dated 07.06.2016 issued by the Karnataka Housing Board which bears out that the Srirampura Village is not a part of any of its acquisitions till date.
31. We have perused a copy of the tax-demand register extract which bears out that BR Shetty was called upon to pay taxes for the period 2014-15.
32. We have perused a copy of the khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike which bears out that the Schedule Property along with certain other survey numbers totally admeasuring 12 acres 32 guntas was assigned the new khata No. 361/1576/15/1,15/2, 14/1, 14/2, 22/2, 16/1, 16/2 ,61/3, 15/5, 15/3, 15/4 & 22/1 and was registered in the name of BR Shetty.
33. We have perused a copy of the betterment charges paid receipt issued in favour of B.R. Shetty (dated 06/06/2011) which bears out the payment of Rs.2,07,27,435/- with respect to Khata No's.1576/14/1, 14/2, 15/1, 15/2, 3, 4, 5, 16/1, 15/2, 16/2, 22/2, 22/1, 61/1, 61/3 measuring 12 acre 32 guntas (557, 568 square feet).
34. We have issued public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and English daily newspaper Times of India calling for objections if any in relation to certain immovable properties including the Schedule Property. We have not received any objections to the aforesaid public notices as on date.
35. We have perused a copy of the village map of Srirampura showing the location and shape of Survey Nos.16 and 61 and also note that a 'cart road' cuts across through larger Survey No.16.



RTC extracts with respect to Property I

36. We have perused copies of the RTC extracts for the period 1966-67 to 1970-71, 1971-72 to 1976-77, 1977-78 to 1980-81 which bears out that Munishamappa son of Muniyappa was registered as owner and occupant and bears out the name of Munianjanappa as the cultivator of Survey No.61/1 measuring 15 guntas including 6 guntas of kharab land i.e Property I.
37. We have perused copies of the RTC extracts for the period 1981-82 to 1985-86, 1986-87 to 1988-89 which bears out that Munishamappa son of Muniyappa was registered as the erstwhile owner and M. Shamanna as the Subsequent owner in terms of MR No.1/82-83 in respect of Property I.
38. We have perused copy of the RTC extract for the period 1988-89 to 1992-93 which bears out the name of M. Shamanna as the owner and occupant in terms of MR No.1/82-83 in respect to Property I.
39. We have perused copies of the RTC extracts for the period 1993-94 to 1996-97, 1997-98 to 2000-01 to 2015-16 which bears out the name of M. Shamanna as the owner and occupant in terms of the partition deed and recorded in MR No.1/82-83 and MR No.12/95-96 in respect to Property I. The said extracts also records the Government order bearing No.UDD 426 MNJ 2011 dated 18.06.2014 wherein the acquisition proceedings were dropped in respect to Property II. The said extracts also records MR No.19/03-04.

RTC extracts with respect to Property II

40. We have perused copies of the RTC extracts for the period 1966-67 to 1970-71, 1971-72 to 1976-77 which bears out that K. V. Byregowda son of G. Veerappa was registered as owner and occupant of Survey No.61/3 measuring 17 guntas including 7 guntas of kharab land i.e Property II. It is pertinent to point out that although Property II was granted to Mariyappa his name has not been updated in the RTC extracts.
41. We have perused copies of the RTC extracts for the period 1977-1978 to 1980-1981, 1981-82 to 1985-86, 1986-87 to 1987-88 which bears out that Sakamma wife of Anjanappa was registered as the erstwhile owner and M. Shamanna as the subsequent owner of 17 guntas in terms of MR No.1/82-83 in respect to Property II.
42. We have perused copy of the RTC extract for the period 1988-89 to 1992-93 which bears out the name of M. Shamanna as the owner and occupant in terms of MR No.1/82-83 in respect to Property II.
43. We have perused copies of the RTC extracts for the period 1993-94 to 1996-97, 1997-98 to 2000-01 which bears out the name of M. Shamanna as the owner and occupant in terms of the



partition deed and recorded in MR No.1/82-83 and MR No.12/95-96 in respect to Property II. The said extracts also records MR No.52/03-04.

44. We have perused copies of the RTC extract for the period 2001-02 to 2015-2016 which bears out the name of Shamanna (alienated) in terms of MR No.52/2003-2004 as the owner of Property-II. The said extracts also records the Government order bearing No.UDD 426 MNJ 2011 dated 18.06.2014 wherein the acquisition proceedings were dropped in respect to Property II.

RTC extracts with respect to Property III

45. We have perused copies of the RTC extracts for the period 1966-67 to 1970-71, 1971-72 to 1976-77, 1977-78 to 1980-81 which bears out that Mariyappa son of Byrappa was registered as owner and occupant of Survey No.16/1 measuring 30 guntas including 4 guntas of kharab land i.e Property III.
46. We have perused copies of the RTC extracts for the period 1981-82 to 1985-86, 1986-87 to 1987-88 which bears out that Mariyappa son of Byrappa was registered as the erstwhile owner and M. Shamanna as the current owner in terms of the partition deed and recorded in MR No.1/82-83 in respect to Property III.
47. We have perused copy of the RTC extract for the period 1988-89 to 1992-93 which bears out the name of M. Shamanna as the owner and occupant in terms of the partition deed and recorded in MR No.1/82-83 in respect to Property III.
48. We have perused copies of the RTC extracts for the period 1993-94 to 1996-97, 1997-98 to 2000-01 which bears out the name of M. Shamanna as the owner and occupant in terms of the partition deed and recorded in MR No.1/82-83 and MR No.12/95-96 in respect to Property III.
49. We have perused copies of the RTC extracts for the period 2002-03 to 2015-16 which bears out the name of M. Shamanna as the owner and occupant in terms of the partition deed and recorded in MR No.1/82-83 and MR No.12/95-96. The said extracts also records the Government order bearing No.UDD 426 MNJ 2011 dated 18.06.2014 wherein the acquisition proceedings were dropped in respect to Property III. The said extracts also records MR No.19/03-04.

Observations:

1. Encumbrance certificate for the period 04/04/2016 till date.
2. Latest tax-paid receipt for the period 2014-15 and 2015-16.
3. Bifurcation of Katha based on relinquishment deed dated 22.12.2014.

Certificate

Based on the documents reviewed by us and subject to our observations detailed in the report we hereby that B.R Shetty is the absolute owner having a valid and marketable title to the Schedule Property.


J Nagar Associates
Bangalore

Housiey.com

Schedule

Property I

All that piece and parcel of converted land in Survey No.61/1 measuring 9 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, and bounded on the:

East by : Remaining portion of Survey No.61/1.

West by : Village Boundary of Jakkur.

North by : Land bearing Survey No.16/2.

South by : Land bearing Survey No.61/2.

Property II

All that piece and parcel of converted land in Survey No.61/3 measuring 17 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, and bounded on the:

East by : Survey No.15/2.

West by : Village Boundary of Jakkur.

North by : Land bearing Survey No.61/2.

South by : Land bearing Survey No.61/4.

Property III

All that piece and parcel of converted land in Survey No.16/1 measuring 22.68 guntas out of 30 guntas, situated at Srirampura Village, Yelahanka Hobli, Bangalore North Taluk, and bounded on the:

East by : Land bearing Survey No.15/1.

West by : Village Boundary of Jakkur.

North by : Land bearing Survey No.17.

South by : Land bearing Survey No.16/2.

&

ANNEXURE-A

Sl. No.	LIST OF DOCUMENTS
1.	Order sheets dated 26/05/1957, 28/06/1957 and 02/01/1958 passed by the Special Deputy Commissioner, Inam Abolition, Bangalore in case filed by Mariyappa son of Byrappa against Munisonappa, Inamdhar of Srirampura.
2.	Partition deed dated 02/02/1977 (registered as document No.2066/76-77) executed between Mariyappa and his children, namely, Byrappa, M. Ramaiah and M. Shamanna in terms of which M. Shamanna was allotted Property I, Property II and Property III.
3.	Mutation register extract in MR No.1/82-83 attested by the Village Accountant.
4.	Mutation register extract in MR No.12/95-96 attested by the Village Accountant.
5.	Endorsement dated 11/06/2002 bearing No.R.K.398/02-03 issued by the Tahsildar, Bangalore North Taluk.
6.	Genealogical tree of Mariyappa (since deceased) certified by the Village Accountant, Bangalore North Taluk.
7.	Agreement to Sell dated 07/12/1995 (registered as document No.1571/96-97) executed between M. Shamanna and his Family Members in favour of B. S. Shetty in respect to Property I, Property II and Property III.
8.	General power of attorney dated 11/12/1995 (registered as document No.900/95-96) executed by M. Shamanna and his Family Members appointed Banjara Enclaves as their attorney in respect to Property I, Property II and Property III.
9.	Conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).26/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore in respect to Property I.
10.	Conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).23/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore in respect to Property II.
11.	Conversion certificate dated 17/08/2002 bearing No.ALN.SR.(NA).25/2002-03 issued by the Special Deputy Commissioner, Bangalore District, Bangalore in respect to Property III.
12.	General power of attorney dated 19/08/2002 registered as document No.348/2002-03
13.	Sale deed dated 30/01/2003 (registered as document No.11035/02-03) executed by M. Shamanna and his Family Members represented by their attorney, Banjara Enclaves along with B.S. Shetty as 'Confirming Party I' and Banjara Enclaves as 'Confirming Party II' in favour of B. R. Shetty represented by his attorney, B. S. Shetty in respect to Property I, Property II and Property III.
14.	Final Notification dated 23/02/2004 bearing No.UDD 193 MNX 2004 Bangalore.
15.	Notification dated 14/05/2010 bearing No.UDD/223/MNX/2010 issued by the Under Secretary to the Government, Urban Development Department under Section 48 (1) of the Land Acquisition Act, 1894.
16.	RTC extracts with respect to Property - I for the period 1966-67 to 1970-71, 1971-72 to 1976-77, 1977-78 to 1980-81, 1981-82 to 1985-86, 1986-87 to 1988-89, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2000-01, 2001-02 to 2015-16.
17.	RTC extracts with respect to Property - II for the period 1966-67 to 1970-71, 1971-72 to 1976-77, 1977-78 to 1980-81, 1981-82 to 1985-86, 1986-87 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2000-01, 2001-02 to 2015-16.
18.	RTC extracts with respect to Property - III for the period 1966-67 to 1970-71,

	1971-72 to 1976-77, 1977-78 to 1980-81, 1981-82 to 1985-86, 1986-87 to 1987-88, 1981-82 to 1985-86, 1986-87 to 1987-88, 1988-89 to 1992-93, 1993-94 to 1996-97, 1997-98 to 2000-01, 2001-02 to 2015-16.
19.	Encumbrance certificates issued for the period 01/04/1950 to 31/03/1970, 01/06/1989 to 31/03/2004, 01/04/1971 to 31/05/1989, 01/06/1989 to 31/03/2004, and 01/04/2004 to 05/04/2016 in respect to Property I.
20.	Encumbrance certificates issued for the period 01/04/1975 to 31/05/1989, 01/06/1989 to 31/03/2004, 01/04/2004 to 05/04/2016 in respect to Property II.
21.	Encumbrance certificates issued for the period 01/04/1950 to 31/03/1970, 01/06/1989 to 31/03/2004, 01/04/2004 to 05/04/2016 in respect to Property III.
22.	Atlas of Survey Nos.61/1 and 61/3.
23.	Hissa Survey Tippany extract in respect to Survey No.62 bifurcated into Survey No.'s 61/1, 61/2, 61/3, 61/4 and 61/5.
24.	Hissa Survey Tippany extract in respect to Survey Nos.16 which was bifurcated into Survey No. 16/1 and Survey No. 16/2.
25.	Akarband extract of Property – I
26.	Akarband extract of Property – II
27.	Akarband extract of Property – III
28.	Endorsement dated 29/05/2002 in No. LRF:CR:41/2002-03 issued by the Special Tahsildar, Bangalore North Sub-division, Bangalore.
29.	Endorsement dated 28/05/2002 in No.L.R.F:[N.A]:15/2007-2008 issued by the Deputy Commissioner, Bangalore North Sub-division, Bangalore.
30.	Endorsement dated 29/05/2002 in No.PTCL.CR/35/2002-03 issued by the Assistant Commissioner, Bangalore North Sub-division Taluk, Bangalore.
31.	Endorsement dated 07.06.2016 issued by the Karnataka Housing Board.
32.	Tax-demand register extract which bears out that BR Shetty.
33.	Khata certificate dated 09.10.2014 issued by the Bruhat Bengaluru Mahanagara Palike.
34.	Betterment charges paid receipt issued in favour of B.R. Shetty.
35.	Public notice dated 21/05/2016 published in the Kannada daily newspaper Vijaya Karnataka and Times of India.
36.	Village map of Srirampura Village.

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