



REPORT ON TITLE

ISSUED IN CONNECTION WITH:

ALL THAT PIECE AND PARCEL OF CONVERTED LAND BEARING SY. NOS. 26/1 MEASURING 03 ACRES 20 GUNTAS AND SY. NO. 26/2 MEASURING 03 ACRES 20 GUNTAS (NOW TOGETHER BEARING BBMP KHATA NO. 292/26/1 & 26/2) SITUATED AT CHIKKABETTAHALLI VILLAGE, YELAHANK HOBLI, BANGALORE NORTH TALUK.

PREPARED FOR:

Concorde Housing Corporation (P) Ltd.

DATE:

18th February, 2021

PREPARED BY:

FOX MANDAL & ASSOCIATES,
SOLICITORS & ADVOCATES,
FM HOUSE, 6/12, PRIMROSE ROAD, BENGALURU 560 025.



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I. SCHEDULE OF PROPERTIES

Schedule Property:

Item No. 1 : All the piece and parcel of the land bearing Sy No. 26/1, measuring 04 Acres 20 Guntas, situated in Chikkabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District and bounded on:

East by : Remaining portion of the same Sy. No. 26/1;
West by : Vaderahalli village boundary;
North by : Road; and
South by : Land in Sy. No. 26/3.

Item No. 2 : All the piece and parcel of the land bearing Sy No. 26/2, measuring 04 Acres 20 Guntas situated in Chikkabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District and bounded on:

East by : Remaining portion of the same Sy. No. 26/1;
West by : Land in Sy. No. 26/1;
North by : Road; and
South by : Land in Sy. No. 26/3.

[hereinafter collectively referred to as "Schedule Property". The boundaries have been derived from Official Memorandum dated 12.12.2003, bearing No. ALN.SR(LA) 93/2003-04, issued by District Commissioner, Bangalore District, Bangalore]



III. THE COPIES OF TITLE DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	Description of Documents
1.	Sale Deed dated 04.12.1933 executed by Patel Venkatesgowda s/o Kempegowda in favour of Anjiappa s/o Nagappa, registered as document No. 1666/1933-34, Book-I, Volume No. 274 at pages 334 to 341 in the office of Sub Registrar Bangalore Taluk with respect to land in Sy. No. 26 measuring 24 Acres 11 guntas (inclusive of 20 Guntas of Kharab);
2.	Record of Rights in Sl. No. 153 reflecting the conveyance in favour of Anjiappa s/o Nagappa with respect to land in Sy. No. 26 measuring 24 Acres 11 guntas (inclusive of 20 Guntas of Kharab);
3.	Sale Deed dated 26.11.1934 executed by Anjiappa s/o Nagappa in favour of B. Munivenkatappa s/o Patel Venkateshgowda registered as document no. 1506/1934-35, Book-I, Volume No. 304, at pages 418 to 425 in the office of Sub Registrar, Bangalore Taluk with respect to land in Sy. No. 26 measuring 24 Acres 11 Guntas (inclusive of 20 Guntas of Kharab);
4.	Record of Rights in Sl. No. 154 reflecting the conveyance in favour of B. Munivenkatappa s/o Patel Venkateshgowda with respect to land in Sy. No. 26 measuring 24 Acres 11 Guntas (inclusive of 20 Guntas of Kharab);
5.	Mortgage Deed dated 27.09.1950 executed by B. Munivenkatappa s/o Patel Venkateshgowda in favour of Co-Operative Society Limited registered as document no. 4158/1950-51, Book-I, Volume No. 1163, at pages 83 to 87 in the office of Sub Registrar Bangalore North Taluk with respect to land in Sy. No. 26 measuring 24 Acres 11 Guntas (inclusive of 20 Guntas of Kharab);
6.	Sale Deed dated 26.12.1966 executed by B. Munivenkatappa s/o Patel Venkateshgowda in favour of Abbu Jayarama Reddy and Abbu Doreswamy Reddy both s/o Krishna Reddy, registered as document no. 5506/1966-67, with respect to land in Sy. No. 26 measuring 11 Acres 20 Guntas (inclusive of 20 Guntas of Kharab);
7.	Index of Lands issued by Village Accountant, Doddabettahalli Circle, Yelahanka Hobli, Bangalore North Taluk, reflects the names of Abbu Jayarama Reddy and Abbu Doreswamy Reddy both s/o Krishna Reddy as owners with respect to land in Sy. No. 26 measuring 11 Acres 20 Guntas (inclusive of 20 Guntas of Kharab);
8.	Partition Deed dated 07.01.1995 between Abbu Reddy s/o Krishna Reddy and A. Vijaya Reddy, A.J. Gopala Reddy, A.J. Pattabi Reddy and A. Chinnappa all s/o Abbu Jayarama Reddy under which Abbu Doreswamy Reddy s/o Krishna Reddy was allotted 5 Acres 20 Guntas and A. Vijaya Reddy, A.J. Gopala Reddy, A.J. Pattabi Reddy and A. Chinnappa all s/o Abbu Jayarama Reddy were together allotted 5 Acres 20 Guntas;
9.	Family Tree of Abbu Jayaram Reddy issued by Village Accountant, Yelahanka, Bangalore North Taluk, discloses that he is married to Rajamma



	(deceased) and they had four sons viz., A. Vijaya Reddy, Gopala Reddy, Pattabi Reddy, Chinnappa Reddy and two daughters viz., Nagamma and Dhanalaksmi;
10.	Endorsement dated 30.01.2002 issued by Tahsildar, Bangalore North Taluk, Yelahanka, Bangalore, discloses that there are no records of the document IHR 04/86-87;
11.	IHC No. 1/2000-01, issued by Tahsildar, Bangalore North Taluk (Additional) with respect to land in Sy. No. 26 measuring 05 acres 20 guntas, reflects the partition between Abbu Doreswamy Reddy s/o Krishna Reddy and A. Vijaya Reddy, A.J. Gopala Reddy, A.J. Pattabi Reddy and A. Chinnappa all s/o Abbu Jayarama Reddy;
12.	Mutation Register Extract bearing No. 1/2002-03 issued by Village Accountant, Doddabetahalli Circle, Yelahanka Hobli reflects the partition between Abbu Doreswamy Reddy s/o Krishna Reddy and A. Vijaya Reddy, A.J. Gopala Reddy, A.J. Pattabi Reddy and A. Chinnappa all s/o Abbu Jayarama Reddy with respect to land in Sy. No. 26 measuring 05 acres 20 guntas;
13.	Mutation Register Extract bearing No. 8/2002-03 issued by Village Accountant, Computerised Centre, Bangalore North Taluk, Yelahanka, Bengaluru reflects the phoddi of Sy. No. 26 into three blocks, viz., Sy. No. 26/1 measuring 05 acres 20 guntas, Sy. No. 26/2 measuring 05 acres 20 guntas and Sy. No. 26/3 measuring 13 acres 01 gunta;
14.	Sale Deed dated 07.06.2003 executed by A. Vijaya Reddy, Venugopal Reddy, Pattabhi Reddy and Chinnappa Reddy all s/o Abbu Jayaram Reddy in favour of H.A. Srikanth and H.A. Shashikanth both s/o H. Anjanappa registered as document no. 4723/2003-04, Book-I, stored in CD No. 49, in the office of Sub Registrar Yelahanka with respect to agricultural land bearing Sy. No. 26/2 measuring 04 acres 20 guntas;
15.	Mutation Register Extract bearing No. 3/2004-05 issued by Rajanirisksha, Yelahanka Circle, Bangalore North Taluk, reflects the mutation in the name of H.A. Srikanth and H.A. Shashikanth both s/o H. Anjanappa in the revenue records as owners of land in Sy. No. 26/2 measuring 04 Acres 20 Guntas;
16.	Sale Deed dated 26.06.2003 executed by Abbu Doraiswamy Reddy s/o Krishna Reddy in favour of H.A. Srikanth and H.A. Shashikanth both s/o H. Anjanappa registered as document no. 4116/2003-04, Book-I, stored in CD No. 48, in the office of Sub Registrar Yelahanka, with respect to agricultural land in Sy. No. 26/1 measuring 04 Acres 20 Guntas;
17.	Mutation Register Extract bearing No. 2/2003-04 issued by Revenue Inspector, Yelahanka Circle, Bangalore North Taluk, reflects the mutation in the name of H.A. Srikanth and H.A. Shashikanth both s/o H. Anjanappa in the revenue records as owners of land in Sy. No. 26/1 measuring 04 Acres 20 Guntas;
18.	Official Memorandum dated 12.12.2003 bearing No. ALN.SR(LA) 93/2003-04, issued by District Commissioner, Bangalore District, Bangalore with respect to land in Sy. No. 26/1 and 26/2 measuring together 09 acres in the





	name of H.A Srikanth and H.A. Shashikanth both s/o H. Anjanappa;
19.	Mutation Register Extract bearing No. 8/2004-05 issued by Village Accountant, Computerised Centre, Bangalore North Taluk, Yelahanka, Bangalore, reflects the conversion of land from agricultural to non agricultural residential usage with respect to land in Sy. Nos. 26/1 and 26/2 measuring 04 acres 20 guntas respectively;
20.	Khata Certificate dated 18.02.2014 issued by Assistant Revenue Officer, Yelahanka Divisions, Bruhat Bengaluru Mahanagara Pallike, bearing no. KTR/752/12-13, discloses that the property bearing No. 292/26/1, 26/2 stands in the names of H.A Srikanth and H.A. Shashikanth;
21.	Khata Extract for the period 2013-14 issued by Assistant Revenue Officer, Yelahanka Divisions, Bruhat Bengaluru Mahanagara Pallike, discloses that property bearing Khata No. 292/26/1, 26/2 measures about 3,92,040 square feet..
22.	Joint Development Agreement dated 24.09.2012 executed by A Srikanth and H.A. Shashikanth both s/o H. Anjanappa, Vijaya Reddy s/o Abbu Jayarama Reddy, Madhu, Usha. V, V. Vinay all children of Vijaya Reddy, A.J. Pattabhi Reddy s/o late Abbu Jayarama Reddy, Ranjith.P s/o A.J Pattabhi Reddy, Kavyashree.P, Bhavana all children of Pattabhi Reddy, A. Chinappa Reddy s/o late Abbu Jayarama Reddy, Master Varun, Deeksha children of Chinnappa Reddy, A. Narasimha Reddy s/o late Abbu Doreswamy Reddy, Master Abhishek, Sreeneha children of A. Narasimha Reddy, C. Chandrashekara Reddy s/o late Abbu Doreswamy Reddy, Karthic Reddy.C s/o D. Chandrashekara Reddy, Priyanka d/o D. Chandrashekara Reddy, A. Aadilakshmi w/o Late Adi Mulam Reddy, Mahesha Reddy, A. Gayathri, Rajesh Reddy, Geetha. A children Adi Mulam Reddy, J. Chinnamma w/o Jayarama Reddy, Naveen Reddy B.J, Ramesh B.J, Narendra Reddy B.J. all s/o Jayarama Reddy, S. Hemavathi w/o Srivasan Reddy, Bhargav Reddy . S, S. Dhanush Reddy s/o Srivasan Reddy, B. Vasantha w/o Babu Reddy, Master Harshith s/o Babu Reddy, Master Yatish s/o Babu Reddy in favour of Sovereign Developers & Infrastructure Limited (represented by Authorised Signatory Prakash Kumar Singh) registered as document 5251/2012-13, Book-I, stored in CD No. HSRD 124, in the office of Sub Registrar Gandhinagar (Hesarghatta);
23.	General Power of Attorney dated 24.09.2012 executed by A Srikanth and H.A. Shashikanth both s/o H. Anjanappa Vijaya Reddy s/o Abbu Jayarama Reddy, Madhu, Usha. V, V. Vinay all children of Vijaya Reddy, A.J. Pattabhi Reddy s/o late Abbu Jayarama Reddy, Ranjith.P s/o A.J Pattabhi Reddy, Kavyashree.P, Bhavana all children of Pattabhi Reddy, A. Chinappa Reddy s/o late Abbu Jayarama Reddy, Master Varun, Deeksha children of Chinnappa Reddy, A. Narasimha Reddy s/o late Abbu Doreswamy Reddy, Master Abhishek, Sreeneha children of A. Narasimha Reddy, C. Chandrashekara Reddy s/o late Abbu Doreswamy Reddy, Karthic Reddy. C s/o D. Chandrashekara Reddy, Priyanka d/o D. Chandrashekara Reddy, A.





	Aadilakshmi w/o Late Adi Mulam Reddy, Mahesha Reddy. A, Gayathri, Rajesh Reddy, Geetha. A children Adi Mulam Reddy, J. Chinnamma w/o Jayarama Reddy, Naveen Reddy B.J, Ramesh B.J, Narendra Reddy B.J. all s/o Jayarama Reddy, S. Hemavathi w/o Srivasan Reddy, Bhargav Reddy. S, S. Dhanush Reddy s/o Srivasan Reddy, B. Vasantha w/o Babu Reddy, Master Harshith s/o Babu Reddy, Master Yatish s/o Babu Reddy in favour of Sovereign Developers & Infrastructure Limited represented by Authorised Signatory Prakaash Kumar Singh with respect to Sy. Nos., : (i) 26/1 and 26/2 measuring 09 acres (ii) 26/2 measuring 37 Guntas (inclusive of 05 guntas of Kharab) (iii) 26/1 measuring 1 Acre 05 Guntas (inclusive of 05 guntas of Kharab), registered as document no. 00042/2012-13, Book-IV, stored in CD No. HSRD 124, in the office of Sub Registrar Gandhinagar (Hesarghatta) Bengaluru;
24.	Cancellation of Power of Attorney dated 15.09.2014 executed by A Srikanth and H.A. Shashikanth both s/o H. Anjanappa in favour of Vijaya Reddy s/o Abbu Jayarama Reddy, Madhu, Usha. V, V. Vinay all children of Vijaya Reddy, A.J. Pattabhi Reddy s/o late Abbu Jayarama Reddy, Ranjith.P s/o A.J. Pattabhi Reddy, Kavyashree. P, Bhavana all children of Pattabhi Reddy, A. Chinappa Reddy s/o late Abbu Jayarama Reddy, Master Varun, Deeksha children of Chinnappa Reddy, A. Narasimha Reddy s/o late Abbu Doreswamy Reddy, Master Abhishek, Sreencha children of A. Narasimha Reddy, C. Chandrashekara Reddy s/o late Abbu Doreswamy Reddy, Karthic Reddy. C s/o D. Chandrashekara Reddy, Priyanka d/o D. Chandrashekara Reddy, A. Aadilakshmi w/o Late Adi Mulam Reddy, Mahesha Reddy. A, Gayathri, Rajesh Reddy, Geetha. A children Adi Mulam Reddy, J. Chinnamma w/o Jayarama Reddy, Naveen Reddy B.J, Ramesh B.J, Narendra Reddy B.J. all s/o Jayarama Reddy, S. Hemavathi w/o Srivasan Reddy, Bhargav Reddy.S, S. Dhanush Reddy s/o Srivasan Reddy, B. Vasantha w/o Babu Reddy, Master Harshith s/o Babu Reddy, Master Yatish s/o Babu Reddy in favour of Sovereign Developers & Infrastructure Limited represented by Authorised Signatory Prakash Kumar Singh, registered as document no. 203/2014-15, Book-IV, stored in CD No. 161, in the office of Sub Registrar Gandhinagar;
25.	Deed of Cancellation of Joint Development Agreement dated 15.07.2019 executed by Sovereign Developers and Infrastructure Limited in favour of Vijaya Reddy s/o Abbu Jayarama Reddy, Madhu, Usha. V, V. Vinay all children of Vijaya Reddy, A.J. Pattabhi Reddy s/o late Abbu Jayarama Reddy, Ranjith.P s/o A.J. Pattabhi Reddy, Kavyashree.P, Bhavana all children of Pattabhi Reddy, A. Chinappa Reddy s/o late Abbu Jayarama Reddy, Master Varun, Deeksha children of Chinnappa Reddy, A. Narasimha Reddy s/o late Abbu Doreswamy Reddy, Master Abhishek, Sreencha children of A. Narasimha Reddy, C. Chandrashekara Reddy s/o late Abbu Doreswamy Reddy, Karthic Reddy. C s/o D. Chandrashekara Reddy, Priyanka d/o D. Chandrashekara Reddy, A. Aadilakshmi w/o Late Adi Mulam Reddy, Mahesha Reddy. A, Gayathri, Rajesh Reddy, Geetha. A children Adi Mulam Reddy, J.





	Chinnamma w/o Jayarama Reddy, Naveen Reddy B.J, Ramesh B.J, Narendra Reddy B.J. all s/o Jayarama Reddy, S. Hemavathi w/o Srivasan Reddy, Bhargav Reddy . S, S. Dhanush Reddy s/o Srivasan Reddy, B. Vasantha w/o Babu Reddy, Master Harshith s/o Babu Reddy, Master Yatish s/o Babu Reddy registered as document no. 971/2019-2020, Book-I, in the office of Sub registrar Gandhinagar (Malleswaram) with respect to land in Sy. Nos.: (i) 26/1 and 26/2 measuring 09 acres (ii) 26/2 measuring 37 Guntas (inclusive of 05 guntas of Kharab) (iii) 26/1 measuring 1 Acre 05 Guntas (inclusive of 05 guntas of Kharab);
26.	Deed of Confirmation dated 15.07.2019 executed by Sovereign Developers and Infrastructure Limited in favour of H.A Srikanth and H.A. Shashikanth both s/o H. Anjanappa, Vijaya Reddy s/o Abbu Jayarama Reddy, Madhu, Usha. V, V. Vinay all children of Vijaya Reddy, A.J. Pattabhi Reddy s/o late Abbu Jayarama Reddy, Ranjith.P s/o A.J Pattabhi Reddy, Kavyashree.P , Bhavana all children of Pattabhi Reddy, A. Chinappa Reddy s/o late Abbu Jayarama Reddy, Master Varun, Deeksha children of Chinnappa Reddy, A. Narasimha Reddy s/o late Abbu Doreswamy Reddy, Master Abhishek, Sreeneha children of A. Narasimha Reddy, C. Chandrashekara Reddy s/o late Abbu Doreswamy Reddy, Karthic Reddy. C s/o D. Chandrashekara Reddy, Priyanka d/o D. Chandrashekara Reddy, A. Aadilakshmi w/o Late Adi Mulam Reddy, Mahesha Reddy. A, Gayathri, Rajesh Reddy, Geetha. A children Adi Mulam Reddy, J. Chinnamma w/o Jayarama Reddy, Naveen Reddy B.J, Ramesh B.J, Narendra Reddy B.J. all s/o Jayarama Reddy, S. Hemavathi w/o Srivasan Reddy, Bhargav Reddy. S, S. Dhanush Reddy s/o Srivasan Reddy, B. Vasantha w/o Babu Reddy, Master Harshith s/o Babu Reddy, Master Yatish s/o Babu Reddy, registered as document no. 00129/2019-2020, Book-I, stored in CD No. 290, in the office of Sub Registrar Malleswaram, with respect to land in Sy. Nos.: (i) 26/1 and 26/2 measuring 09 acres (ii) 26/2 measuring 37 Guntas (inclusive of 05 guntas of Kharab) (iii) 26/1 measuring 1 Acre 05 Guntas (inclusive of 05 guntas of Kharab);
27.	Karnataka Settlement Akarbhand dated 29.03.2005 issued by Land Records Officer, Bangalore North Taluk;
28.	Eddabthagadha Nakal dated 29.03.2005 issued by Land Records Office, Bangalore, discloses that land in Sy. No. 26 was bifurcated and assigned Sy. No. 26/ 1, 26/2 and 26/3;
29.	Hissa Survey Tippiany & Sketch dated 09.12.2002, discloses that, the land in Sy. No. 26 measuring 09 acres 82 guntas (inclusive of 20 guntas of kharab) and that as per the RTC the land in Sy. No. 26/1 vests in the name of Abbu Doreswamy Reddy and Sy. No. 26/2 vests in the name Vijay Reddy, Gopal Reddy, Pattabhi Reddy, and Chinnappa Reddy;
30.	Re Survey Tippiany 11.09.2002 issued by Office of Tahsildar, Bangalore North Taluk, Yelehanka Bangalore, discloses that, land in Sy. No. 26/1 vests in the name of Abbu Doreswamy Reddy and Sy. No. 26/2 vests in the name Vijay Reddy, Gopal Reddy, Pattabi Reddy and Chinnappa Reddy, further the sketch





	discloses the said bifurcation;
31.	Kharab Bhathu dated 12.08.2003 issued by Land Records officer, Bangalore North Division, Bangalore with respect to land in Sy. No. 26/1, 26/2 and 26/3;
32.	Village Map of Chikkabetahalli, Yelahanka Hobli, Bangalore North Taluk, issued by Taluk Land Records Office, Bangalore North Taluk, Yelahanka, discloses the existence of Sy. No. 26;
33.	Endorsement dated 02.07.2010 issued by Office of Tahsildar, Bangalore North Taluk, Yelahanka Division, Bangalore discloses that RTC for the period 1993-94 to 1996-97 with respect to land in Sy. Nos. 26/1 & 26/2 is not available;
34.	Endorsement dated 21.07.2010 issued by Special Land Acquisition Officer, KIADB, Bangalore, bearing No. Bangalore/SLOA/986/2010-11 discloses that land in Sy. No. 26/1 and 26/2 is not included in any acquisition procedure nor is it notified to be acquired;
35.	Endorsement dated 23.10.2003 issued by Special Land Acquisition Officer, BDA, Bangalore bearing No. BDA (LAO):C10:PR:68:03-04 with respect to land in Sy. No. 26/1, 26/2 and other Sy. Nos. discloses that, the said lands are not notified for any acquisition;
36.	Endorsement dated 11.11.2003 issued by Tahsildar, Bangalore North Taluk, Yelahanka Sub Division, discloses that land in Sy. No. 26/1 and 26/2 discloses that there are 'Nil' tenancy claims;
37.	Endorsement dated 15.07.2010 issued by Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, bearing No. KHB/SLAO/19/10-11 discloses that the land in Sy. No. 26/1 and 26/2 were not notified for acquisition;
38.	Endorsement dated 27.07.2011 issued by Sub Divisional office, Bangalore North Division, Bangalore, bearing No. L.R.F (V.L.A) CR/___/11-12 discloses that with respect to land in Sy. Nos. 26/1 and 26/2 measuring 4 acres 20 guntas respectively, that there are no cases filed under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act;
39.	Record of Rights Tenancy and Crops (RTC) for the period 1971-72 to 1992-93, 1997-98 to 2000-01 with respect to land in Sy. No. 26 measuring 23 Acres 31 Guntas (excluding 20 Guntas of Kharab);
40.	RTC for the period 2001-02 to 2009-10, 2020-2021 with respect to land in Sy. No. 26/1 measuring 05 Acres 25 Guntas (inclusive of 05 guntas of Kharab);
41.	RTC for the period 2001-02 to 2009-10, 2020-2021 with respect to land in Sy. No. 26/2 measuring 05 acres 25 guntas (inclusive of 05 guntas of Kharab);
42.	Encumbrance Certificate issued by Sub Registrar Bangalore North Taluk, Central Records, Bangalore, with respect to land in Sy. No. 26 measuring 11 Acres 20 Guntas, for the following period; <ul style="list-style-type: none"> i. 01.01.1945 to 31.05.1989; ii. 01.06.1989 to 11.10.1999; iii. 01.04.1994 to 31.03.2004; iv. 01.04.1994 to 31.03.2004;





43.	Encumbrance Certificate issued by Sub Registrar Yelahanka, Bangalore, with respect to land in Sy. No. 26/1 measuring 4 acres 20 guntas for the period; i. 01.06.1989 to 31.03.2004 ii. 01.04.2000 to 31.03.2008; iii. 20.05.2006 to 19.02.2007; iv. 01.04.2004 to 11.05.2010;
44.	Encumbrance Certificate issued by Sub Registrar Yelahanka, Bangalore, with respect to land in Sy. No. 26/2 measuring 4 Acres 20 Guntas for the period :- i. 01.06.1989 to 31.03.2004 ; ii. 01.04.2004 to 11.05.2010;
45.	Tax Paid Receipts for the period 2008-09 to 2018-19 with respect to land bearing Khata No. 292/26/1 & 26/2, issued by Revenue Department, BBMP;
Arbitration Documents:	
46.	Order dated 08.12.2017 Before the Arbitral Tribunal of V. Jagannathan (Sole Arbitrator) at the Arbitration & Conciliation, Bengaluru (Domestic & International) bearing No. AC No. 49/2017;
47.	Order Sheet in the Court of Principal City Civil and Sessions Judge, Bengaluru, in FR No. AS/182/2018, Registration No. A.S.182/2018;
Personal Searches:	
48.	Encumbrance Certificates for the period 01.06.1989 to 27.01.2021 issued by Yelahanka Sub Registrar Office, with respect to Sy. Nos. 26/1 & 26/2;
49.	Endorsement dated 08.02.2021 bearing no. L.A.K/RE-7.M-B-R/CR/75/20-21 issued by Special Land Acquisition Officer, RTI, NHAI, Hebbal, Bangalore with respect to land in Sy. Nos. 26/1 & 26/2 measuring 04 acres 20 guntas respectively discloses that there are no land acquisition proceedings initiated with respect to the said land;

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IV. TRACING OF THE TITLE

On review and corroborative study of the documents as indexed above, it is noted that:

1. Formerly the agricultural land bearing Sy. No. 26, measuring in all about 24 Acres 11 Guntas (inclusive of 20 Guntas of Kharab) situated at Chikkabettahalli village, Yelahanka Hobli, Bangalore North Taluk ("**Larger Property**") was owned by Patel Venkategowda, the said Patel Venkategowda sold the Larger Property in favour of Anjinappa s/o Nagappa vide a Sale Deed dated 04.12.1933, registered as document No. 1666/1933-34 (document listed under Sl. No. 1), pursuant to the said sale, Anjinappa s/o Nagappa's name was mutated in the revenue records, as evident in Record of Rights under Sl. No. 153 (document listed under Sl. No. 2).
2. The said Anjinappa s/o Nagappa sold the Larger Property in favour of B. Munivenkatappa s/o Patel Venkateshgowda vide a Sale Deed dated 26.11.1934 registered as document no. 1506/1934-35 (document listed under Sl. No. 3), pursuant to which B. Munivenkatappa s/o Patel Venkateshgowda's name mutated in the revenue records, the same being evident in Record of Rights under Sl. No. 154 (document listed under Sl. No. 4).
3. B. Munivenkatappa s/o Patel Venkateshgowda mortgaged the Larger Property vide a Mortgage Deed dated 27.09.1950 registered as document no. 4158/1950-51 (document listed under Sl. No. 5);

Note: We had requisitioned for Discharge Deed of the said mortgage, however we are informed that the said mortgage amount was paid off and the said Bank had issued receipts bearing No. 898 and 961, which has been referred to in the recitals of the Sale Deed dated 26.12.1996 bearing document no. 5506/1966-67. Considering the antiquity of the document and any claims arising from the said mortgage would be barred under the Limitation Act, we have not insisted on the Discharge Deed.

4. The said B. Munivenkatappa s/o Patel Venkateshgowda sold a portion in Larger Property measuring about 11 Acres 20 Guntas (inclusive of 20 Guntas of Kharab) in favour of Abbu Jayarama Reddy and Abbu Doreswamy Reddy both s/o Krishna Reddy under a Sale Deed dated 26.12.1996 registered as document no. 5506/1966-67 (document listed under Sl. No. 6), pursuant to the said sale, the Index of Lands issued by Village Accountant Doddabettahalli Circle, Yelahanka Hobli, Bangalore North Taluk, reflects the names of Abbu Jayarama Reddy and Abbu Doreswamy Reddy both s/o Krishna Reddy as owners with respect to land in Sy. No. 26 measuring 11 Acres 20 Guntas (inclusive of 20 Guntas of Kharab) (document listed under Sl. No. 7);



5. We gather from the Family Tree of Abbu Jayaram Reddy, issued by Village Accountant, Yelahanka, Bangalore North Taluk, (*document listed under Sl. No. 9*), discloses that he was married to Rajamma (deceased) and from their wedlock, they had four sons and two daughters as details below :-
 - i. A. Vijaya Reddy married and they had two children from the wedlock:
 - a. Madhu and Usha;
 - ii. Gopal Reddy married and they had three children from the wedlock:
 - a. Lokesh, Geetha and Chethan;
 - iii. Pattabhi Reddy married and they had three children from the wedlock:
 - a. Ranjith, Kavyashree and Bhavana;
 - iv. Chinnappa Reddy married and they had two children from the wedlock:
 - a. Varun and Deeksha;
 - v. Nagamma;
 - vi. Dhanalaksmi.
6. *Vide* a Partition Deed dated 07.01.1995 (*document listed under Sl. No. 8*) between the children of Abbu Jayaram Reddy i.e., A. Vijaya Reddy, A.J. Gopala Reddy, A.J. Pattabi Reddy and A. Chinnappa all s/o Abbu Jayarama Reddy, they partitioned the portion in Larger Property measuring about 11 Acres, under which Abbu Doreswamy Reddy s/o Krishna Reddy was allotted 5 Acres 20 Guntas and A. Vijaya Reddy, A.J. Gopala Reddy, A.J. Pattabi Reddy and A. Chinnappa all s/o Abbu Jayarama Reddy were together allotted 5 Acres 20 Guntas. Pursuant to the said Partition, we have noted under the IHC No. 1/2000-01 issued by Tahsildar, Bangalore North Taluk (Additional) and Mutation Register Extract bearing No. 1/2002-03 issued by Village Accountant, Doddabetahalli Circle, Yelahanka Hobli (*document listed under Sl. Nos. 11 & 12*) reflects the partition between Abbu Doreswamy Reddy s/o Krishna Reddy and A. Vijaya Reddy, A.J. Gopala Reddy, A.J. Pattabi Reddy and A. Chinnappa all s/o Abbu Jayarama Reddy with respect to land in Sy. No. 26 measuring 05 acres 20 guntas;

Note:

- (i) *We are informed that, Abbu Jayaram Reddy passed away on 23.08.1971 and his wife Rajamma had predeceased him, pursuant to which, the 5 Acres 20 Guntas of land in the Larger Property was inherited by his sons A. Vijaya Reddy, A.J. Gopala Reddy, A.J. Pattabi Reddy and A. Chinnappa, we had requisitioned the Death Certificate of Abbu Jayaram Reddy and Rajamma, we are informed that the same is not available, due to which we are unable to assess on when the property came to be vested with A. Vijaya Reddy, A.J. Gopala Reddy, A.J. Pattabi Reddy and A. Chinnappa all s/o Abbu Jayaram Reddy*
- (ii) *We had requisitioned for a Mutation Registrar or IHC which records the names of Abbu Jayaram Reddy's sons names as owner with respect to the 05 Acres 20 Guntas in the Larger Property, pursuant to his death and his*



wife, Rajamma's death, however, we have been furnished with an Endorsement dated 30.01.2002, issued by Tahsildar, Bangalore North Taluk, Yelahanka Bangalore, that the said IHR No. 04/86-87, which records the mutation of their names, is not available in the records of the Taluk office (document listed under Sl. No. 10)].

7. We note that, vide a Phoddi Order bearing No. TQ/MPR/CR127/2002-03, land in Larger Property was fragmented into three blocks and upon conducting a bifurcation/sub-division survey and fixation of boundaries (phodi), the three blocks were allotted Sy. Nos. 26/1, 26/2 and 26/3, accordingly the land measuring 05 Acres 25 Guntas (inclusive of 05 Guntas of Kharab) was assigned Sy. No. 26/1 ("Sy. No. 26/1") and vests in the name of Abbu Doreswamy Reddy, the land measuring 05 Acres 25 Guntas (inclusive of 05 Guntas of Kharab) was assigned Sy. No. 26/2 ("Sy. No. 26/2") and vests in the name of A. Vijaya Reddy, Venugopal Reddy, Pattabhi Reddy and Chinnappa Reddy all s/o Abbu Jayaram Reddy, the land measuring 13 Acres 01 Guntas (excluding 10 guntas of Kharab) was assigned Sy. No. 26/3 the said phodi is reflected in Mutation Register Extract No. 8/2002-03 issued by Village Accountant, Computerised Centre, Bangalore North Taluk, Yelahanka, Bengaluru (document listed under Sl. No. 13);

Note: We had requisitioned for the Phoddi Order bearing No. TQ/MPR/CR127/2002-03, we are informed that the same is not available.

8. On a collaborative study of Eddabthagadha Nakal dated 29.03.2005 issued by Land Records Office, Bangalore, Hissa Survey Tippyany & Sketch dated 09.12.2002, and Re Survey Tippyany 11.09.2002 issued by Office of Tahsildar, Bangalore North Taluk, Yelahanka Bangalore, (document listed under Sl. No. 28, 29 & 30), discloses that land in Sy. No. 26 was bifurcated and assigned Sy. No. 26/ 1, 26/2 and 26/3 and that as per the RTC the land in Sy. No. 26/1 vests in the name of Abbu Doreswamy Reddy and Sy. No. 26/2 vests in the name Vijay Reddy, Gopal Reddy, Pattabhi Reddy, and Chinnappa Reddy;

Note : On a corroborative study of the Survey documents, such as Hissa Survey Tippyany, Karnataka Settlement Akarbhanda, we notice that the measurements against each of Sy. Nos., does not tally to match the measurements in the Akarbhanda.

ii. We had requisitioned Balabthagadha Nakal & Moola Tippyany, and are informed that the same is not available.]

9. A. Vijaya Reddy, Venugopal Reddy, Pattabhi Reddy and Chinnappa Reddy all s/o Abbu Jayaram Reddy conveyed 04 Acres 20 Guntas of agricultural land in Sy. No. 26/2, after retaining 01 Acre in the said Sy. No. in favour of A. Srikanth and H.A. Shashikanth both s/o H. Anjanappa vide a Sale Deed dated 07.06.2003 registered as document no. 4723/2003-04 (document listed under Sl. No. 14), pursuant to the said



- sale, A. Srikanth and H.A. Shashikanth both s/o H. Anjanappa names were mutated in the revenue records and the same being evident in Mutation Register Extract bearing No. 3/2004-05 issued by Revenue Inspector, Yelahanka Circle, Bangalore North Taluk (*document listed under Sl. No. 15*);
10. Abbu Doraiswamy Reddy s/o Krishna Reddy sold 04 Acres 20 Guntas of agricultural land in Sy. No. 26/1 after retaining 01 Acre in the said Sy. No. in favour of A. Srikanth and H.A. Shashikanth both s/o H. Anjanappa vide a Sale Deed dated 26.06.2003 registered as document no. 4116/2003-04 (*document listed under Sl. No. 16*), pursuant to which A. Srikanth and H.A. Shashikanth both s/o H. Anjanappa names were mutated in the revenue records and the same being evident in Mutation Register Extract bearing No. 2/2003-04 issued by Revenue Inspector, Yelahanka Circle, Bangalore North Taluk (*document listed under Sl. No. 17*);
 11. A. Srikanth and H.A. Shashikanth both s/o H. Anjanappa made an application for conversion of land in Sy. No. 26/1 and 26/2 measuring 04 Acres 20 Guntas respectively, in total measuring 09 Acres, pursuant to having paid the requisite conversion fees, the District Commissioner, Bangalore District, Bangalore, converted the lands in Sy. No. 26/1 and 26/2 measuring 04 Acres 20 Guntas respectively from agricultural to non- agricultural residential purpose vide Official Memorandum dated 12.12.2003 bearing No. ALN.SR(LA) 93/2003-04 (*document listed under Sl. No. 18*); It is pertinent to note that, 05 Guntas of Kharab respectively in Sy. No. 26/1 and 26/2 which was 'A' Kharab has been considered as 'B' Kharab, since the said land is classified as 'B' Kharab, it is considered as government land, the same shall not utilized for development purposes by the applicants under any circumstances and shall be reserved as public usage land. Mutation Register Extract bearing No. 8/2004-05 issued by Village Accountant, Computerised Centre, Bangalore North Taluk, Yelahanka, Bangalore (*document listed under Sl. No. 19*), reflects the conversion of land from agricultural to non agricultural residential usage with respect to land in Sy. Nos. 26/1 and 26/2 measuring 04 acres 20 guntas respectively;
 12. On an application made by H.A Srikanth and H.A. Shashikanth, the land in Sy. No. 26/1 and 26/2 measuring 04 Acres 20 Guntas respectively were assessed by the municipal authority, pursuant to the payment of the betterment charges were assigned Khata No. 292/26/1, 26/2. The Khata Certificate dated 18.02.2014 issued by Assistant Revenue Officer, Yelahanka Divisions, Bruhat Bengaluru Mahanagara Palike, bearing no. KTR/752/12-13 issued by Revenue Officer, Tax Department, Bruhat Bengaluru Mahanagara Palike, (*document listed under Sl. No. 20*) discloses that the property bearing No. 292/26/1, 26/2 stands in the names of H.A Srikanth and H.A. Shashikanth; Khata Extract for the period 2013-14 issued by Assistant Revenue Officer, Yelahanka Divisions, Bruhat Bengaluru Mahanagara Palike, (*document listed under Sl. No. 21*) discloses that property bearing Khata No. 292/26/1, 26/2 measures about 3,92,040 square feet (i.e., 09 Acres);





[FM Note: We had requisitioned for the latest Khata Certificate and Khata Extract]

13. Thereafter, H.A Srikanth and H.A. Shashikanth, Vijaya Reddy s/o Abbu Jayarama Reddy, Madhu, Usha, V, V. Vinay all children of Vijaya Reddy, A.J. Pattabhi Reddy s/o late Abbu Jayarama Reddy, Ranjith.P s/o A.J Pattabhi Reddy, Kavyashree.P, Bhavana all children of Pattabhi Reddy, A. Chinappa Reddy s/o late Abbu Jayarama Reddy, Master Varun, Deeksha children of Chinnappa Reddy, A. Narasimha Reddy s/o late Abbu Doreswamy Reddy, Master Abhishek, Sreeneha children of A. Narasimha Reddy, C. Chandrashekara Reddy s/o late Abbu Doreswamy Reddy, Karthic Reddy, C s/o D. Chandrashekara Reddy, Priyanka d/o D. Chandrashekara Reddy, A. Aadilakshmi w/o Late Adi Mulam Reddy, Mahesha Reddy, A. Gayathri, Rajesh Reddy, Geetha, A children Adi Mulam Reddy, J. Chinnamma w/o Jayarama Reddy, Naveen Reddy B.J, Ramesh B.J, Narendra Reddy B.J. all s/o Jayarama Reddy, S. Hemavathi w/o Srivasan Reddy, Bhargav Reddy, S, S. Dhanush Reddy s/o Srivasan Reddy, B. Vasantha w/o Babu Reddy, Master Harshith s/o Babu Reddy, Master Yatish s/o Babu Reddy ("**Landowners**") being interested to develop lands bearing Sy. Nos. : (i) 26/1 and 26/2 measuring 09 acres (ii) 26/2 measuring 37 Guntas (inclusive of 05 guntas of Kharab) (iii) 26/1 measuring 1 Acre 05 Guntas (inclusive of 05 guntas of Kharab) into a residential apartment complex entered into a Joint Development Agreement dated 24.09.2012, registered as document no. 5251/2012-13 ("**JDA**") (document listed under Sl. No. 22) in favour of Sovereign Developers & Infrastructure Limited represented by Authorised Signatory Prakash Kumar Singh ("**Developer**"), in consideration of the Landowners making available the lands for development, the Developer had agreed to construct and deliver in favour of Landowners 32 % of constructed area and retain 68 % constructed area along with undivided share in the land; in terms of Clause 12 of the JDA, the Landowners have executed a General of Power of Attorney dated 24.09.2012 registered as document no. 00042/2012-13 ("**GPA**") (document listed under Sl. No. 23) under which the Developer is entitled *inter alia* amongst other powers, to execute documents of conveyance to deal with its share, to sell, lease, mortgage or assign or transfer or convey their portion in the land in favour of their nominees or assignees or transferees,

Arbitration Proceedings :-

14. Due to various reasons, the purpose for which the JDA was executed, could not be achieved, in this regard, the Landowners issued a notice to the Developer, informing them that, the GPA has been cancelled as the Developer had not completed the construction within the agreed time. Aggrieved by the said notice, the Developer invoked the arbitration clause in the JDA, the Hon'ble High Court of Karnataka entertained the petition and appointed Justice Jagannathan (Rtd) Arbitrator and Former Judge of High Court of Karnataka-as the Sole Arbitrator,



Arbitrator Centre-Karnataka (Domestic & International), Bengaluru to resolve the issue. The arbitrator passed an arbitration award in A.C. No. 49/2017 on 30.05.2018 (*document listed under Sl. No. 46*) directing the Landowners to repay the advance amount with interest at the rate of 9 % per annum. Aggrieved by the said award the Landowners filed the A.S. No. 178/2018 before the City Civil Court at Bengaluru (*document listed under Sl. No. 47*) and the Developer aggrieved by the arbitration award passed in A.C. No. 49/2017 filed AS No. 182/2018 before the City Civil Court at Bengaluru (*document listed under Sl. No. 47*).

15. We note that during the pendency of Arbitration Proceedings in AS No. 182/2018 before the City Civil Court at Bengaluru the parties amicably compromised the dispute and accordingly decided to cancel the JDA *vide* a Deed of Cancellation of Joint Development Agreement dated 15.07.2019 registered as document no. 971/2019-2020 (*document listed under Sl. No. 25*) and also executed a Cancellation of Power of Attorney dated 15.09.2014 registered as document no. 203/2014-15 (*document listed under Sl. No. 24*), for better assurance of parties interests, Landowners also executed a Deed of Confirmation dated 15.07.2019 registered as document no. 128/2019-2020 (*document listed under Sl. No. 26*) under which, the Developer has confirmed that, no third party rights was created on the property and that Landowners are entitled to deal with the property as per their wish subject to conditions laid down in Deed of Cancellation dated 15.07.2019. In terms of Clause III of the Deed of Cancellation of Joint Development Agreement dated 15.07.2019 part of Landowners being the legal heirs of Abbu Jayarama Reddy and Abbu Doreswamy Reddy were due to pay 90 lakhs before 19th October, 2019.
16. Village Map of Chikkabetahalli, Yelahanka Hobli, Bangalore North Taluk, issued by Taluk Land Records Office, Bangalore North Taluk, Yelahanka, (*document listed under Sl. No. 32*) discloses the existence of Sy. No. 26;
17. Kharab Bhatu dated 12.08.2003 issued by Land Records officer, Bangalore North Division, Bangalore (*document listed under Sl. No. 31*) with respect to land in Sy. No. 26/1, 26/2 and 26/3;
18. Endorsements:
 - i. dated 02.07.2010 issued by Office of Tahsildar, Bangalore North Taluk, Yelahanka Division, Bangalore (*document listed under Sl. No. 33*) discloses that RTC for the period 1993-94 to 1996-97 with respect to land in Sy. Nos. 26/1 & 26/2 is not available;
 - ii. dated 21.07.2010 issued by Special Land Acquisition Officer, KIADB, Bangalore, (*document listed under Sl. No. 34*) bearing No. Bangalore/SLOA/986/2010-11 discloses that land in Sy. No. 26/1 and 26/2 is not included in any acquisition procedure nor is it notified to be acquired;



- iii. dated 23.10.2003 issued by Special Land Acquisition Officer, BDA, Bangalore bearing No. BDA (LAO):C10:PR:68:03-04 (*document listed under Sl. No. 35*) with respect to land in Sy. No. 26/1, 26/2 and other Sy. Nos. discloses that, the said lands are not notified for any acquisition;
 - iv. dated 11.11.2003 issued by Tahsildar, Bangalore North Taluk, Yelehanka Sub Division, (*document listed under Sl. No. 36*) discloses that land in Sy. No. 26/1 and 26/2 discloses that there are 'Nil' tenancy claims;
 - v. dated 15.07.2010 issued by Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, bearing No. KHB/SLAO/19/10-11, (*document listed under Sl. No. 37*) discloses that the land in Sy. No. 26/1 and 26/2 were not notified for acquisition;
 - vi. dated 27.07.2011 issued by Sub Divisional office, Bangalore North Division, Bangalore, bearing No. L.R.F (V.L.A) CR/___/11-12, (*document listed under Sl. No. 38*) discloses that with respect to land in Sy. Nos. 26/1 and 26/2 measuring 4 acres 20 guntas respectively, that there are no cases filed under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act;
19. Tax Paid Receipts for the period 2008-09 to 2018-19 with respect to land bearing Khata No. 292/26/1 & 26/2, issued by Revenue Department, BBMP (*document listed under Sl. No. 45*);
20. Record of Rights Tenancy and Crops (RTC) for the period 1971-72 to 1992-93, 1997-98 to 2000-01 (*document listed under Sl. No. 39*) with respect to land in Sy. No. 26 measuring 23 Acres 31 Guntas (excluding 20 Guntas of Kharab), reflects the aforesaid transactions and mutation of the land as stated above and note that there are no other transactions reflecting thereto;
21. RTC for the period 2001-02 to 2009-10, 2020-2021 with respect to land in Sy. No. 26/1 measuring 05 Acres 25 Guntas (inclusive of 05 guntas of Kharab), (*document listed under Sl. No. 40*) reflects the aforesaid transactions and mutation of the land as stated above and note that there are no other transactions reflecting thereto;
22. RTC for the period 2001-02 to 2009-10, 2020-2021 with respect to land in Sy. No. 26/2 measuring 05 acres 25 guntas (inclusive of 05 guntas of Kharab) (*document listed under Sl. No. 41*) reflects the aforesaid transactions and mutation of the land as stated above and note that there are no other transactions reflecting thereto;
23. Encumbrance Certificate (*document listed under Sl. No. 42 to 44*) with respect to land bearing Sy. Nos. 26, 26/1 and 26/2, reflects the following transactions:





Sy. Nos.	Measurements	Period	Transactions	Comments
26	11 Acres 20 Guntas	01.01.1941 to 11.05.2010	i. Mortgage dated 28.09.1950 bearing document no. 4158/50-51. ii. Sale Deed dated 29.12.1966 bearing document no. 5505/66-67. iii. Sale Deed dated 29.12.1966 bearing document no. 5506/66-67.	-
26/1	4 Acres 20 Guntas	01.04.1999 to 30.10.2019	iv. Sale Deed dated 26.06.2003 registered as document no. 4116/03-04 v. Cancellation Deed dated 15.07.2019 registered as document no. 971/2019-2020 vi. Joint Development Agreement dated 24.09.2012 registered as document no. 5251/2012-13	Partition Deed dated 08.09.2005 registered as document no. 6153/2005-06 is not reflected in the EC.
26/2	4 Acres 20 Guntas	01.06.1999 to 11.05.2010	vii. Sale Deed dated 07.07.2003 registered as document no. 4723/03-04	





IV. PHYSICAL SEARCH

PERSONAL SEARCHES:

Physical searches have been carried out at the office of the Sub Registrar at Yelahanka for the period 01.06.1989 to 21.01.2021 with respect to the Schedule Property (*document listed under sl. no. 48*), and it has been noted that other than transactions discussed under Chapter III above, there are no other transactions.

Endorsement dated 08.02.2021 bearing no. L.A.K/RE-7.M-B-R/CR/75/20-21 issued by Special Land Acquisition Officer, RTI, NHAI, Hebbal, Bangalore (*document listed under sl. no. 49*) with respect to land in Sy. Nos. 26/1 & 26/2 measuring 04 acres 20 guntas respectively discloses that there are no land acquisition proceedings initiated with respect to the said land;

We have been furnished with an application filed before the Taluk Office to procure an extract of the Record of Rights. The same shall be updated once the document is issued and provided to us.

We have also been furnished with an application filed on 20.01.2021 before the Bangalore Development Authority (BDA) seeking information on whether the Schedule Property or any portion of it is being acquired / notified for acquisition for any of its projects. We are yet to receive a reply from BDA and the same shall be updated once the information is provided to us.

V. OUR OPINION

Upon review of the foregoing documents and in consideration of tracing of title as stated herein above, we are of the opinion that (i) land bearing Sy. No. 26/1, measuring 04 Acres 20 Guntas (ii) land bearing Sy. No. 26/2 measuring 04 Acres 20 Guntas both currently together bearing BBMP Khata No. 292/26/1, 26/2 stands in the names of H.A Srikanth and H.A. Shashikanth both s/o H. Anjanappa.

VI. OUR UNDERSTANDING

We understand that Concord Housing Corporation (P) Ltd (the "Client") intends to know the marketable title of the Schedule Property and has instructed us to conduct title due diligence of the said land parcel and provide our opinion on the same.

IMPORTANT:





The Report on Title ('**Report**') prepared by us and submitted herewith is based on review of the records and documents in respect of the Schedule Property as made available to us during the review, and the Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VIII. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('**FM**') to carry out a title due diligence exercise, based exclusively on the records/information made available to FM by the Client and to carry out searches at the jurisdictional Sub Registrars and other relevant authorities.

The Methodology adopted for carrying out the title due diligence is as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client as mentioned in Chapter III above (hereinafter collectively referred to as '**Documents**');;
2. On receiving instructions from the Client for conducting the title due diligence exercise, we visited the jurisdictional Sub Registrar Offices;
3. We perused the copies of the Documents and records and other papers and information made available to us by Client and discovered by us during our visit to the afore-mentioned offices. We have proceeded on the basis of the available documents, records and information;
4. This Report is subject to the Recommendations made by us under Chapter VI;
5. The Report is subject to the assumption that there are no litigation on the Item No. I and Item No. II Properties as a separate Litigation search is not possible/ has been carried out as the same is not part of the agreed Scope of Work; and no specific case details have been provided by the owners;
6. We assume no responsibility/liability for any adverse claims or charges on the Item No. I and Item No. II Properties that could not be inferred from the Documents provided to us; and





7. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

IX. APPLICABLE ASSUMPTIONS AND DISCLAIMERS ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as originals are authentic and complete;
- (c) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
- (d) The Documents on which the Report relies remain accurate;
- (e) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the proposed lease transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1960. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
- 4. No survey or physical inspection of the Item No. I and Item No. II Properties has been undertaken by us for the purpose of verification of the description of the title and schedule and boundaries thereof.





5. Some of the Registers maintained in the above mentioned Registration Offices are torn, incomplete or damaged. As a result, searches could not be made of such Registers and our Report may be read as qualified thereto.
6. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

X. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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