

August 23, 2019

**Title report with respect to land situated at Doddabettahalli Village, Yelahanka Hobli,
Bangalore North Taluk, Bangalore District**

To:

Arvind SmartSpaces 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. We accept no responsibility or legal liability to any person other than Arvind SmartSpaces 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. The title report does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
3. The title report is limited to certifying the legal right, title and interest of the present owners based on the representation of the owners and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have conducted informal searches in the courts and revenue offices to determine if there is any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property and understand that there are no such proceedings.
5. We have reported only in relation to the laws of India.
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/are 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 land in Survey No.52/3 (old Survey No.52) measuring 3 acres 2 guntas, situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore North District, morefully described in the Schedule hereunder and hereinafter referred to as the "Schedule Property").

Flow of title:

We have perused a copy of the index of land extract which initially bears out the name of B.M. Sonnappa as the owner and occupant with respect to land in Survey No.52 measuring 9 acres 35 guntas (excluding 13 guntas of kharab), situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk ("Larger Property"). The said extract also bears out that B.M. Sonnappa was in possession of the Larger Property from the year 1941-42 in terms of an order passed by the authority dated 28.3.1941. The said index of land extract also bears out reference to record of rights extract bearing R.R.No.38 (the number also appears to be 238 and the same is not very legible). We have also perused a copy of the endorsement dated 20.05.2017 issued by the Thasildar, Bangalore North Taluk, which bears out that the record of rights extract in RR No.238 is not available.

We have perused copies of the RTC extracts for the period 1973-74 to 1975-76 which bear out the name of B.M. Sonnappa as the owner and occupant in respect of the Larger Property (10 acres 08 guntas including 13 guntas of kharab land). We have perused a copy of the endorsement dated 27.04.2019 issued by the Tahsildar which bears out the non-availability of the RTC extracts for the period 1965-66 to 1970-71 and for 1971-72 in respect of the Larger Property.

We have perused a copy of the encumbrance certificate for the period 01.07.1924 to 31.03.1979 which bears out 'nil' encumbrances in respect of Larger Property (Survey No.52 measuring 10 acres 8 guntas).

We have perused a copy sale deed dated 22.06.1979 registered as document No. 750/79-80 which bears out that B.M.Sonnappa son of late Munegowda conveyed a portion of the Larger Property, measuring 3 acres ("Said Property") in favour of M.K.Kalaiah son of M.N.Karumbaiah. The said sale deed further bears out that B.M.Sonnappa acquired the Larger Property in terms of an auction sale conducted by the Government dated 28.3.1941. The registration of the said sale deed dated 22.06.1979 is borne out in the encumbrance certificate for the period 1.4.1979 to 31.5.1989. We have not been provided with a copy of the document bearing out the auction sale of the Larger Property in favour of B.M.Sonnappa. We have perused a copy of the endorsement dated 15.5.2019 issued by the Tahsildar, which bears out that the saguvali chit (auction) dated 28.3.1941 was not available, we have therefore relied on the index of land extract bearing out the name of B.M.Sonnappa as the owner and occupant of the Larger Property.

We have perused a copy of the index of land extract which bears out the name of M.K.Kalaiah as the owner and occupant with respect to the Said Property.

We have perused of the mutation register extract bearing M.R.No.1/1979-80 which bears out that the katha with respect to the Said Property was registered in the name of M.K.Kalaiah son of M.N.Karumbaiah in terms of the sale deed dated 22.06.1979.

We have perused copies of the RTC extracts for the period 1976-77 to 1987-88 which bear out the name of M.K.Kalaiah as the owner and occupant with respect to the Said Property.

We have perused copy of the mutation register extract bearing MR No.2/82-83 issued by the Tahsildar which bears out that M.K.Kalaiah mortgaged the Said Property on 20.09.1982 in favour of R.S.S Saganayakanahalli for a sum of Rs.30,000/-. We have perused a copy of the no-due certificate dated 11.6.2019 issued by the R.S.S Saganayakanahalli confirming that there are no dues in relation to the loan or in relation to the Said Property.

We have perused a copy of the receipt/discharge deed dated 12.07.1989 registered as document No.274/89-90 which bears out that the Vysya Bank Limited discharged the loan availed by V.C.Reddappa Chetty in respect of mortgage deed dated 22.11.1985 registered as document No.1701/85-86 (executed by V.C.Redda Cheety in favour of Vysya Bank) in respect of land in Survey No.52 along with Survey No.43/4 both situated at Doddabettahalli Village. The registration of the said receipt is borne out in the encumbrance certificate for period 01.06.1989 to 31.03.2004.

We have perused a copy of the declaration deed dated 21.09.1989 registered as document No.SL No.42A/89-90 which bears out that M.K.Kalaiah had availed loan of Rs.1,30,400/- from Indian Bank by creating a mortgage in respect of the Said Property. The registration of the said declaration deed is borne out in the encumbrance certificate for the period 01.06.1989 to 31.03.2004. It is pertinent to point out that we have not been provided with the copy of the discharge deed from Indian Bank. However, we have made enquiries with the Indian Bank and understand that the Bank is not able to trace the mortgage documents in their records and therefore has expressed its inability to issue a no-due certificate.

We have perused a copy of the sale deed dated 03.09.1990 registered as document No.1092/90-91 which bears out that M.K.Kalaiah conveyed the Said Property in favour of Shanthini Palaniswamy wife of R.Palaniswamy. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.06.1989 to 31.03.2004.

We have perused a copy of the mutation register extract bearing MR No.5/90-91, which bears out that katha with respect to the Said Property was registered in the name of Shanthini Palaniswamy in terms of the sale deed dated 03.09.1990.

We have perused copies of the RTC extracts for the period 1988-89 to 1992-93 which bear out the names of Shanthini Palaniswamy as the owner and occupant of the Said Property. The said RTC extract also bear out registration of the relevant mutation register extract bearing MR No.5/90-91.

We have perused a copy of the endorsement dated 27.05.2017 issued by the Tahsildar which bears out the non-availability of the RTC extracts for the period 1993-94 to 1996-97 in respect of the Larger Property.

The hissa tippani extract dated 14.10.1990 bears out that the Larger Property was bifurcated as Survey No.52/1, Survey No.52/2 and Survey No.52/3. The said extract also bears out that an extent of 5 guntas of kharab land (3 guntas of cart road and 2 guntas of halla) was located in Survey No.52/3.

We have perused a copy of the mutation register extract bearing M.R No.1/96-97, which bears out that the Larger Property was bifurcated in terms of an order passed in RRT No.10995/96 and ADLR No.CR 36/1996-97 as Survey No.52/1 (measuring 2 acres 12 guntas including 2 guntas of kharab land), Survey No.52/2 (measuring 4 acres 3 guntas including 6 guntas of kharab land) and Survey No.52/3 (measuring 3 acres 33 guntas including 5 guntas of kharab land) ("Survey No.52/3").

We have perused a copy of the order dated 29.03.1996 passed in LRF(83)65/1995-96 by the Assistant Commissioner Bangalore, which bears out that M.K.Kalaiah was holding the Said Property in violation of the Sections 79 (A) and 79 (B) of the Karnataka Land Reforms Act 1961, therefore the land was directed to taken over by the Government. In terms of the said order dated 29.03.1996, the said extent of land was taken over by the Government.

We have perused a copy of the mutation register extract in MR No.3/1996-97 which bears out that the Said Property owned by M.K.Kalaiah vested with the Government in terms of the order passed by the Assistant Commissioner Bangalore in LRF(83)65/1995-96.

Given that the Said Property was purchased by Shanthini Palaniswamy, under the said deed dated 03.09.1990 (detailed above), she filed an appeal before the Karnataka Appellate Tribunal in appeal No.630/1998 against the Assistant Commissioner Bangalore North Taluk and M.K.Kalaiah challenging the order bearing No. LRF(83)65/1995-96 dated 29.03.1996. The Karnataka Appellate Tribunal, allowed the appeal vide an order dated 23.4.1999 and the matter was remanded back to the Assistant Commissioner for providing an opportunity for Shanthini Palaniswamy to contest the matter. We have perused a copy of the order dated 16.11.1999 passed in LRF(83)3A/1999-2000(NA) by the Assistant Commissioner which bears out that the proceedings initiated under the provisions of Sections 79 (A) and 79 (B) of the Karnataka Land Reforms Act 1961 with respect to the Said Property were dropped.

Shanthini Palaniswamy had purchased the Said Property (being a portion of the Larger Property) under the sale deed dated 03.09.1990 (detailed above) and Abul Rasheed had purchased the remaining portion of the Larger Property under separate sale deeds. Shanthini

Palaniswamy however claimed to be in possession of an extent of 3 acres 20 guntas out of Larger Property. Shanthini Palaniswamy filed a suit bearing O.S.No.486/2002 before the City Civil Court, Bangalore against Abdul Rasheed claiming ownership for an extent of 3 acres 20 guntas of land. The said suit was decreed on 09.04.2003 in terms of the compromise petition filed by the parties. Accordingly, Shanthini Palaniswamy became the owner of an additional extent of 10 guntas out of Survey No.52/3 and Abdul Rasheed became the owner of another 10 guntas out of Survey No.52/3.

We have perused a copy of the mutation register extract in MR No.7/2003-04 which bears out that in terms of the decree dated 09.04.2003 passed in O.S.No.486/2002, the katha with respect to a portion of Survey No.52/3 measuring 3 acres 10 guntas was registered in the name of Shanthini Palaniswamy and the katha with respect to the another portion of Survey No.52/3 measuring 10 guntas was registered in the name of Abdul Rasheed. The total extent of land in Survey No.52/3 was 3 acres 33 guntas, out of which an extent of 5 guntas was identified as kharab land. The document does not bear out any details of the ownership of the balance extent of 8 guntas in Survey No.52/3.

We have perused copies of the RTC extracts for the period 1997-98 to 2000-01, 2001-02 to 2002-03 and 2003-04 to 2004-05, which bear out the names of Shanthini Palaniswamy as the owner and occupant with respect to a portion of Survey No.52/3, measuring 3 acres, Abdul Rashid as the owner and occupant with respect to another portion of Survey No.52/3, measuring 20 guntas. The RTC extracts do not bear out any details of the occupant/owner with respect to the remaining extent of Survey No.52/3, measuring 8 guntas. The said RTC extracts refer to the order passed in LRF(83)62/95-96 dated 29.06.1996, an order passed in ADLR/CR36/1996-97 and the mutation register extract bearing MR No.1/1996-97.

We have perused a copy of the sale deed dated 17.05.2004 registered as document No.3037/04-05 which bears out that Shanthini Palaniswamy conveyed an extent of 3 acres 10 guntas of land in Survey No.52/3 ("Item No.1") in favour of (1) Prabhavathi daughter of late D.N.Venkata Reddy, (2) P.Krishna Reddy son of Nanji Reddy and (3) Krishna Prasad Mikkilineni son of Sathyanarayana Murthy represented by his power of attorney Radhika Mikkilineni. We have not been provided with a copy of the power of attorney executed by Krishna Prasad Mikkilineni in favour of Radhika Mikkilineni. Given that the power of attorney was executed to purchase the property, we do not see a concern. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the mutation register extract bearing M.R.No.25/2005-06, which bears out that the katha with respect to the Item No.1, was registered in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni.



We have perused copies of the RTC extracts for the period 2005-06 to 2008-09 and 2009-10 to 2018-19, which bear out the names of Prabhavathi, P.Krishna Reddy, Krishnaprasad Mikkilineni as the owners and occupants with respect to the Item No.1.

We have perused a copy of the conversion order dated 26.06.2009 issued by the Special Deputy Commissioner, Bangalore, which bears out that the Item No.1 was converted from agricultural user to non-agricultural residential user. The said conversion order further bears out that 5 guntas of kharab land was identified as B kharab land.

We have perused a copy of the mutation register extract in MR No.6/2009-10, which bears out the factum of conversion of the Item No.1 vide a conversion order dated 26.06.2009.

We have perused a copy of the atlas which bears out the shape of Survey No.52/3.

We have perused a copy of the general power of attorney dated 06.11.2004 registered as document No.426/04-05 which bears out that Krishna Prasad Mikkilineni authorised his father Satyanarayana Murthy Mikkilineni to present deeds and admit registration of sale deeds before the concern sub-registrar and to do all necessary acts and deeds in respect of his share in the Item No.1.

We have perused a copy of the sale deed dated 17.06.2011 registered as document No.2627/11-12, which bears out that Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni (Krishna Prasad Mikkilineni represented by his power of attorney holder Sathyanarayana Murthy Mikkilineni) conveyed 1/4th undivided share (approximately 32 ½ guntas) of the Item No.1 in favour of V.Shivashankara Reddy. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the confirmation deed dated 30.08.2017, registered as document No.2601/17-18, which bears out that Krishna Prasad Mikkilineni confirmed the execution and registration of the sale deed dated 17.06.2011 registered as document No.2627/11-12 in favour of V.Shivashankara Reddy. The registration of the said confirmation deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the special notice dated 22.05.2014 issued by the Revenue Officer, Bruhat Bengaluru Mahanagara Palike ('BBMP') bears out that a portion of the Item No.1 measuring 1.32.858 square feet (3 acres 2 guntas) ("**Schedule Property**") was assigned new katha No.300/52/3 and was assessed for payment of property taxes. It is pertinent to point out that the katha was registered only with respect to a portion of Item No.1, measuring 3 acres 02 guntas instead of 3 acres 10 guntas. We are given to understand that though Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy purchased 3 acres 10 guntas of land, they were in possession of only 3 acres 2 guntas, and therefore, the katha was registered only with respect to the said extent of 3 acres 2 guntas.

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We have perused copies of the receipts dated 10.02.2017, 02.03.2017 and 29.08.2017 issued by the BBMP which bears out payment of improvement charges/betterment charges with respect to the Schedule Property by Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni. It is pertinent to point out that the said receipts do not bear out the measurement of the Schedule Property for which the amounts have been paid but only refers to 'Survey No.52/3'. We understand that the said amount is in relation to the entire extent of the Schedule Property.

We have perused a copy of the katha certificate dated 20.09.2014 issued by the BBMP which bears out that katha with respect to the Schedule Property was registered in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni and was assigned new katha No.300/52/3.

We have perused a copy of the katha extract dated 22.05.2014 issued by the BBMP which bears out the extent of the Schedule Property as being 3 acres 2 guntas.

We have perused a copy of the tax paid receipt dated 24.04.2019 issued by the BBMP which bears out that the property taxes were paid in respect of the Schedule Property (bearing katha No.300/52/3) for the period 2019-2020.

We have perused a copy of the katha certificate dated 20.05.2019 issued by the BBMP which bears out that katha with respect to the Schedule Property measuring 3 acres 2 guntas was registered in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy and was assigned new katha No.300/52/3.

We have perused a copy of the katha extract dated 21.05.2019 issued by the BBMP which bears out the extent of the Schedule Property as being 3 acres 2 guntas.

We have perused a copy of the endorsement dated 24.03.2016 issued by the Tahsildar Bangalore North Taluk, which bears out the non-availability of the moola tippani in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 15.04.2008 issued by the Assistant Commissioner Bangalore North Taluk, which bears out that there are no cases initiated or pending under sections 79 A and 79 B of the Karnataka Land Reforms Act 1961 in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 15.04.2008 issued by the Assistant Commissioner which bears out that there were no proceedings initiated or pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 24.05.2017 issued by the Tahsildar Bangalore North Taluk, which bears out that there were no tenancy claims registered under Section 77A and 7(A) of the Karnataka Land Reforms Act, 1961, in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 20.05.2017 issued by the Tahsildar, Bangalore North Taluk, which bears out non-availability of record of rights extract bearing RR No.238.

We have perused a copy of the endorsement dated 27.04.2019 issued by the Tahsildar which bears out non-availability of record of rights extract bearing RR Nos.38, 461 and 464 in respect of Survey No.52/3.

We have perused a copy of the village map of Doddabettahalli village which bears out location of the Larger Survey No.52.

We have perused copies of the public notices in The Hindu, Udayavani and Vijayakarnataka all dated 03.05.2019 issued by Advocate G.Shridhar, calling upon for objections from third parties calling upon objections from the third parties in relation to sale of the Schedule Property. We understand that there were no objections or claims were received in response to the said public notices.

We have perused a copy of the letter dated 30.05.2019 addressed to the Inspector, Banashankari Police Station, Bangalore by Prabhavathi for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80 executed by B.M.Sonnappa son of late Munegowda in favour of M.K.Kalaiah son of M.N.Karumbaiah.

We have perused a copy of the acknowledgement dated 30.05.2019 from DS Office of the Commissioner of Police, Bangalore for receiving the complaint from Prabhavathi, for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.

We have perused a copy of the public notice dated 31.05.2019 issued by Advocate G.V.Sudhakar, in The New Indian Express newspaper indicating the loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.

We have perused a copy of the power of attorney dated 16.05.2019 registered as document No.57/19-20 which bears out that Krishnaprasad Mikkilineni authorised and empowered his wife Radhika Mikkilineni to sell and to do all necessary acts and deeds in respect of land in Survey No.52/3 measuring 3 acres 10 guntas.

We have perused a copy of the sale deed dated 28.06.2019 registered as document No.1258/19-20 which bears out that (1) Prabhavathi, daughter of late D.N.Venkata Reddy (2) P.Krishna Reddy, son of Nanji Reddy, (3) Krishna Prasad Mikkilineni, son of Sathyanarayana Murthy alias Sathyanarayana Murthy Mikkilineni, (represented by his power of attorney holder Radhika Mikkilineni, wife of Krishna Prasad Mikkilineni) and (4)



V.Shivashankara Reddy, son of D. Venkata Reddy conveyed the Schedule Property in favour of Arvind Smart Spaces Limited (formerly known as Arvind Infrastructure Limited). The registration of the said sale deed is borne out in the encumbrance certificate for the period 01.04.2019 to 15.06.2019.

We have reviewed copies of title documents which are listed in Annexure-1. We have inspected the original documents in relation to the Schedule Property detailed in the Annexure-2.

CERTIFICATE

Based on the documents reviewed by us, we hereby confirm that the title of Arvind Smart Spaces Limited (formerly known as Arvind Infrastructure Limited) with respect to the Schedule Property (measuring 3 acres 2 guntas), is valid and marketable.

J.Sagar Associates
Bangalore

SCHEDULE

All that piece and parcel of the land in Survey No.52/3 (old Survey No.52), situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk measuring 3 acres 10 guntas and bounded on;

East by ; Road (Doddabettahalli to Yelahanka).

West by ; Land in Survey No.51.

North by ; Portion of land in Survey No.52/3 and land in Survey No.51.

South by ; Land in Survey No.53.

ANNEXURE-1**List of documents reviewed by us:**

Sl No.	Description of documents
1.	Index of land extract of Survey No.52.
2.	Endorsement dated 20.05.2017 issued by the Thasildar, Bangalore North Taluk, bearing out non availability of record of rights.extract in RR No.238.
3.	RTC extracts for the period 1973-74 to 1975-76.
4.	Endorsement dated 27.04.2019 issued by the Tahsildar bearing out the non-availability of the RTC extracts for the period 1965-66 to 1970-71 and for 1971-72.
5.	Encumbrance certificate for the period 01.07.1924 to 31.03.1979.
6.	Sale deed dated 22.06.1979 registered as document No. 750/79-80 executed by B.M.Sonnappa son of late Munegowda in favour of M.K.Kalaiah son of M.N.Karumbaiah.
7.	Encumbrance certificate for the period 1.4.1979 to 31.5.1989.
8.	Mutation register extract bearing M.R.No.1/1979-80.
9.	RTC extracts for the period 1976-77 to 1987-88.
10.	Mutation register extract bearing MR No.2/82-83 issued by the Tahsildar.
11.	No-due certificate dated 11.6.2019 issued by the R.S.S Saganayakanahalli.
12.	Receipt/discharge deed dated 12.07.1989 registered as document No.274/89-90 executed by Vysya Bank Limited in favour of V.C.Reddappa Chetty.
13.	Encumbrance certificate for period 01.06.1989 to 31.03.2004.
14.	Declaration deed dated 21.09.1989 registered as document No.SL No.42A/89-90 executed by M.K.Kalaiah in favour of Indian Bank by creating a mortgage.
15.	Encumbrance certificate for the period 01.06.1989 to 31.03.2004.
16.	Sale deed dated 03.09.1990 registered as document No.1092/90-91 executed by M.K.Kalaiah in favour of Shanthini Palaniswamy wife of R.Palaniswamy.
17.	Encumbrance certificate for period 01.06.1989 to 31.03.2004.
18.	Mutation register extract bearing MR No.5/90-91.
19.	RTC extracts for the period 1988-89 to 1992-93.
20.	Endorsement dated 27.05.2017 issued by the Tahsildar for non-availability of the RTC extracts for the period 1993-94 to 1996-97.
21.	Hissa tippani extract dated 14.10.1990 of Survey No.52.
22.	Mutation register extract bearing M.R No.1/96-97.
23.	Order dated 29.03.1996 passed in LRF(83)65/1995-96 by the Assistant Commissioner Bangalore.
24.	Mutation register extract in MR No.3/1996-97.

25.	Appeal filed before the Karnataka Appellate Tribunal in appeal No.630/1998 by Shanthini Palaniswamy against the Assistant Commissioner Bangalore North Taluk.
26.	Order dated 23.4.1999 passed in appeal No.630/1998.
27.	Order dated 16.11.1999 passed in LRF(83)3A/1999-2000(NA) by the Assistant Commissioner.
28.	Suit in O.S.No.486/2002 filed before the City Civil Court, Bangalore, by Shanthini Palaniswamy against Adbul Rasheed and compromise petition and the decree dated 09.04.2003.
29.	Mutation register extract in MR No.7/2003-04.
30.	RTC extracts for the period 1997-98 to 2000-01, 2001-02 to 2002-03 and 2003-04 to 2004-05.
31.	Sale deed dated 17.05.2004 registered as document No.3037/04-05 executed by Shanthini Palaniswamy in favour of (1) Prabhavathi daughter of late D.N.Venkata Reddy. (2) P.Krishna Reddy son of Nanji Reddy and (3) Krishna Prasad Mikkilineni son of Sathyanarayana Murthy represented by his power of attorney holder Radhika Mikkilineni.
32.	Encumbrance certificate for period 01.04.2004 to 22.04.2019.
33.	Mutation register extract bearing M.R.No.25/2005-06.
34.	RTC extracts for the period 2005-06 to 2008-09 and 2009-10 to 2018-19.
35.	Conversion order dated 26.06.2009 issued by the Special Deputy Commissioner, Bangalore.
36.	Mutation register extract in MR No.6/2009-10.
37.	Copy of the atlas of Survey No.52/3.
38.	General power of attorney dated 06.11.2004 registered as document No.426/04-05 executed by Krishna Prasad Mikkilineni in favour of father Satyanarayana Murthy Mikkilineni.
39.	Sale deed dated 17.06.2011 registered as document No.2627/11-12 executed by Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni (Krishna Prasad Mikkilineni represented by his power of attorney holder Sathyanarayana Murthy Mikkilineni) in favour of V.Shivashankara Reddy.
40.	Encumbrance certificate for period 01.04.2004 to 22.04.2019.
41.	Confirmation deed dated 30.08.2017 registered as document No.2601/17-18 executed by that Krishna Prasad Mikkilineni confirmed the execution and registration of the sale deed dated 17.06.2011 registered as document No.2627/11-12 in favour of V.Shivashankara Reddy. The registration of the said confirmation deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.
42.	Special notice dated 22.05.2014 issued by the Revenue Officer, Bruhat Bengaluru

	Mahanagara Palike ('BBMP').
43.	Receipts dated 10.02.2017, 02.03.2017 and 29.08.2017 issued by the BBMP for payment of improvement charges/betterment charges.
44.	Katha certificate dated 20.09.2014 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni and was assigned new katha No.300/52/3.
45.	Katha extract dated 22.05.2014 issued by the BBMP.
46.	Tax paid receipt dated 24.04.2019 issued by the BBMP for the period 2019-2020.
47.	Katha certificate dated 20.05.2019 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy and was assigned new katha No.300/52/3.
48.	Katha extract dated 21.05.2019 issued by the BBMP.
49.	Endorsement dated 24.03.2016 issued by the Tahsildar Bangalore North Taluk, for non-availability of the moola tippani in respect of Survey No.52/3.
50.	Endorsement dated 15.04.2008 issued by the Assistant Commissioner Bangalore North Taluk, issued under sections 79 A and 79 B of the Karnataka Land Reforms Act 1961.
51.	Endorsement dated 15.04.2008 issued by the Assistant Commissioner which issued under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
52.	Endorsement dated 24.05.2017 issued by the Tahsildar Bangalore North Taluk, issued under Section 77A and 7(A) of the Karnataka Land Reforms Act, 1961.
53.	Endorsement dated 20.05.2017 issued by the Tahsildar, Bangalore North Taluk, for non-availability of record of rights extract bearing RR No.238.
54.	Endorsement dated 27.04.2019 issued by the Tahsildar for non-availability of record of rights extract bearing RR Nos.38, 461 and 464.
55.	Village map of Doddabettahalli village.
56.	Public notices in The Hindu, Udayavani and Vijayakarnataka all dated 03.05.2019 issued by Advocate G.Shridhar, calling upon for objections from third parties.
57.	Letter dated 30.05.2019 addressed to the Inspector, Banashankari Police Station, Bangalore by Prabhavathi for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.
58.	Acknowledgement dated 30.05.2019 from DS Office of the Commissioner of Police, Bangalore for receiving the complaint from Prabhavathi.
59.	Public notice dated 31.05.2019 issued by Advocate G.V.Sudhakar, in The New Indian Express newspaper indicating the loss of original sale deed dated 22.06.1979.
60.	Power of attorney dated 16.05.2019 registered as document No.57/19-20 executed by Krishnaprasad Mikkilineni in favour of Radhika Mikkilineni to sell and to do all necessary acts and deeds in respect of land in Survey No.52/3 measuring 3 acres 10 guntas.

61.	Sale deed dated 28.06.2019 registered as document No.1258/19-20 executed by (1) Prabhavathi, daughter of late D.N.Venkata Reddy (2) P.Krishna Reddy, son of Nanji Reddy, (3) Krishna Prasad Mikkilineni, son of Sathyanarayana Murthy alias Sathyanarayana Murthy Mikkilineni, (represented by his power of attorney holder Radhika Mikkilineni, wife of Krishna Prasad Mikkilineni) and (4) V.Shivashankara Reddy, son of D. Venkata Reddy, in favour of Arvind Smart Spaces Limited (formerly known as Arvind Infrastructure Limited).
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ANNEXURE-2**List of Original documents**

Sl No.	List of documents	Original/ Certified copy/photocopy
1.	Sale deed dated 22.06.1979 registered as document No. 750/79-80 executed by B.M.Sonnappa son of late Munegowda in favour of M.K.Kalaiah son of M.N.Karumbaiah.	Certified copy
2.	Letter dated 30.05.2019 to the Inspector, Banashankari Police Station, Bangalore by Prabhavathi for loss of sale deed dated 22.06.1979 registered as document No.750/79-80.	Original
3.	Acknowledgement dated 30.05.2019 from DS Office of the Commissioner of Police, Bangalore for receiving the complaint from Prabhavathi for loss of sale deed dated 22.06.1979 registered as document No.750/79-80.	Original
4.	Public Notice dated 31.05.2019 issued in English newspaper, The New Indian Express for loss of sale deed dated 22.06.1979.	Original
5.	Sale deed dated 03.09.1990 registered as document No.1092/90-91 executed by M.K.Kalaiah in favour of Shanthini Palaniswamy wife of R.Palaniswamy.	Original
6.	Sale deed dated 17.05.2004 registered as document No.3037/04-05 executed by Shanthini Palaniswamy in favour of (1) Prabhavathi daughter of late D.N.Venkata Reddy, (2) P.Krishna Reddy son of Nanji Reddy and (3) Krishna Prasad Mikkilineni son of Sathyanarayana Murthy represented by his power of attorney holder Radhika Mikkilineni.	Original
7.	Conversion order dated 26.06.2009 issued by the Special Deputy Commissioner, Bangalore, bearing out conversion from	Certified Copy

	agricultural user to non-agricultural residential user.	
8.	General power of attorney dated 06.11.2004 registered as document No.426/04-05 executed by Krishna Prasad Mikkilineni in favour of Satyanarayana Murthy Mikkilineni.	Photocopy
9.	Sale deed dated 17.06.2011 registered as document No.2627/11-12 executed by Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni (Krishna Prasad Mikkilineni represented by his power of attorney holder Sathyanarayana Murthy Mikkilineni) in favour of V.Shivashankara Reddy.	Original
10.	Confirmation deed dated 30.08.2017 registered as document No.2601/17-18 executed by Krishna Prasad Mikkilineni in favour of V.Shivashankara Reddy.	Original
11.	Power of Attorney dated 16.05.2019 registered as document No.57/19-20 executed by Krishnaprasad Mikkilineni in favour of Radhika Mikkilineni.	Original
12.	Special notice dated 22.05.2014 issued by the Revenue Officer, Bruhat Bengaluru Mahanagara Palike ('BBMP') in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni.	Original
13.	Receipts dated 10.02.2017, 02.03.2017 and 29.08.2017 issued by the BBMP which bears out payment of improvement charges/betterment charges.	Original
14.	Katha certificate dated 20.09.2014 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni Reddy.	Original
15.	Katha extract dated 22.05.2014 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni.	Original
16.	Katha certificate dated 20.05.2019 issued by the BBMP which bears out that katha in respect of a portion of Schedule Property measuring 3 acres 02 guntas was registered in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy and was assigned new katha No.300/52/3.	Original
17.	Katha extract dated 21.05.2019 issued by the BBMP which bears out that Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy for an extent of 3 acres 02 guntas in respect of Survey No.52/3.	Original

18.	Tax-paid receipts dated 19.09.2014, 07.03.2017 and 28.03.2017 paid to BBMP for the period 2014-15, 2015-16 and 2016-17.	Original
19.	Original suit bearing O.S No.486/2002 before the City Civil Court, Bangalore filed by Shanthini Palaniswamy against Adbul Rasheed.	Certified copy
20.	Sale deed dated 28.06.2019 registered as document No.1258/19-20 executed by (1) Prabhavathi, daughter of late D.N.Venkata Reddy (2) P.Krishna Reddy, son of Nanji Reddy, (3) Krishna Prasad Mikkilineni, son of Sathyanarayana Murthy alias Sathyanarayana Murthy Mikkilineni, (represented by his power of attorney holder Radhika Mikkilineni, wife of Krishna Prasad Mikkilineni) and (4) V.Shivashankara Reddy, son of D. Venkata Reddy, in favour of Arvind Smart Spaces Limited (formerly known as Arvind Infrastructure Limited).	Original

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advocates & solicitors

June 11, 2019

**Title report with respect to land situated at Doddabettahalli Village, Yelahanka Hobli,
Bangalore North Taluk, Bangalore District**

To:

Arvind SmartSpaces 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. We accept no responsibility or legal liability to any person other than Arvind SmartSpaces 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. The title report does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
3. The title report is limited to certifying the legal right, title and interest of the present owners based on the representation of the owners and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have conducted informal searches in the courts and revenue offices to determine if there is any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property and understand that there are no such proceedings.
5. We have reported only in relation to the laws of India.
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/are 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 land in Survey No.52/3 (old Survey No.52) measuring 3 acres 2 guntas, situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore North District, morefully described in the Schedule hereunder and hereinafter referred to as the "Schedule Property").

Flow of title:

We have perused a copy of the index of land extract which initially bears out the name of B.M. Sonnappa as the owner and occupant with respect to land in Survey No.52 measuring 9 acres 35 guntas (excluding 13 guntas of kharab), situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk ("Larger Property"). The said extract also bears out that B.M. Sonnappa was in possession of the Larger Property from the year 1941-42 in terms of an order passed by the authority dated 28.3.1941. The said index of land extract also bears out reference to record of rights extract bearing R.R.No.38 (the number also appears to be 238 and the same is not very legible). We have also perused a copy of the endorsement dated 20.05.2017 issued by the Thasildar, Bangalore North Taluk, which bears out that the record of rights extract in RR No.238 is not available.

We have perused copies of the RTC extracts for the period 1973-74 to 1975-76 which bear out the name of B.M. Sonnappa as the owner and occupant in respect of the Larger Property (10 acres 08 guntas including 13 guntas of kharab land). We have perused a copy of the endorsement dated 27.04.2019 issued by the Tahsildar which bears out the non-availability of the RTC extracts for the period 1965-66 to 1970-71 and for 1971-72 in respect of the Larger Property.

We have perused a copy of the encumbrance certificate for the period 01.07.1924 to 31.03.1979 which bears out 'nil' encumbrances in respect of Larger Property (Survey No.52 measuring 10 acres 8 guntas).

We have perused a copy sale deed dated 22.06.1979 registered as document No. 750/79-80 which bears out that B.M.Sonnappa son of late Munegowda conveyed a portion of the Larger Property, measuring 3 acres ("Said Property") in favour of M.K.Kalaiah son of M.N.Karumbaiah. The said sale deed further bears out that B.M.Sonnappa acquired the Larger Property in terms of an auction sale conducted by the Government dated 28.3.1941. The registration of the said sale deed dated 22.06.1979 is borne out in the encumbrance certificate for the period 1.4.1979 to 31.5.1989. We have not been provided with a copy of the document bearing out the auction sale of the Larger Property in favour of B.M.Sonnappa. We have perused a copy of the endorsement dated 15.5.2019 issued by the Tahsildar, which bears out that the sagivali chit (auction) dated 28.3.1941 was not available, we have therefore relied on the index of land extract bearing out the name of B.M.Sonnappa as the owner and occupant of the Larger Property.

We have perused a copy of the index of land extract which bears out the name of M.K.Kalaiah as the owner and occupant with respect to the Said Property.

We have perused of the mutation register extract bearing M.R.No.1/1979-80 which bears out that the katha with respect to the Said Property was registered in the name of M.K.Kalaiah son of M.N.Karumbaiyah in terms of the sale deed dated 22.06.1979.

We have perused copies of the RTC extracts for the period 1976-77 to 1987-88 which bear out the name of M.K.Kalaiah as the owner and occupant with respect to the Said Property.

We have perused copy of the mutation register extract bearing MR No.2/82-83 issued by the Tahsildar which bears out that M.K.Kalaiah mortgaged the Said Property on 20.09.1982 in favour of R.S.S Saganayakanahalli for a sum of Rs.30.000/-. We have perused a copy of the no-due certificate dated 11.6.2019 issued by the R.S.S Saganayakanahalli confirming that there are no dues in relation to the loan or in relation to the Said Property.

We have perused a copy of the receipt/discharge deed dated 12.07.1989 registered as document No.274/89-90 which bears out that the Vysya Bank Limited discharged the loan availed by V.C.Reddappa Chetty in respect of mortgage deed dated 22.11.1985 registered as document No.1701/85-86 (executed by V.C.Redda Cheety in favour of Vysya Bank) in respect of land in Survey No.52 along with Survey No.43/4 both situated at Doddabettahalli Village. The registration of the said receipt is borne out in the encumbrance certificate for period 01.06.1989 to 31.03.2004.

We have perused a copy of the declaration deed dated 21.09.1989 registered as document No.SL No.42A/89-90 which bears out that M.K.Kalaiah had availed loan of Rs.1,30,400/- from Indian Bank by creating a mortgage in respect of the Said Property. The registration of the said declaration deed is borne out in the encumbrance certificate for the period 01.06.1989 to 31.03.2004. It is pertinent to point out that we have not been provided with the copy of the discharge deed from Indian Bank. However, we have made enquiries with the Indian Bank and understand that the Bank is not able to trace the mortgage documents in their records and therefore has expresses its inability to issue a no-due certificate.

We have perused a copy of the sale deed dated 03.09.1990 registered as document No.1092/90-91 which bears out that M.K.Kalaiah conveyed the Said Property in favour of Shanthini Palaniswamy wife of R.Palaniswamy. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.06.1989 to 31.03.2004.

We have perused a copy of the mutation register extract bearing MR No.5/90-91, which bears out that katha with respect to the Said Property was registered in the name of Shanthini Palaniswamy in terms of the sale deed dated 03.09.1990.



We have perused copies of the RTC extracts for the period 1988-89 to 1992-93 which bear out the names of Shanthini Palaniswamy as the owner and occupant of the Said Property. The said RTC extract also bear out registration of the relevant mutation register extract bearing MR No.5/90-91.

We have perused a copy of the endorsement dated 27.05.2017 issued by the Tahsildar which bears out the non-availability of the RTC extracts for the period 1993-94 to 1996-97 in respect of the Larger Property.

The hissa tippani extract dated 14.10.1990 bears out that the Larger Property was bifurcated as Survey No.52/1, Survey No.52/2 and Survey No.52/3. The said extract also bears out that an extent of 5 guntas of kharab land (3 guntas of cart road and 2 guntas of halla) was located in Survey No.52/3.

We have perused a copy of the mutation register extract bearing M.R No.1/96-97, which bears out that the Larger Property was bifurcated in terms of an order passed in RRT No.10995/96 and ADLR No.CR 36/1996-97 as Survey No.52/1 (measuring 2 acres 12 guntas including 2 guntas of kharab land), Survey No.52/2 (measuring 4 acres 3 guntas including 6 guntas of kharab land) and Survey No.52/3 (measuring 3 acres 33 guntas including 5 guntas of kharab land) ("Survey No.52/3").

We have perused a copy of the order dated 29.03.1996 passed in LRF(83)65/1995-96 by the Assistant Commissioner Bangalore, which bears out that M.K.Kalaiah was holding the Said Property in violation of the Sections 79 (A) and 79 (B) of the Karnataka Land Reforms Act 1961, therefore the land was directed to taken over by the Government. In terms of the said order dated 29.03.1996, the said extent of land was taken over by the Government.

We have perused a copy of the mutation register extract in MR No.3/1996-97 which bears out that the Said Property owned by M.K.Kalaiah vested with the Government in terms of the order passed by the Assistant Commissioner Bangalore in LRF(83)65/1995-96.

Given that the Said Property was purchased by Shanthini Palaniswamy, under the said deed dated 03.09.1990 (detailed above), she filed an appeal before the Karnataka Appellate Tribunal in appeal No.630/1998 against the Assistant Commissioner Bangalore North Taluk and M.K.Kalaiah challenging the order bearing No. LRF(83)65/1995-96 dated 29.03.1996. The Karnataka Appellate Tribunal, allowed the appeal vide an order dated 23.4.1999 and the matter was remanded back to the Assistant Commissioner for providing an opportunity for Shanthini Palaniswamy to contest the matter. We have perused a copy of the order dated 16.11.1999 passed in LRF(83)3A/1999-2000(NA) by the Assistant Commissioner which bears out that the proceedings initiated under the provisions of Sections 79 (A) and 79 (B) of the Karnataka Land Reforms Act 1961 with respect to the Said Property were dropped.

Shanthini Palaniswamy had purchased the Said Property (being a portion of the Larger Property) under the sale deed dated 03.09.1990 (detailed above) and Abul Rasheed had purchased the remaining portion of the Larger Property under separate sale deeds. Shanthini

Palaniswamy however claimed to be in possession of an extent of 3 acres 20 guntas out of Larger Property. Shanthini Palaniswamy filed a suit bearing O.S.No.486/2002 before the City Civil Court, Bangalore against Abdul Rasheed claiming ownership for an extent of 3 acres 20 guntas of land. The said suit was decreed on 09.04.2003 in terms of the compromise petition filed by the parties. Accordingly, Shanthini Palaniswamy became the owner of an additional extent of 10 guntas out of Survey No.52/3 and Abdul Rasheed became the owner of another 10 guntas out of Survey No.52/3.

We have perused a copy of the mutation register extract in MR No.7/2003-04 which bears out that in terms of the decree dated 09.04.2003 passed in O.S.No.486/2002, the katha with respect to a portion of Survey No.52/3 measuring 3 acres 10 guntas was registered in the name of Shanthini Palaniswamy and the katha with respect to the another portion of Survey No.52/3 measuring 10 guntas was registered in the name of Abdul Rasheed. The total extent of land in Survey No.52/3 was 3 acres 33 guntas, out of which an extent of 5 guntas was identified as kharab land. The document do not bear out any details of the ownership of the balance extent of 8 guntas in Survey No 52/3.

We have perused copies of the RTC extracts for the period 1997-98 to 2000-01, 2001-02 to 2002-03 and 2003-04 to 2004-05, which bear out the names of Shanthini Palaniswamy as the owner and occupant with respect to a portion of Survey No.52/3, measuring 3 acres, Abdul Rashid as the owner and occupant with respect to another portion of Survey No.52/3, measuring 20 guntas. The RTC extracts do not bear out any details of the occupant/owner with respect to the remaining extent of Survey No.52/3, measuring 8 guntas. The said RTC extracts refer to the order passed in LRF(83)62/95-96 dated 29.06.1996, an order passed in ADLR/CR36/1996-97 and the mutation register extract bearing MR No.1/1996-97.

We have perused a copy of the sale deed dated 17.05.2004 registered as document No.3037/04-05 which bears out that Shanthini Palaniswamy conveyed an extent of 3 acres 10 guntas of land in Survey No.52/3 ("Item No.1") in favour of (1) Prabhavathi daughter of late D.N.Venkata Reddy, (2) P.Krishna Reddy son of Nanji Reddy and (3) Krishna Prasad Mikkilineni son of Sathyanarayana Murthy represented by his power of attorney Radhika Mikkilineni. We have not been provided with a copy of the power of attorney executed by Krishna Prasad Mikkilineni in favour of Radhika Mikkilineni. Given that the power of attorney was executed to purchase the property, we do not see a concern. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the mutation register extract bearing M.R.No.25/2005-06, which bears out that the katha with respect to the Item No.1, was registered in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni.

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We have perused copies of the RTC extracts for the period 2005-06 to 2008-09 and 2009-10 to 2018-19, which bear out the names of Prabhavati, P.Krishna Reddy, Krishnaprasad Mikkilineni as the owners and occupants with respect to the Item No.1.

We have perused a copy of the conversion order dated 26.06.2009 issued by the Special Deputy Commissioner, Bangalore, which bears out that the Item No.1 was converted from agricultural user to non-agricultural residential user. The said conversion order further bears out that 5 guntas of kharab land was identified as B kharab land.

We have perused a copy of the mutation register extract in MR No.6/2009-10, which bears out the factum of conversion of the Item No.1 vide a conversion order dated 26.06.2009.

We have perused a copy of the atlas which bears out the shape of Survey No.52/3.

We have perused a copy of the general power of attorney dated 06.11.2004 registered as document No.426/04-05 which bears out that Krishna Prasad Mikkilineni authorised his father Satyanarayana Murthy Mikkilineni to present deeds and admit registration of sale deeds before the concern sub-registrar and to do all necessary acts and deeds in respect of his share in the Item No.1.

We have perused a copy of the sale deed dated 17.06.2011 registered as document No.2627/11-12, which bears out that Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni (Krishna Prasad Mikkilineni represented by his power of attorney holder Sathyanarayana Murthy Mikkilineni) conveyed 1/4th undivided share (approximately 32 ½ guntas) of the Item No.1 in favour of V.Shivashankara Reddy. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the confirmation deed dated 30.08.2017, registered as document No.2601/17-18, which bears out that Krishna Prasad Mikkilineni confirmed the execution and registration of the sale deed dated 17.06.2011 registered as document No.2627/11-12 in favour of V.Shivashankara Reddy. The registration of the said confirmation deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the special notice dated 22.05.2014 issued by the Revenue Officer, Bruhat Bengaluru Mahanagara Palike ('BBMP') bears out that a portion of the Item No.1 measuring 1,32,858 square feet (3 acres 2 guntas) ("**Schedule Property**") was assigned new katha No.300/52/3 and was assessed for payment of property taxes. It is pertinent to point out that the katha was registered only with respect to a portion of Item No.1, measuring 3 acres 02 guntas instead of 3 acres 10 guntas. We are given to understand that though Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy purchased 3 acres 10 guntas of land, they were in possession of only 3 acres 2 guntas, and therefore, the katha was registered only with respect to the said extent of 3 acres 2 guntas.

4

We have perused copies of the receipts dated 10.02.2017, 02.03.2017 and 29.08.2017 issued by the BBMP which bears out payment of improvement charges/betterment charges with respect to the Schedule Property by Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni. It is pertinent to point out that the said receipts do not bear out the measurement of the Schedule Property for which the amounts have been paid but only refers to 'Survey No.52/3'. We understand that the said amount is in relation to the entire extent of the Schedule Property.

We have perused a copy of the katha certificate dated 20.09.2014 issued by the BBMP which bears out that katha with respect to the Schedule Property was registered in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni and was assigned new katha No.300/52/3.

We have perused a copy of the katha extract dated 22.05.2014 issued by the BBMP which bears out the extent of the Schedule Property as being 3 acres 2 guntas.

We have perused a copy of the tax paid receipt dated 24.04.2019 issued by the BBMP which bears out that the property taxes were paid in respect of the Schedule Property (bearing katha No.300/52/3) for the period 2019-2020.

We have perused a copy of the katha certificate dated 20.05.2019 issued by the BBMP which bears out that katha with respect to the Schedule Property measuring 3 acres 2 guntas was registered in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy and was assigned new katha No.300/52/3.

We have perused a copy of the katha extract dated 21.05.2019 issued by the BBMP which bears out the extent of the Schedule Property as being 3 acres 2 guntas.

We have perused a copy of the endorsement dated 24.03.2016 issued by the Tahsildar Bangalore North Taluk, which bears out the non-availability of the moola tippani in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 15.04.2008 issued by the Assistant Commissioner Bangalore North Taluk, which bears out that there were no cases initiated or pending under sections 79 A and 79 B of the Karnataka Land Reforms Act 1961 in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 15.04.2008 issued by the Assistant Commissioner which bears out that there were no proceedings initiated or pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 24.05.2017 issued by the Tahsildar Bangalore North Taluk, which bears out that there were no tenancy claims registered under Section 77A and 7(A) of the Karnataka Land Reforms Act, 1961, in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 20.05.2017 issued by the Tahsildar, Bangalore North Taluk, which bears out non-availability of record of rights extract bearing RR No.238.

We have perused a copy of the endorsement dated 27.04.2019 issued by the Tahsildar which bears out non-availability of record of rights extract bearing RR Nos.38, 461 and 464 in respect of Survey No.52/3.

We have perused a copy of the village map of Doddabettahalli village which bears out location of the Larger Survey No.52.

We have perused copies of the public notices in The Hindu, Udayavani and Vijayakarnataka all dated 03.05.2019 issued by Advocate G.Shridhar, calling upon for objections from third parties calling upon objections from the third parties in relation to sale of the Schedule Property. We understand that there were no objections or claims were received in response to the said public notices.

We have perused a copy of the letter dated 30.05.2019 addressed to the Inspector, Banashankari Police Station, Bangalore by Prabhavathi for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80 executed by B.M.Sonnappa son of late Munegowda in favour of M.K.Kalaiah son of M.N.Karumbaiah.

We have perused a copy of the acknowledgement dated 30.05.2019 from DS Office of the Commissioner of Police, Bangalore for receiving the complaint from Prabhavathi, for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.

We have perused a copy of the public notice dated 31.05.2019 issued by Advocate G.V.Sudhakar, in The New Indian Express newspaper indicating the loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.

We have reviewed the documents in relation to the Schedule Property detailed in the Annexure-1.

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CERTIFICATE

Based on the documents reviewed by us, we hereby confirm that the title of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy with respect to the Schedule Property (measuring 3 acres 2 guntas), is valid and marketable.

J.Sagar Associates
Bangalore

SCHEDULE

All that piece and parcel of the land in Survey No.52/3 (old Survey No.52), situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk measuring 3 acres 10 guntas and bounded on;

East by ; Road (Doddabettahalli to Yelahanka).

West by ; Land in Survey No.51.

North by ; Portion of land in Survey No.52/3 and land in Survey No.51.

South by ; Land in Survey No.53.

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ANNEXURE-1**List of documents reviewed by us:**

SI No.	Description of documents
1.	Index of land extract of Survey No.52.
2.	Endorsement dated 20.05.2017 issued by the Thasildar, Bangalore North Taluk. bearing out non availability of record of rights extract in RR No.238.
3.	RTC extracts for the period 1973-74 to 1975-76.
4.	Endorsement dated 27.04.2019 issued by the Tahsildar bearing out the non-availability of the RTC extracts for the period 1965-66 to 1970-71 and for 1971-72.
5.	Encumbrance certificate for the period 01.07.1924 to 31.03.1979.
6.	Sale deed dated 22.06.1979 registered as document No. 750/79-80 executed by B.M.Sonnappa son of late Munegowda in favour of M.K.Kalaiah son of M.N.Karumbaiah.
7.	Encumbrance certificate for the period 1.4.1979 to 31.5.1989.
8.	Mutation register extract bearing M.R.No.1/1979-80.
9.	RTC extracts for the period 1976-77 to 1987-88.
10.	Mutation register extract bearing MR No.2/82-83 issued by the Tahsildar
11.	No-due certificate dated 11.6.2019 issued by the R.S.S Saganayakanahalli.
12.	Receipt/discharge deed dated 12.07.1989 registered as document No.274/89-90 executed by Vysya Bank Limited in favour of V.C.Reddappa Chetty.
13.	Encumbrance certificate for period 01.06.1989 to 31.03.2004.
14.	Declaration deed dated 21.09.1989 registered as document No.SL No.42A/89-90 executed by M.K.Kalaiah in favour of Indian Bank by creating a mortgage.
15.	Encumbrance certificate for the period 01.06.1989 to 31.03.2004.
16.	Sale deed dated 03.09.1990 registered as document No.1092/90-91 executed by M.K.Kalaiah in favour of Shanthini Palaniswamy wife of R.Palaniswamy.
17.	Encumbrance certificate for period 01.06.1989 to 31.03.2004.
18.	Mutation register extract bearing MR No.5/90-91.
19.	RTC extracts for the period 1988-89 to 1992-93.
20.	Endorsement dated 27.05.2017 issued by the Tahsildar for non-availability of the RTC extracts for the period 1993-94 to 1996-97.
21.	Hissa tippani extract dated 14.10.1990 of Survey No.52.
22.	Mutation register extract bearing M.R No.1/96-97.
23.	Order dated 29.03.1996 passed in LRF(83)65/1995-96 by the Assistant Commissioner Bangalore.
24.	Mutation register extract in MR No.3/1996-97.
25.	Appeal filed before the Karnataka Appellate Tribunal in appeal No.630/1998 by

	Shanthini Palaniswamy against the Assistant Commissioner Bangalore North Taluk.
26.	Order dated 23.4.1999 passed in appeal No.630/1998.
27.	Order dated 16.11.1999 passed in LRF(83)3A/1999-2000(NA) by the Assistant Commissioner.
28.	Suit in O.S.No.486/2002 filed before the City Civil Court, Bangalore, by Shanthini Palaniswamy against Adbul Rasheed and compromise petition and the decree dated 09.04.2003.
29.	Mutation register extract in MR No.7/2003-04.
30.	RTC extracts for the period 1997-98 to 2000-01, 2001-02 to 2002-03 and 2003-04 to 2004-05.
31.	Sale deed dated 17.05.2004 registered as document No.3037/04-05 executed by Shanthini Palaniswamy in favour of (1) Prabhavathi daughter of late D.N.Venkata Reddy, (2) P.Krishna Reddy son of Nanji Reddy and (3) Krishna Prasad Mikkilineni son of Sathyanarayana Murthy represented by his power of attorney holder Radhika Mikkilineni.
32.	Encumbrance certificate for period 01.04.2004 to 22.04.2019.
33.	Mutation register extract bearing M.R.No.25/2005-06.
34.	RTC extracts for the period 2005-06 to 2008-09 and 2009-10 to 2018-19.
35.	Conversion order dated 26.06.2009 issued by the Special Deputy Commissioner, Bangalore.
36.	Mutation register extract in MR No.6/2009-10.
37.	Copy of the atlas of Survey No.52/3.
38.	General power of attorney dated 06.11.2004 registered as document No.426/04-05 executed by Krishna Prasad Mikkilineni in favour of his father Satyanarayana Murthy Mikkilineni.
39.	Sale deed dated 17.06.2011 registered as document No.2627/11-12 executed by Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni (Krishna Prasad Mikkilineni represented by his power of attorney holder Sathyanarayana Murthy Mikkilineni) in favour of V.Shivashankara Reddy.
40.	Encumbrance certificate for period 01.04.2004 to 22.04.2019.
41.	Confirmation deed dated 30.08.2017 registered as document No.2601/17-18 executed by that Krishna Prasad Mikkilineni confirmed the execution and registration of the sale deed dated 17.06.2011 registered as document No.2627/11-12 in favour of V.Shivashankara Reddy. The registration of the said confirmation deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.
42.	Special notice dated 22.05.2014 issued by the Revenue Officer, Bruhat Bengaluru Mahanagara Palike ('BBMP').

43.	Receipts dated 10.02.2017, 02.03.2017 and 29.08.2017 issued by the BBMP for payment of improvement charges/betterment charges.
44.	Katha certificate dated 20.09.2014 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni and was assigned new katha No.300/52/3.
45.	Katha extract dated 22.05.2014 issued by the BBMP.
46.	Tax paid receipt dated 24.04.2019 issued by the BBMP for the period 2019-2020.
47.	Katha certificate dated 20.05.2019 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy and was assigned new katha No.300/52/3.
48.	Katha extract dated 21.05.2019 issued by the BBMP.
49.	Endorsement dated 24.03.2016 issued by the Tahsildar Bangalore North Taluk, for non-availability of the moola tippani in respect of Survey No.52/3.
50.	Endorsement dated 15.04.2008 issued by the Assistant Commissioner Bangalore North Taluk, issued under sections 79 A and 79 B of the Karnataka Land Reforms Act 1961.
51.	Endorsement dated 15.04.2008 issued by the Assistant Commissioner which issued under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act. 1978.
52.	Endorsement dated 24.05.2017 issued by the Tahsildar Bangalore North Taluk, issued under Section 77A and 7(A) of the Karnataka Land Reforms Act, 1961.
53.	Endorsement dated 20.05.2017 issued by the Tahsildar, Bangalore North Taluk, for non-availability of record of rights extract bearing RR No.238.
54.	Endorsement dated 27.04.2019 issued by the Tahsildar for non-availability of record of rights extract bearing RR Nos.38, 461 and 464.
55.	Village map of Doddabettahalli village.
56.	Public notices in The Hindu, Udayavani and Vijayakarnataka all dated 03.05.2019 issued by Advocate G.Shridhar, calling upon for objections from third parties.
57.	Letter dated 30.05.2019 addressed to the Inspector, Banashankari Police Station, Bangalore by Prabhavathi for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.
58.	Acknowledgement dated 30.05.2019 from DS Office of the Commissioner of Police, Bangalore for receiving the complaint from Prabhavathi.
59.	Public notice dated 31.05.2019 issued by Advocate G.V.Sudhakar, in The New Indian Express newspaper indicating the loss of original sale deed dated 22.06.1979.



advocates & solicitors

New opinion

August 23, 2019

Title report with respect to land situated at Doddabettahalli Village, Yelahanka Hobli,
Bangalore North Taluk, Bangalore District

To:

Arvind SmartSpaces 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. We accept no responsibility or legal liability to any person other than Arvind SmartSpaces 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. The title report does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
3. The title report is limited to certifying the legal right, title and interest of the present owners based on the representation of the owners and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have conducted informal searches in the courts and revenue offices to determine if there is any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property and understand that there are no such proceedings.
5. We have reported only in relation to the laws of India.
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/are 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

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MEMORANDUM

We have in this memorandum dealt with land in Survey No 52/3 (old Survey No 52) measuring 3 acres 2 guntas, situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore North District, more fully described in the Schedule hereunder and hereinafter referred to as the "Schedule Property").

Flow of title:

We have perused a copy of the index of land extract which initially bears out the name of B.M. Sonnappa as the owner and occupant with respect to land in Survey No.52 measuring 9 acres 35 guntas (excluding 13 guntas of kharab), situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk ("Larger Property"). The said extract also bears out that B.M. Sonnappa was in possession of the Larger Property from the year 1941-42 in terms of an order passed by the authority dated 28.3.1941. The said index of land extract also bears out reference to record of rights extract bearing R.R.No.38 (the number also appears to be 238 and the same is not very legible). We have also perused a copy of the endorsement dated 20.05.2017 issued by the Tahsildar, Bangalore North Taluk, which bears out that the record of rights extract in RR No.238 is not available.

We have perused copies of the RTC extracts for the period 1973-74 to 1975-76 which bear out the name of B.M. Sonnappa as the owner and occupant in respect of the Larger Property (10 acres 08 guntas including 13 guntas of kharab land). We have perused a copy of the endorsement dated 27.04.2019 issued by the Tahsildar which bears out the non-availability of the RTC extracts for the period 1965-66 to 1970-71 and for 1971-72 in respect of the Larger Property.

We have perused a copy of the encumbrance certificate for the period 01.07.1924 to 31.03.1979 which bears out "nil" encumbrances in respect of Larger Property (Survey No.52 measuring 10 acres 8 guntas).

We have perused a copy sale deed dated 22.06.1979 registered as document No. 750/79-80 which bears out that B.M.Sonnappa son of late Munegowda conveyed a portion of the Larger Property, measuring 3 acres ("Said Property") in favour of M.K.Kalaiiah son of M.N. Karumbaiah. The said sale deed further bears out that B.M.Sonnappa acquired the Larger Property in terms of an auction sale conducted by the Government dated 28.3.1941. The registration of the said sale deed dated 22.06.1979 is borne out in the encumbrance certificate for the period 1.4.1979 to 31.5.1989. We have not been provided with a copy of the document bearing out the auction sale of the Larger Property in favour of B.M.Sonnappa. We have perused a copy of the endorsement dated 15.5.2019 issued by the Tahsildar, which bears out that the original chit function dated 28.3.1941 was not available, we have therefore relied on the index of land extract bearing out the name of B.M.Sonnappa as the owner and occupant of the Larger Property.

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We have perused a copy of the index of land extract which bears out the name of M.K.Kalaiah as the owner and occupant with respect to the Said Property.

We have perused of the mutation register extract bearing M.R.No 1/1979-80 which bears out that the katha with respect to the Said Property was registered in the name of M.K.Kalaiah son of M.N.Karumbaiah in terms of the sale deed dated 22.06.1974.

We have perused copies of the RTC extracts for the period 1976-77 to 1987-88 which bear out the name of M.K.Kalaiah as the owner and occupant with respect to the Said Property.

We have perused copy of the mutation register extract bearing MR No.2/82-83 issued by the Tahsildar which bears out that M.K.Kalaiah mortgaged the Said Property on 20.09.1982 in favour of R.S.S Saganayakanahalli for a sum of Rs.30,000/-. We have perused a copy of the no-due certificate dated 11.6.2019 issued by the R.S.S Saganayakanahalli confirming that there are no dues in relation to the loan or in relation to the Said Property.

We have perused a copy of the receipt/discharge deed dated 12.07.1989 registered as document No.274/89-90 which bears out that the Vysya Bank Limited discharged the loan availed by V.C.Reddappa Chetty in respect of mortgage deed dated 22.11.1985 registered as document No.1701/85-86 (executed by V.C.Redda Chetty in favour of Vysya Bank) in respect of land in Survey No.52 along with Survey No.43/4 both situated at Doddabettinahalli Village. The registration of the said receipt is borne out in the encumbrance certificate for period 01.06.1989 to 31.03.2004.

We have perused a copy of the declaration deed dated 21.09.1989 registered as document No.SI, No.42A/89-90 which bears out that M.K.Kalaiah had availed loan of Rs.1,30,400/- from Indian Bank by creating a mortgage in respect of the Said Property. The registration of the said declaration deed is borne out in the encumbrance certificate for the period 01.06.1989 to 31.03.2004. It is pertinent to point out that we have not been provided with the copy of the discharge deed from Indian Bank. However, we have made enquiries with the Indian Bank and understand that the Bank is not able to trace the mortgage documents in their records and therefore has expressed its inability to issue a no-due certificate.

We have perused a copy of the sale deed dated 03.09.1990 registered as document No.1092/90-91 which bears out that M.K.Kalaiah conveyed the Said Property in favour of Shanthini Palaniswamy wife of R.Palaniswamy. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.06.1989 to 31.03.2004.

We have perused a copy of the mutation register extract bearing MR No.5/90-91, which bears out that katha with respect to the Said Property was registered in the name of Shanthini Palaniswamy in terms of the sale deed dated 03.09.1990.

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We have perused copies of the RTC extracts for the period 1988-89 to 1992-93 which bear out the names of Shanthini Palaniswamy as the owner and occupant of the Said Property. The said RTC extract also bear out registration of the relevant mutation register extract bearing MR No.5/90-91.

We have perused a copy of the endorsement dated 27.05.2017 issued by the Tahsildar which bears out the non-availability of the RTC extracts for the period 1993-94 to 1996-97 in respect of the Larger Property.

The hissa tippani extract dated 14.10.1990 bears out that the Larger Property was bifurcated as Survey No.52/1, Survey No.52/2 and Survey No.52/3. The said extract also bears out that an extent of 5 guntas of kharab land (3 guntas of cart road and 2 guntas of halla) was located in Survey No.52/3.

We have perused a copy of the mutation register extract bearing M.R No.1/96-97, which bears out that the Larger Property was bifurcated in terms of an order passed in RRT No.10995/96 and ADLR No.CR 36/1996-97 as Survey No.52/1 (measuring 2 acres 12 guntas including 2 guntas of kharab land), Survey No.52/2 (measuring 4 acres 3 guntas including 6 guntas of kharab land) and Survey No.52/3 (measuring 3 acres 33 guntas including 5 guntas of kharab land) ("Survey No.52/3").

We have perused a copy of the order dated 29.03.1996 passed in LRF(83)65/1995-96 by the Assistant Commissioner Bangalore, which bears out that M.K.Kalaiah was holding the Said Property in violation of the Sections 79 (A) and 79 (B) of the Karnataka Land Reforms Act 1961, therefore the land was directed to taken over by the Government. In terms of the said order dated 29.03.1996, the said extent of land was taken over by the Government.

We have perused a copy of the mutation register extract in MR No.3/1996-97 which bears out that the Said Property owned by M.K.Kalaiah vested with the Government in terms of the order passed by the Assistant Commissioner Bangalore in LRF(83)65/1995-96.

Given that the Said Property was purchased by Shanthini Palaniswamy, under the said deed dated 03.09.1990 (detailed above), she filed an appeal before the Karnataka Appellate Tribunal in appeal No.630/1998 against the Assistant Commissioner Bangalore North Taluk and M.K.Kalaiah challenging the order bearing No. LRF(83)65/1995-96 dated 29.03.1996. The Karnataka Appellate Tribunal, allowed the appeal vide an order dated 23.4.1999 and the matter was remanded back to the Assistant Commissioner for providing an opportunity for Shanthini Palaniswamy to contest the matter. We have perused a copy of the order dated 16.11.1999 passed in LRF(83)3A/1999-2000(NA) by the Assistant Commissioner which bears out that the proceedings initiated under the provisions of Sections 79 (A) and 79 (B) of the Karnataka Land Reforms Act 1961 with respect to the Said Property were dropped.

Shanthini Palaniswamy had purchased the Said Property (being a portion of the Larger Property) under the sale deed dated 03.09.1990 (detailed above) and Abul Rasheed had purchased the remaining portion of the Larger Property under separate sale deeds. Shanthini

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Palaniswamy however claimed to be in possession of an extent of 3 acres 20 guntas out of Larger Property. Shanthini Palaniswamy filed a suit bearing O.S.No.486/2002 before the City Civil Court, Bangalore against Abdul Rasheed claiming ownership for an extent of 3 acres 20 guntas of land. The said suit was decreed on 09.04.2003 in terms of the compromise petition filed by the parties. Accordingly, Shanthini Palaniswamy became the owner of an additional extent of 10 guntas out of Survey No.52/3 and Abdul Rasheed became the owner of another 10 guntas out of Survey No.52/3.

We have perused a copy of the mutation register extract in MR No. 7/2003-04 which bears out that in terms of the decree dated 09.04.2003 passed in O.S.No.486/2002, the katha with respect to a portion of Survey No.52/3 measuring 3 acres 10 guntas was registered in the name of Shanthini Palaniswamy and the katha with respect to the another portion of Survey No.52/3 measuring 10 guntas was registered in the name of Abdul Rasheed. The total extent of land in Survey No.52/3 was 3 acres 33 guntas, out of which an extent of 5 guntas was identified as kharab land. The document does not bear out any details of the ownership of the balance extent of 8 guntas in Survey No.52/3.

We have perused copies of the RTC extracts for the period 1997-98 to 2000-01, 2001-02 to 2002-03 and 2003-04 to 2004-05, which bear out the names of Shanthini Palaniswamy as the owner and occupant with respect to a portion of Survey No.52/3, measuring 3 acres, Abdul Rashid as the owner and occupant with respect to another portion of Survey No.52/3, measuring 20 guntas. The RTC extracts do not bear out any details of the occupant/owner with respect to the remaining extent of Survey No.52/3, measuring 8 guntas. The said RTC extracts refer to the order passed in LRF(83)62/95-96 dated 29.06.1996, an order passed in ADLR/CR36/1996-97 and the mutation register extract bearing MR No.1/1996-97.

We have perused a copy of the sale deed dated 17.05.2004 registered as document No.3037/04-05 which bears out that Shanthini Palaniswamy conveyed an extent of 3 acres 10 guntas of land in Survey No.52/3 ("Item No.1") in favour of (1) Prabhavathi daughter of late D.N.Venkata Reddy, (2) P.Krishna Reddy son of Nanji Reddy and (3) Krishna Prasad Mikkilineni son of Sathyanarayana Murthy represented by his power of attorney Radhika Mikkilineni. We have not been provided with a copy of the power of attorney executed by Krishna Prasad Mikkilineni in favour of Radhika Mikkilineni. Given that the power of attorney was executed to purchase the property, we do not see a concern. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the mutation register extract bearing M.R.No.25/2005-06, which bears out that the katha with respect to the Item No.1, was registered in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni.

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We have perused copies of the RTC extracts for the period 2005-06 to 2008-09 and 2009-10 to 2018-19, which bear out the names of Prabhavathi, P.Krishna Reddy, Krishnaprasad Mikkilineni as the owners and occupants with respect to the Item No.1.

We have perused a copy of the conversion order dated 26.06.2009 issued by the Special Deputy Commissioner, Bangalore, which bears out that the Item No.1 was converted from agricultural user to non-agricultural residential user. The said conversion order further bears out that 5 guntas of kharab land was identified as B kharab land.

We have perused a copy of the mutation register extract in MR No.6/2009-10, which bears out the factum of conversion of the Item No.1 vide a conversion order dated 26.06.2009.

We have perused a copy of the atlas which bears out the shape of Survey No.52/3.

We have perused a copy of the general power of attorney dated 06.11.2004 registered as document No.426/04-05 which bears out that Krishna Prasad Mikkilineni authorised his father Satyanarayana Murthy Mikkilineni to present deeds and admit registration of sale deeds before the concern sub-registrar and to do all necessary acts and deeds in respect of his share in the Item No.1.

We have perused a copy of the sale deed dated 17.06.2011 registered as document No.2627/11-12, which bears out that Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni (Krishna Prasad Mikkilineni represented by his power of attorney holder Satyanarayana Murthy Mikkilineni) conveyed 1/4th undivided share (approximately 32 1/2 guntas) of the Item No.1 in favour of V.Shivashankara Reddy. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the confirmation deed dated 30.08.2017, registered as document No.2601/17-18, which bears out that Krishna Prasad Mikkilineni confirmed the execution and registration of the sale deed dated 17.06.2011 registered as document No.2627/11-12 in favour of V.Shivashankara Reddy. The registration of the said confirmation deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the special notice dated 22.05.2014 issued by the Revenue Officer, Bruhat Bengaluru Mahanagara Palike ('BBMP') bears out that a portion of the Item No.1 measuring 1,32,858 square feet (3 acres 2 guntas) ("Schedule Property") was assigned new katha No.300/52/3 and was assessed for payment of property taxes. It is pertinent to point out that the katha was registered only with respect to a portion of Item No.1, measuring 3 acres 02 guntas instead of 3 acres 10 guntas. We are given to understand that though Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy purchased 3 acres 10 guntas of land, they were in possession of only 3 acres 2 guntas, and therefore, the katha was registered only with respect to the said extent of 3 acres 2 guntas.

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We have perused copies of the receipts dated 10.02.2017, 02.03.2017 and 29.08.2017 issued by the BBMP which bears out payment of improvement charges/betterment charges with respect to the Schedule Property by Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni. It is pertinent to point out that the said receipts do not bear out the measurement of the Schedule Property for which the amounts have been paid but only refers to 'Survey No.52/3'. We understand that the said amount is in relation to the entire extent of the Schedule Property.

We have perused a copy of the katha certificate dated 20.09.2014 issued by the BBMP which bears out that katha with respect to the Schedule Property was registered in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni and was assigned new katha No.300/52/3.

We have perused a copy of the katha extract dated 22.05.2014 issued by the BBMP which bears out the extent of the Schedule Property as being 3 acres 2 guntas.

We have perused a copy of the tax paid receipt dated 24.04.2019 issued by the BBMP which bears out that the property taxes were paid in respect of the Schedule Property (bearing katha No.300/52/3) for the period 2019-2020.

We have perused a copy of the katha certificate dated 20.05.2019 issued by the BBMP which bears out that katha with respect to the Schedule Property measuring 3 acres 2 guntas was registered in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy and was assigned new katha No.300/52/3.

We have perused a copy of the katha extract dated 21.05.2019 issued by the BBMP which bears out the extent of the Schedule Property as being 3 acres 2 guntas.

We have perused a copy of the endorsement dated 24.03.2016 issued by the Tahsildar Bangalore North Taluk, which bears out the non-availability of the moola tippani in respect of Survey No 52/3.

We have perused a copy of the endorsement dated 15.04.2008 issued by the Assistant Commissioner Bangalore North Taluk, which bears out that there were no cases initiated or pending under sections 79 A and 79 B of the Karnataka Land Reforms Act 1961 in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 15.04.2008 issued by the Assistant Commissioner which bears out that there were no proceedings initiated or pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Survey No.52/3.

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We have perused a copy of the endorsement dated 24.05.2017 issued by the Tahsildar Bangalore North Taluk, which bears out that there were no tenancy claims registered under Section 77A and 7(A) of the Karnataka Land Reforms Act, 1961, in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 20.05.2017 issued by the Tahsildar Bangalore North Taluk, which bears out non-availability of record of rights extract bearing RR No.238.

We have perused a copy of the endorsement dated 27.04.2019 issued by the Tahsildar which bears out non-availability of record of rights extract bearing RR Nos.38, 461 and 464 in respect of Survey No.52/3.

We have perused a copy of the village map of Doddabettahalli village which bears out location of the Larger Survey No.52.

We have perused copies of the public notices in The Hindu, Udayavani and Vijayakarnataka all dated 03.05.2019 issued by Advocate G.Shridhar, calling upon for objections from third parties calling upon objections from the third parties in relation to sale of the Schedule Property. We understand that there were no objections or claims were received in response to the said public notices.

We have perused a copy of the letter dated 30.05.2019 addressed to the Inspector, Banashankari Police Station, Bangalore by Prabhavathi for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80 executed by B.M.Sonnappa son of late Munegowda in favour of M.K.Kalaiah son of M.N.Karumbaiah.

We have perused a copy of the acknowledgement dated 30.05.2019 from DS Office of the Commissioner of Police, Bangalore for receiving the complaint from Prabhavathi, for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.

We have perused a copy of the public notice dated 31.05.2019 issued by Advocate G.V.Sudhakar, in The New Indian Express newspaper indicating the loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.

We have perused a copy of the power of attorney dated 16.05.2019 registered as document No.57/19-20 which bears out that Krishnaprasad Mikkilineni authorised and empowered his wife Radhika Mikkilineni to sell and to do all necessary acts and deeds in respect of land in Survey No.52/3 measuring 3 acres 10 guntas.

We have perused a copy of the sale deed dated 28.06.2019 registered as document No.1258/19-20 which bears out that (1) Prabhavathi, daughter of late D N. Venkata Reddy (2) P.Krishna Reddy, son of Nanji Reddy, (3) Krishna Prasad Mikkilineni, son of Sathyanarayana Murthy alias Sathyanarayana Murthy Mikkilineni, (represented by his power of attorney holder Radhika Mikkilineni, wife of Krishna Prasad Mikkilineni) and (4)

&

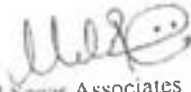
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V. Shivashankara Reddy, son of D. Venkata Reddy conveyed the Schedule Property in favour of Arvind Smart Spaces Limited (formerly known as Arvind Infrastructure Limited). The registration of the said sale deed is borne out in the encumbrance certificate for the period 01.04.2019 to 15.06.2019.

We have reviewed copies of title documents which are listed in Annexure-1. We have inspected the original documents in relation to the Schedule Property detailed in the Annexure-2.

CERTIFICATE

Based on the documents reviewed by us, we hereby confirm that the title of Arvind Smart Spaces Limited (formerly known as Arvind Infrastructure Limited) with respect to the Schedule Property (measuring 3 acres 2 guntas), is valid and marketable.


J. Sagur Associates
Bangalore

SCHEDULE

All that piece and parcel of the land in Survey No.52/3 (old Survey No.52), situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk measuring 3 acres 10 guntas and bounded on;

East by : Road (Doddabettahalli to Yelahanka).

West by : Land in Survey No.51.

North by : Portion of land in Survey No.52/3 and land in Survey No.51.

South by : Land in Survey No.53.

ANNEXURE-1**List of documents reviewed by us:**

Sl No.	Description of documents
1.	Index of land extract of Survey No.52
2.	Endorsement dated 20.05.2017 issued by the Tahsildar, Bangalore North Taluk, bearing out non availability of record of rights extract in RR No.238.
3.	RTC extracts for the period 1973-74 to 1975-76.
4.	Endorsement dated 27.04.2019 issued by the Tahsildar bearing out the non-availability of the RTC extracts for the period 1965-66 to 1970-71 and for 1971-72.
5.	Encumbrance certificate for the period 01.07.1924 to 31.03.1979
6.	Sale deed dated 22.06.1979 registered as document No. 750/79-80 executed by B.M.Sonnappa son of late Munegowda in favour of M.K.Kalaiah son of M.N.Karumbaiah.
7.	Encumbrance certificate for the period 1.4.1979 to 31.3.1989.
8.	Mutation register extract bearing M.R.No.1/1979-80.
9.	RTC extracts for the period 1976-77 to 1987-88.
10.	Mutation register extract bearing MR No.2/82-83 issued by the Tahsildar.
11.	No-due certificate dated 11.6.2019 issued by the R.S.S Saganayakanahalli.
12.	Receipt/discharge deed dated 12.07.1989 registered as document No.274/89-90 executed by Vysya Bank Limited in favour of V.C.Reddappa Chetty.
13.	Encumbrance certificate for period 01.06.1989 to 31.03.2004.
14.	Declaration deed dated 21.09.1989 registered as document No.S1. No.42A/89-90 executed by M.K.Kalaiah in favour of Indian Bank by creating a mortgage.
15.	Encumbrance certificate for the period 01.06.1989 to 31.03.2004.
16.	Sale deed dated 03.09.1990 registered as document No.1092/90-91 executed by M.K.Kalaiah in favour of Shanthini Palaniswamy wife of R.Palaniswamy.
17.	Encumbrance certificate for period 01.06.1989 to 31.03.2004.
18.	Mutation register extract bearing MR No.5/90-91.
19.	RTC extracts for the period 1988-89 to 1992-93.
20.	Endorsement dated 27.05.2017 issued by the Tahsildar for non-availability of the RTC extracts for the period 1993-94 to 1996-97.
21.	Hissa tippani extract dated 14.10.1990 of Survey No.52
22.	Mutation register extract bearing M.R No.1/96-97.
23.	Order dated 29.03.1996 passed in LRF(83)65/1995-96 by the Assistant Commissioner Bangalore.
24.	Mutation register extract in MR No.3/1996-97.

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25. Appeal filed before the Karnataka Appellate Tribunal in appeal No.630/1998 by Shanthini Palaniswamy against the Assistant Commissioner Bangalore North Taluk.
26. Order dated 23.4.1999 passed in appeal No.630/1998.
27. Order dated 16.11.1999 passed in LRF(83)3A/1999-2000(NA) by the Assistant Commissioner.
28. Suit in O.S.No.486/2002 filed before the City Civil Court, Bangalore, by Shanthini Palaniswamy against Abdul Rasheed and compromise petition and the decree dated 09.04.2003.
29. Mutation register extract in MR No.7/2003-04.
30. RTC extracts for the period 1997-98 to 2000-01, 2001-02 to 2002-03 and 2003-04 to 2004-05.
31. Sale deed dated 17.05.2004 registered as document No.3037/04-05 executed by Shanthini Palaniswamy in favour of (1) Prabhavathi daughter of late D.N.Venkata Reddy, (2) P.Krishna Reddy son of Nanji Reddy and (3) Krishna Prasad Mikkilineni son of Sathyanarayana Murthy represented by his power of attorney holder Radhika Mikkilineni.
32. Encumbrance certificate for period 01.04.2004 to 22.04.2019.
33. Mutation register extract bearing M.R.No.25/2005-06.
34. RTC extracts for the period 2005-06 to 2008-09 and 2009-10 to 2018-19.
35. Conversion order dated 26.06.2009 issued by the Special Deputy Commissioner, Bangalore.
36. Mutation register extract in MR No.6/2009-10.
37. Copy of the atlas of Survey No.52/3.
38. General power of attorney dated 06.11.2004 registered as document No.426/04-05 executed by Krishna Prasad Mikkilineni in favour of father Sathyanarayana Murthy Mikkilineni.
39. Sale deed dated 17.06.2011 registered as document No.2627/11-12 executed by Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni (Krishna Prasad Mikkilineni represented by his power of attorney holder Sathyanarayana Murthy Mikkilineni) in favour of V.Shivashankara Reddy.
40. Encumbrance certificate for period 01.04.2004 to 22.04.2019.
41. Confirmation deed dated 30.08.2017 registered as document No.2601/17-18 executed by that Krishna Prasad Mikkilineni confirmed the execution and registration of the sale deed dated 17.06.2011 registered as document No.2627/11-12 in favour of V.Shivashankara Reddy. The registration of the said confirmation deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.
42. Special notice dated 22.05.2014 issued by the Revenue Officer, Bruhat Bengaluru

Mahanagara Palike ("BBMP")	
43.	Receipts dated 10.02.2017, 02.03.2017 and 29.08.2017 issued by the BBMP for payment of improvement charges/betterment charges.
44.	Katha certificate dated 20.09.2014 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni and was assigned new katha No.300/52/3.
45.	Katha extract dated 22.05.2014 issued by the BBMP.
46.	Tax paid receipt dated 24.04.2019 issued by the BBMP for the period 2019-2020.
47.	Katha certificate dated 20.05.2019 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy and was assigned new katha No.300/52/3.
48.	Katha extract dated 21.05.2019 issued by the BBMP.
49.	Endorsement dated 24.03.2016 issued by the Tahsildar Bangalore North Taluk, for non-availability of the moola tippani in respect of Survey No.52/3.
50.	Endorsement dated 15.04.2008 issued by the Assistant Commissioner Bangalore North Taluk, issued under sections 79 A and 79 B of the Karnataka Land Reforms Act 1961.
51.	Endorsement dated 15.04.2008 issued by the Assistant Commissioner which issued under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
52.	Endorsement dated 24.05.2017 issued by the Tahsildar Bangalore North Taluk, issued under Section 77A and 7(A) of the Karnataka Land Reforms Act, 1961.
53.	Endorsement dated 20.05.2017 issued by the Tahsildar, Bangalore North Taluk, for non-availability of record of rights extract bearing RR No.238.
54.	Endorsement dated 27.04.2019 issued by the Tahsildar for non-availability of record of rights extract bearing RR Nos.38, 461 and 464.
55.	Village map of Doddabettahalli village.
56.	Public notices in The Hindu, Udayavani and Vijayakarnataka all dated 03.05.2019 issued by Advocate G.Shridhar, calling upon for objections from third parties.
57.	Letter dated 30.05.2019 addressed to the Inspector, Banashankari Police Station, Bangalore by Prabhavathi for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.
58.	Acknowledgement dated 30.05.2019 from DS Office of the Commissioner of Police, Bangalore for receiving the complaint from Prabhavathi.
59.	Public notice dated 31.05.2019 issued by Advocate G.V.Sudhakar, in The New Indian Express newspaper indicating the loss of original sale deed dated 22.06.1979.
60.	Power of attorney dated 16.05.2019 registered as document No.57/19-20 executed by Krishnaprasad Mikkilineni in favour of Radhika Mikkilineni to sell and to do all necessary acts and deeds in respect of land in Survey No.52/3 measuring 3 acres 10 guntas.

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61.	Sale deed dated 28.06.2019 registered as document No. 1258/19-20 executed by (1) Prabhavathi, daughter of late D.N.Venkata Reddy (2) P.Krishna Reddy, son of Nanji Reddy, (3) Krishna Prasad Mikkilineni, son of Sathyanarayana Murthy alias Sathyanarayana Murthy Mikkilineni, (represented by his power of attorney holder Radhika Mikkilineni, wife of Krishna Prasad Mikkilineni) and (4) V.Shivashankara Reddy, son of D. Venkata Reddy, in favour of Arvind Smart Spaces Limited (formerly known as Arvind Infrastructure Limited).
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ANNEXURE-2
List of Original documents

Sl No.	List of documents	Original/ Certified copy/photocopy
1.	Sale deed dated 22.06.1979 registered as document No 750/79-80 executed by B.M.Sonnappa son of late Munegowda in favour of M.K.Kalaiah son of M.N.Karumbaiah.	Certified copy
2.	Letter dated 30.05.2019 to the Inspector, Banashankari Police Station, Bangalore by Prabhavathi for loss of sale deed dated 22.06.1979 registered as document No.750/79-80.	Original
3.	Acknowledgement dated 30.05.2019 from DS Office of the Commissioner of Police, Bangalore for receiving the complaint from Prabhavathi for loss of sale deed dated 22.06.1979 registered as document No.750/79-80.	Original
4.	Public Notice dated 31.05.2019 issued in English newspaper, The New Indian Express for loss of sale deed dated 22.06.1979.	Original
5.	Sale deed dated 03.09.1990 registered as document No.1092/90-91 executed by M.K.Kalaiah in favour of Shanthini Palaniswamy wife of R.Palaniswamy	Original
6.	Sale deed dated 17.05.2004 registered as document No.3037/04-05 executed by Shanthini Palaniswamy in favour of (1) Prabhavathi daughter of late D.N.Venkata Reddy, (2) P.Krishna Reddy son of Nanji Reddy and (3) Krishna Prasad Mikkilineni son of Sathyanarayana Murthy represented by his power of attorney holder Radhika Mikkilineni.	Original
7.	Conversion order dated 26.06.2009 issued by the Special Deputy Commissioner, Bangalore, bearing out conversion from	Certified Copy

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	agricultural user to non-agricultural residential user	
8.	General power of attorney dated 06.11.2004 registered as document No.426/04-05 executed by Krishna Prasad Mikkilineni in favour of Satyanarayana Murthy Mikkilineni	Photocopy
9.	Sale deed dated 17.06.2011 registered as document No.2627/11-12 executed by Prabhavathi. P.Krishna Reddy and Krishna Prasad Mikkilineni (Krishna Prasad Mikkilineni represented by his power of attorney holder Sathyanarayana Murthy Mikkilineni) in favour of V.Shivashankara Reddy.	Original
10.	Confirmation deed dated 30.08.2017 registered as document No.2601/17-18 executed by Krishna Prasad Mikkilineni in favour of V.Shivashankara Reddy.	Original
11.	Power of Attorney dated 16.05.2019 registered as document No.57/19-20 executed by Krishnaprasad Mikkilineni in favour of Radhika Mikkilineni.	Original
12.	Special notice dated 22.05.2014 issued by the Revenue Officer, Bruhat Bengaluru Mahanagara Palike ('BBMP') in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni.	Original
13.	Receipts dated 10.02.2017, 02.03.2017 and 29.08.2017 issued by the BBMP which bears out payment of improvement charges/betterment charges.	Original
14.	Katha certificate dated 20.09.2014 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni Reddy.	Original
15.	Katha extract dated 22.05.2014 issued by the BBMP in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni.	Original
16.	Katha certificate dated 20.05.2019 issued by the BBMP which bears out that katha in respect of a portion of Schedule Property measuring 3 acres 02 guntas was registered in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy and was assigned new katha No.300/52/3.	Original
17.	Katha extract dated 21.05.2019 issued by the BBMP which bears out that Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy for an extent of 3 acres 02 guntas in respect of Survey No.52/3.	Original

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18.	Tax-paid receipts dated 19.09.2014, 07.03.2017 and 28.03.2017 paid to BBMP for the period 2014-15, 2015-16 and 2016-17.	Original
19.	Original suit bearing O.S No.486/2002 before the City Civil Court, Bangalore filed by Shanthini Palaniswamy against Abdul Rasheed	Certified copy
20.	Sale deed dated 28.06.2019 registered as document No.1258/19-20 executed by (1) Prabhavathi, daughter of late D.N.Venkata Reddy (2) P.Krishna Reddy, son of Nanji Reddy, (3) Krishna Prasad Mikkilineni, son of Sathyanarayana Murthy alias Sathyanarayana Murthy Mikkilineni, (represented by his power of attorney holder Radhika Mikkilineni, wife of Krishna Prasad Mikkilineni) and (4) V.Shivashankara Reddy, son of D. Venkata Reddy, in favour of Arvind Smart Spaces Limited (formerly known as Arvind Infrastructure Limited).	Original

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June 11, 2019

Title report with respect to land situated at Doddabettahalli Village, Yelahanka Hobli,
Bangalore North Taluk, Bangalore District

To:

Arvind SmartSpaces 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
T: +91 80 4350 3600 F: +91 80 4350 3617 E: bangalore@jsalaw.com
Ahmedabad | Chennai | Gurgaon | Hyderabad | Mumbai | New Delhi

FOREWORD

1. The contents of this title report are confidential. We accept no responsibility or legal liability to any person other than Arvind SmartSpaces 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. The title report does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
3. The title report is limited to certifying the legal right, title and interest of the present owners based on the representation of the owners and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have conducted informal searches in the courts and revenue offices to determine if there is any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property and understand that there are no such proceedings.
5. We have reported only in relation to the laws of India.
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/are 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 land in Survey No.52/3 (old Survey No.52) measuring 3 acres 2 guntas, situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore North District, morefully described in the Schedule hereunder and hereinafter referred to as the "Schedule Property".

Flow of title:

We have perused a copy of the index of land extract which initially bears out the name of B.M. Sonnappa as the owner and occupant with respect to land in Survey No.52 measuring 9 acres 35 guntas (excluding 13 guntas of kharab), situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk ("Larger Property"). The said extract also bears out that B.M. Sonnappa was in possession of the Larger Property from the year 1941-42 in terms of an order passed by the authority dated 28.3.1941. The said index of land extract also bears out reference to record of rights extract bearing R.R.No.38 (the number also appears to be 238 and the same is not very legible). We have also perused a copy of the endorsement dated 20.05.2017 issued by the Tahsildar, Bangalore North Taluk, which bears out that the record of rights extract in RR No.238 is not available.

We have perused copies of the RTC extracts for the period 1973-74 to 1975-76 which bear out the name of B.M. Sonnappa as the owner and occupant in respect of the Larger Property (10 acres 08 guntas including 13 guntas of kharab land). We have perused a copy of the endorsement dated 27.04.2019 issued by the Tahsildar which bears out the non-availability of the RTC extracts for the period 1965-66 to 1970-71 and for 1971-72 in respect of the Larger Property.

We have perused a copy of the encumbrance certificate for the period 01.07.1924 to 31.03.1979 which bears out 'nil' encumbrances in respect of Larger Property (Survey No.52 measuring 10 acres 8 guntas).

We have perused a copy sale deed dated 22.06.1979 registered as document No. 750/79-80 which bears out that B.M.Sonnappa son of late Munegowda conveyed a portion of the Larger Property, measuring 3 acres ("Said Property") in favour of M.K.Kalaiah son of M.N.Karumbaiah. The said sale deed further bears out that B.M.Sonnappa acquired the Larger Property in terms of an auction sale conducted by the Government dated 28.3.1941. The registration of the said sale deed dated 22.06.1979 is borne out in the encumbrance certificate for the period 1.4.1979 to 31.5.1989. We have not been provided with a copy of the document bearing out the auction sale of the Larger Property in favour of B.M.Sonnappa. We have perused a copy of the endorsement dated 15.5.2019 issued by the Tahsildar, which bears out that the saguvati chit function dated 28.3.1941 was not available, we have therefore relied on the index of land extract bearing out the name of B.M.Sonnappa as the owner and occupant of the Larger Property.

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We have perused a copy of the index of land extract which bears out the name of M.K.Kalaiah as the owner and occupant with respect to the Said Property.

We have perused of the mutation register extract bearing M.R.No.1 1979-80 which bears out that the katha with respect to the Said Property was registered in the name of M.K Kalaiah son of M.N.Karumbaiah in terms of the sale deed dated 22.06.1979

We have perused copies of the RTC extracts for the period 1976-77 to 1987-88 which bear out the name of M.K.Kalaiah as the owner and occupant with respect to the Said Property.

We have perused copy of the mutation register extract bearing MR No.2/82-83 issued by the Tahsildar which bears out that M.K.Kalaiah mortgaged the Said Property on 20.09.1982 in favour of R.S.S Saganayakanahalli for a sum of Rs.30,000/-. We have perused a copy of the no-due certificate dated 11.6.2019 issued by the R.S.S Saganayakanahalli confirming that there are no dues in relation to the loan or in relation to the Said Property.

We have perused a copy of the receipt/discharge deed dated 12.07.1989 registered as document No.274/89-90 which bears out that the Vysya Bank Limited discharged the loan availed by V.C.Reddappa Chetty in respect of mortgage deed dated 22.11.1985 registered as document No.1701/85-86 (executed by V.C.Redda Chetty in favour of Vysya Bank) in respect of land in Survey No.52 along with Survey No.43/4 both situated at Doddabettahalli Village. The registration of the said receipt is borne out in the encumbrance certificate for period 01.06.1989 to 31.03.2004.

We have perused a copy of the declaration deed dated 21.09.1989 registered as document No.SL No.42A/89-90 which bears out that M.K.Kalaiah had availed loan of Rs.1,30,400/- from Indian Bank by creating a mortgage in respect of the Said Property. The registration of the said declaration deed is borne out in the encumbrance certificate for the period 01.06.1989 to 31.03.2004. It is pertinent to point out that we have not been provided with the copy of the discharge deed from Indian Bank. However, we have made enquiries with the Indian Bank and understand that the Bank is not able to trace the mortgage documents in their records and therefore has expresses its inability to issue a no-due certificate.

We have perused a copy of the sale deed dated 03.09.1990 registered as document No.1092/90-91 which bears out that M.K.Kalaiah conveyed the Said Property in favour of Shanthini Palaniswamy wife of R.Palaniswamy. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.06.1989 to 31.03.2004.

We have perused a copy of the mutation register extract bearing MR No.5/90-91, which bears out that katha with respect to the Said Property was registered in the name of Shanthini Palaniswamy in terms of the sale deed dated 03.09.1990.

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We have perused copies of the RTC extracts for the period 1988-89 to 1992-93 which bear out the names of Shanthini Palaniswamy as the owner and occupant of the Said Property. The said RTC extract also bear out registration of the relevant mutation register extract bearing MR No.5/90-91.

We have perused a copy of the endorsement dated 27.05.2017 issued by the Tahsildar which bears out the non-availability of the RTC extracts for the period 1993-94 to 1996-97 in respect of the Larger Property.

The hissa tippani extract dated 14.10.1990 bears out that the Larger Property was bifurcated as Survey No.52/1, Survey No.52/2 and Survey No.52/3. The said extract also bears out that an extent of 5 guntas of kharab land (3 guntas of cart road and 2 guntas of halla) was located in Survey No.52/3.

We have perused a copy of the mutation register extract bearing M.R No.1/96-97, which bears out that the Larger Property was bifurcated in terms of an order passed in RRT No.10995/96 and ADLR No.CR 36/1996-97 as Survey No.52/1 (measuring 2 acres 12 guntas including 2 guntas of kharab land), Survey No.52/2 (measuring 4 acres 3 guntas including 6 guntas of kharab land) and Survey No.52/3 (measuring 3 acres 3 guntas including 5 guntas of kharab land) ("Survey No.52/3").

We have perused a copy of the order dated 29.03.1996 passed in LRF(83)65/1995-96 by the Assistant Commissioner Bangalore, which bears out that M.K.Kalaiah was holding the Said Property in violation of the Sections 79 (A) and 79 (B) of the Karnataka Land Reforms Act 1961, therefore the land was directed to taken over by the Government. In terms of the said order dated 29.03.1996, the said extent of land was taken over by the Government.

We have perused a copy of the mutation register extract in MR No.3/1996-97 which bears out that the Said Property owned by M.K.Kalaiah vested with the Government in terms of the order passed by the Assistant Commissioner Bangalore in LRF(83)65/1995-96.

Given that the Said Property was purchased by Shanthini Palaniswamy, under the said deed dated 03.09.1990 (detailed above), she filed an appeal before the Karnataka Appellate Tribunal in appeal No.630/1998 against the Assistant Commissioner Bangalore North Taluk and M.K.Kalaiah challenging the order bearing No. LRF(83)65/1995-96 dated 29.03.1996. The Karnataka Appellate Tribunal, allowed the appeal vide an order dated 23.4.1999 and the matter was remanded back to the Assistant Commissioner for providing an opportunity for Shanthini Palaniswamy to contest the matter. We have perused a copy of the order dated 16.11.1999 passed in LRF(83)3A/1999-2000(NA) by the Assistant Commissioner which bears out that the proceedings initiated under the provisions of Sections 79 (A) and 79 (B) of the Karnataka Land Reforms Act 1961 with respect to the Said Property were dropped.

Shanthini Palaniswamy had purchased the Said Property (being a portion of the Larger Property) under the sale deed dated 03.09.1990 (detailed above) and Abul Rasheed had purchased the remaining portion of the Larger Property under separate sale deeds. Shanthini

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Palaniswamy however claimed to be in possession of an extent of 3 acres 20 guntas out of Larger Property. Shanthini Palaniswamy filed a suit bearing O.S.No. 486/2002 before the City Civil Court, Bangalore against Abdul Rasheed claiming ownership for an extent of 3 acres 20 guntas of land. The said suit was decreed on 09.04.2003 in terms of the compromise petition filed by the parties. Accordingly, Shanthini Palaniswamy became the owner of an additional extent of 10 guntas out of Survey No.52/3 and Abdul Rasheed became the owner of another 10 guntas out of Survey No.52/3.

We have perused a copy of the mutation register extract in MR No 7/2003-04 which bears out that in terms of the decree dated 09.04.2003 passed in O.S.No. 486/2002, the katha with respect to a portion of Survey No.52/3 measuring 3 acres 10 guntas was registered in the name of Shanthini Palaniswamy and the katha with respect to the another portion of Survey No.52/3 measuring 10 guntas was registered in the name of Abdul Rasheed. The total extent of land in Survey No.52/3 was 3 acres 33 guntas, out of which an extent of 5 guntas was identified as kharab land. The document do not bear out any details of the ownership of the balance extent of 8 guntas in Survey No.52/3.

We have perused copies of the RTC extracts for the period 1997-98 to 2000-01, 2001-02 to 2002-03 and 2003-04 to 2004-05, which bear out the names of Shanthini Palaniswamy as the owner and occupant with respect to a portion of Survey No.52/3, measuring 3 acres, Abdul Rashid as the owner and occupant with respect to another portion of Survey No.52/3, measuring 20 guntas. The RTC extracts do not bear out any details of the occupant/owner with respect to the remaining extent of Survey No.52/3, measuring 8 guntas. The said RTC extracts refer to the order passed in LRF(83)62/95-96 dated 29.06.1996, an order passed in ADI.R/CR36/1996-97 and the mutation register extract bearing MR No.1/1996-97.

We have perused a copy of the sale deed dated 17.05.2004 registered as document No.3037/04-05 which bears out that Shanthini Palaniswamy conveyed an extent of 3 acres 10 guntas of land in Survey No.52/3 ("Item No.1") in favour of (1) Prabhavathi daughter of late D.N.Venkata Reddy, (2) P.Krishna Reddy son of Nanji Reddy and (3) Krishna Prasad Mikkilineni son of Sathyanarayana Murthy represented by his power of attorney Radhika Mikkilineni. We have not been provided with a copy of the power of attorney executed by Krishna Prasad Mikkilineni in favour of Radhika Mikkilineni. Given that the power of attorney was executed to purchase the property, we do not see a concern. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the mutation register extract bearing M.R.No.25/2005-06, which bears out that the katha with respect to the Item No.1, was registered in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni

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We have perused copies of the RTC extracts for the period 2005-06 to 2008-09 and 2009-10 to 2018-19, which bear out the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni as the owners and occupants with respect to the Item No.1.

We have perused a copy of the conversion order dated 26.06.2009 issued by the Special Deputy Commissioner, Bangalore, which bears out that the Item No.1 was converted from agricultural user to non-agricultural residential user. The said conversion order further bears out that 5 guntas of kharab land was identified as B kharab land.

We have perused a copy of the mutation register extract in MR No.6/2009-10, which bears out the factum of conversion of the Item No.1 vide a conversion order dated 26.06.2009.

We have perused a copy of the atlas which bears out the shape of Survey No.52/3

We have perused a copy of the general power of attorney dated 06.11.2004 registered as document No.426/04-05 which bears out that Krishna Prasad Mikkilineni authorised his father Satyanarayana Murthy Mikkilineni to present deeds and admit registration of sale deeds before the concern sub-registrar and to do all necessary acts and deeds in respect of his share in the Item No.1.

We have perused a copy of the sale deed dated 17.06.2011 registered as document No.2627/11-12, which bears out that Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni (Krishna Prasad Mikkilineni represented by his power of attorney holder Satyanarayana Murthy Mikkilineni) conveyed 1/4th undivided share (approximately 32 1/4 guntas) of the Item No.1 in favour of V.Shivashankara Reddy. The registration of the said sale deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the confirmation deed dated 30.08.2017, registered as document No.2601/17-18, which bears out that Krishna Prasad Mikkilineni confirmed the execution and registration of the sale deed dated 17.06.2011 registered as document No.2627/11-12 in favour of V.Shivashankara Reddy. The registration of the said confirmation deed is borne out in the encumbrance certificate for period 01.04.2004 to 22.04.2019.

We have perused a copy of the special notice dated 22.05.2014 issued by the Revenue Officer, Bruhat Bengaluru Mahanagara Palike ('BBMP') bears out that a portion of the Item No 1 measuring 1,32,858 square feet (3 acres 2 guntas) ("Schedule Property") was assigned new katha No.300/52/3 and was assessed for payment of property taxes. It is pertinent to point out that the katha was registered only with respect to a portion of Item No.1, measuring 3 acres 02 guntas instead of 3 acres 10 guntas. We are given to understand that though Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy purchased 3 acres 10 guntas of land, they were in possession of only 3 acres 2 guntas, and therefore, the katha was registered only with respect to the sub-extent of 3 acres 2 guntas.

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We have perused copies of the receipts dated 10.02.2017, 02.03.2017 and 29.08.2017 issued by the BBMP which bears out payment of improvement charges betterment charges with respect to the Schedule Property by Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni. It is pertinent to point out that the said receipts do not bear out the measurement of the Schedule Property for which the amounts have been paid but only refers to 'Survey No.52/3'. We understand that the said amount is in relation to the entire extent of the Schedule Property.

We have perused a copy of the katha certificate dated 20.09.2014 issued by the BBMP which bears out that katha with respect to the Schedule Property was registered in the names of Prabhavathi, P.Krishna Reddy and Krishna Prasad Mikkilineni and was assigned new katha No.300/52/3.

We have perused a copy of the katha extract dated 22.05.2014 issued by the BBMP which bears out the extent of the Schedule Property as being 3 acres 2 guntas.

We have perused a copy of the tax paid receipt dated 24.04.2019 issued by the BBMP which bears out that the property taxes were paid in respect of the Schedule Property (bearing katha No.300/52/3) for the period 2019-2020.

We have perused a copy of the katha certificate dated 20.05.2019 issued by the BBMP which bears out that katha with respect to the Schedule Property measuring 3 acres 2 guntas was registered in the names of Prabhavathi, P.Krishna Reddy, Krishna Prasad Mikkilineni and V.Shivashankara Reddy and was assigned new katha No.300/52/3.

We have perused a copy of the katha extract dated 21.05.2019 issued by the BBMP which bears out the extent of the Schedule Property as being 3 acres 2 guntas.

We have perused a copy of the endorsement dated 24.03.2016 issued by the Tahsildar Bangalore North Taluk, which bears out the non-availability of the moola tippani in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 15.04.2008 issued by the Assistant Commissioner Bangalore North Taluk, which bears out that there were no cases initiated or pending under sections 79 A and 79 B of the Karnataka Land Reforms Act 1961 in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 15.04.2008 issued by the Assistant Commissioner which bears out that there were no proceedings initiated or pending under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in respect of Survey No.52/3.

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We have perused a copy of the endorsement dated 24.05.2017 issued by the Tahsildar Bangalore North Taluk, which bears out that there were no tenancy claims registered under Section 77A and 7(A) of the Karnataka Land Reforms Act, 1961, in respect of Survey No.52/3.

We have perused a copy of the endorsement dated 20.05.2017 issued by the Tahsildar, Bangalore North Taluk, which bears out non-availability of record of rights extract bearing RR No.238.

We have perused a copy of the endorsement dated 27.04.2019 issued by the Tahsildar which bears out non-availability of record of rights extract bearing RK Nos.38, 461 and 464 in respect of Survey No.52/3.

We have perused a copy of the village map of Doddabettahalli village which bears out location of the Larger Survey No.52.

We have perused copies of the public notices in The Hindu, Udayavani and Vijayakarnataka all dated 03.05.2019 issued by Advocate G.Shridhar, calling upon for objections from third parties calling upon objections from the third parties in relation to sale of the Schedule Property. We understand that there were no objections or claims were received in response to the said public notices.

We have perused a copy of the letter dated 30.05.2019 addressed to the Inspector, Banashankari Police Station, Bangalore by Prabhavathi for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80 executed by B.M.Sonnappa son of late Munegowda in favour of M.K.Kalaiah son of M.N.Karumbaiah.

We have perused a copy of the acknowledgement dated 30.05.2019 from DS Office of the Commissioner of Police, Bangalore for receiving the complaint from Prabhavathi, for loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.

We have perused a copy of the public notice dated 31.05.2019 issued by Advocate G.V.Sudhakar, in The New Indian Express newspaper indicating the loss of original sale deed dated 22.06.1979 registered as document No.750/79-80.

We have reviewed the documents in relation to the Schedule Property detailed in the Annexure-1

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CERTIFICATE

Based on the documents reviewed by us, we hereby confirm that the title of Prabhuvathi. P. Krishna Reddy, Krishna Prasad Mikkilineni and V. Shivashankara Reddy with respect to the Schedule Property (measuring 3 acres 2 guntas), is valid and marketable.


J. Sagar Associates
Bangalore

SCHEDULE

All that piece and parcel of the land in Survey No. 52/3 (old Survey No. 52), situated at Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk measuring 3 acres 10 guntas and bounded on:

East by : Road (Doddabettahalli to Yelahanka).

West by ; Land in Survey No. 51.

North by : Portion of land in Survey No. 52/3 and land in Survey No. 51.

South by . Land in Survey No. 53.

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