

23 December, 2016

**Title Report with respect to Survey No.5/1, situated at Manchanahalli Village,
Attibele Hobli, Anekal Taluk, Bangalore District**

TO:

**Mr.Muralikrishna
Iconica Projects
Bangalore**

FROM:

**Murali Ananthasivan
J Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

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FOREWORD

1. The contents of this memorandum are confidential. We accept no responsibility or legal liability to any person other than "Iconica Projects" in relation to the contents of this memorandum.
2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;



J. Sagar Associates

Memorandum

We have in this memorandum dealt with the converted land bearing Survey No.5/1 measuring 2 acres 7 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District ("Schedule Property"). The Schedule Property is owned by Iconica Projects, a partnership firm.

Flow of title:

The tippanni extract bears out that land in Survey No.5, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, was bifurcated as Survey No.5/1, Survey No.5/2 and Survey No.5/3.

The record of rights extract in RR No.14 bears out that B.Ramaiah son of Bollappa was recorded as the owner and occupant of land in Survey No.5/1, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk. The said record of rights extract further bears out that the said land parcel was the ancestral property of B.Ramaiah. We have not been provided with any documents bearing out as to how B. Ramaiah acquired Survey No.5/1 (defined below) and have therefore relied on the record of rights extract, index of land extract and the preliminary records (detailed below) in providing this opinion. The extent of land in Survey No.5/1 is also not indicated in the said record of rights but however the subsequent documents bear out the extent of land in Survey No.5/1 owned by B. Ramaiah.

The preliminary extracts for the period 1963-64 to 1966-67 bear out that land in Survey No.5 totally admeasured 5 acres 38 guntas. The said land in Survey No.5 was bifurcated as follows: (1) Survey No.5/1 measuring 2 acres 8 guntas including 1 gunta of karab land which was registered in the name of B.Ramaiah as the owner and occupant, (b) Survey No.5/2 measuring 1 acre 33 guntas which was registered in the name of K.Ramaiah as the owner and occupant and (3) Survey No.5/3 measuring 1 acre 37 guntas which was registered in the name of Chinuappa.

The genealogical tree of Bollappa (father of K.Ramaiah) attested by the Village Accountant, Anekal, bears out that Bollappa and his wife Ammayamma died leaving behind their two children namely Ramaiah and Thammanna.



(1) The said Ramaiah was married to Muniyamma (deceased) and had a son namely Muniyappa. The said Muniyappa had two children namely Muniyappa and Lakshmaiah.

The said Thammanna died leaving behind his son Thimmarayappa. The said Thimmarayappa and his wife Byamma died leaving behind their two children namely Thimmaiah and Thammanna. The said Thimmaiah and his wife Rainakka had two children namely Manjula and Rajendra. The said Rajendra was married to Soumya. The said Thammanna was unmarried. The partition deed dated 06/03/1963 registered as document No.2892/63-64 bears out that (1) Muniyappa son of late Rainakka and (2) Thimmarayappa son of late Thammanna partitioned the family properties amongst themselves. In terms of the said partition, Survey No.5/1 (measuring 2 acres 7 guntas) situated at Manchanalli Village, Attibele Hobli, Anekal Taluk ("Survey No.5/1") along with certain other properties were allotted to the share of Thimmarayappa (son of late Thammanna).

The index of lands extract bears out that Survey No.5/1 (excluding 1 gunta of karab land) was initially registered in the name of Ramaiah son of Bollappa. The said index of lands extract bears out registration of RR No.14. Subsequently the names of Thimmarayappa was registered as the owner of Survey No.5/1. The said index of land extract also reflects the registration of mortgage to Syndicate Rythara Seva Sahakari Sangha Niyamitha in terms of RR Nos.860 and 1002, which has been subsequently discharged.

The mutation register extract in MR No.23/62-63 bears out that in terms of a partition deed dated 06/03/1963 effected between Muniyappa and Thimmarayappa, the said Survey No.5/1 along with certain other properties were allotted to the share of Thimmarayappa (son of late Thammanna) and accordingly, the katha with respect to Survey No.5/1 was registered in the name of Thimmarayappa.

The encumbrance certificate for the period 01/04/1930 to 31/03/1976 bears out the registration of the partition deed dated 06/03/1963 effected between Muniyappa and Thimmarayappa and also the registration of a mortgage deed dated 16/08/1971 executed by Thimmaiah and others in favour of SVS bank, Attibele and otherwise bears out nil encumbrances in respect of Survey No.5/1.

We have perused a certificate dated 02/06/2016 issued by the Syndicate Rythara Seva Sahakari Sangha Niyamitha (RSSN bank) which bears out that there are no charges with respect to the Survey No.5/1. The said certificate further bears out that SVS bank and SFSCS bank merged with RSSN Bank.

The record of rights extracts in RR No.1002 bears out the registration of the mortgage deed dated 15/07/1983 executed by T.Thammannan in favour of RSSN bank Attibele, for a sum of Rs.10,000/- with respect to Survey No.5/1, which has been subsequently discharged as detailed below.

The RTC extracts for the period 1974-75 to 1988-89 bear out that Ramaiah was registered as the owner and occupant of Survey No.5/1. The land in Survey No.5/1 totally admeasures 2 acres 8 guntas including 1 gunta of karab land.

The release deed dated 17/05/1989 registered as document No.284/89-90 bears out that T.Thammannan (son of late Thimmarayappa) released and relinquished all his share of right, title, and interest over the Survey No.5/1 in favour of his brother T.Thimmaiah. The registration of the said release deed is borne out in the encumbrance certificate for the period 01/04/1976 to 25/03/2006.

The mutation register extract in MR No.10/89-90 bears out registration of the release deed dated 17/05/1989 executed by T.Thammannan in favour of T.Thimmaiah in respect of Survey No.5/1 and accordingly the katha with respect to Survey No.5/1 was registered in the name of T.Thimmaiah.

The encumbrance certificate for the period 01/04/1991 to 02/03/2006 bears out nil encumbrances in respect of Survey No.5/1.

The RTC extracts for the period 1989-90 to 2006-07 bear out that the name of T.Thimmaiah was registered as the owner and occupant of Survey No.5/1 and further the said RTC extracts records the registration of MR. No.10/89-90 and MR No.9/90-91.

The sale deed dated 10/05/2006 registered on 18/05/2006 as document No.5856/2006-07 bears out that T.Thimmaiah, T.Thammannan, Manjula and Rajendra (Manjula and Rajendra children of T.Thimmaiah) conveyed portion of Survey No.5/1, measuring 1 acre 26 guntas ("Item No.1") in favour of Rajendra Prasad Maganti son of Madhusudhan Rao Maganti. The registration of the sale deed dated 10/5/2006 is borne out in the encumbrance certificate for the period 01/04/2006 to 29/05/2014.

The mutation register extract in MR.No.94/05-06 issued by the Village Accountant bears out the registration of the sale deed executed by T.Thimmaiah and others in favour of Rajendra Prasad Maganti and that the katha in respect of Item No.1 was registered in the name of Rajendra Prasad Maganti. Further, the said mutation register extract also bear out the registration of the mortgage deed No. SDR 9/90-91 to RSSN, Attibele bank, which has been subsequently discharged.

The registered sale deed dated 24/10/2008 registered as document No.2344/2008-09 bears out that bears out that T.Thimmaiah, T.Thammanna, Manjula and Rajendra (Manjula and Rajendra children of T.Thimmaiah) conveyed remaining portion of Survey No.5/1, measuring 21 guntas ("Item No.2") (excluding 1 gunta karab) in favour of Rajendra Prasad Maganti son of Madhusudhan Rao Maganti. The registration of the sale deed dated 24/10/2008 is borne out in the encumbrance certificate for the period 01/04/2006 to 29/05/2014.

The mutation register extract in M.R.No.32/08-09 issued by the Village Accountant bears out registration of the sale deed executed by T.Thimmaiah and others in favour of Rajendra Prasad Maganti and the katha in respect of Item No.2 in the name of Rajendra Prasad Maganti. Further, the said mutation register extract also bear out the registration of the mortgage deed No. SDR 9/90-91 to RSSN, Attible bank. The certificate dated 28/06/2014 issued by the Syndicate Rythara Seva Sahakari Sangha Niyamitha (RSSN bank) bears out that the loan availed by Thimmaiah son of Thimmarayappa was fully repaid and there were no charges with respect to the Survey No.5/1.

Item No.1 and Item No.2 are collectively referred to as the "Schedule Property".

The endorsement dated 07/09/2015 issued by the Thasildar bears out that the RTC extracts for the period 1969-70 to 1973-74 with regard to the Schedule Property were in a dilapidated condition and hence a certified copy of the same could not be issued.

The RTC extracts for the period 2007-08 to 2013-14 bears out the name of Rajendra Prasad Maganti as the owner and occupant of the Schedule Property. The said RTC extracts bears out the registration of MR No.94/2005-06 and records the entry of mortgage to RSSN bank.

The RTC extracts for the period 2014-15 and 2015-16 bears out the name of Rajendra Prasad Maganti as the owner and occupant of the Schedule Property. The said RTC extracts bears out the registration of MR No.94/2005-06, MR No.32/2008-09.

The tippanni extract bears out the shape of Survey No.5/1 and further bears out that a road passes through Item No.1.

The akarband bears out extent of Survey No.5/1 as being 2 acres 8 guntas including 1 gunta of B karab land.

The endorsement dated 26/05/2014 issued by the Thasildar, Anekal, bears out that there are no tenancy claims registered under the provisions of Section 48A (form 7 and 7A) of the Karnataka Land Reforms Act, 1961 with respect to Survey No.5/1.

The endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no cases registered under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Land) Act 1978 with respect to Survey No.5/1.

The endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no proceedings initiated or pending under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to Survey No.5/1.

The tax paid receipt dated 06/06/2014 bears out that taxes for the period 2014-15 were paid to the office of the Ballur Village Panchayat in respect of the Survey No.5/1.

The conversion certificate dated 15/05/2015 issued by the Deputy Commissioner, Bangalore District bearing No.ALN (A) (A) CR.262/2014-15 bear out that the Schedule Property was converted from agricultural use to non-agricultural residential use. The said certificate also bears out that an extent of 1 gunta of B kharab land was reserved by the Government for public purposes. The location of the said B kharab should be identified by a survey.

The sale deed dated 29/07/2015 registered as document No.2826/15-16 bears out that Rajendra Prasad Maganti along with (1) Chinnamma daughter of Thimmarayappa, (2) Muniyamma daughter of Thimmarayappa (3) Jayamma daughter of Thimmarayappa as confirming parties conveyed the Schedule Property in favour of Iconica Projects. The registration of the said sale deed dated 29/07/2015 is borne out in the encumbrance certificate for the period 30/05/2014 to 29/08/2015 and from period 01/04/2004 to 22/04/2016.

The affidavit dated 18/05/2016 sworn in by Thimmaiah which bears out the genealogical tree of Bolanna. The said affidavit bears out that Bollappa and his wife Ammayamma died leaving behind their two children namely Ramaiah and Thammanna.

- (1) The said Ramaiah was married to Muniyamma (deceased) had a son namely Muniyappa. The said Muniyappa had two children namely Muniyappa and Lakshmaiah.
- (2) The said Thammanna died leaving behind his son Thimmarayappa. The said Thimmarayappa and his wife Byamma died leaving behind their children namely Chinnamma, Thimmaiah, Thammanna (deceased and unmarried), Muniyamma and Jayamma. The said Thimmaiah and his wife Ramakka had two

children namely Manjula and Rajendra. The said Rajendra was married to Soumya. The said Thammanna was unmarried.

The encumbrance certificate for the period 24/03/2016 to 16/09/2016 bears out nil encumbrances in respect of the Larger Survey No.5/1.

We have perused a copy of the application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South seeking change of katha in the name of Iconica Projects in respect of the Schedule Property along with other land parcels. The receipt of the application has also been acknowledged by the Mayasandra Grama Panchayath, Anekal Taluk on 20/09/2016.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("Developer"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms of the development agreement dated 14/10/2016. The registration of the said joint development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.



Observations:

1. Latest tax paid receipts should be obtained.
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property, to ascertain that the Schedule Property has proper access from the main road and to ascertain the location of the B kharab.

Certificate

Based on the review of documents and subject to our observations detailed in the Report, we hereby certify that Iconica Projects has a valid and marketable title to the Schedule Property.


JSagar Associates
Bangalore

SCHEDULE

All that piece and parcel of the converted land in Survey No.5/1, measuring 2 acres 7 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, and bounded on:

East by: Land in Survey No.44.

West by: Land in Survey No.7/2.

North by: Road and land in Survey No.43 and Survey No.8.

South by: Land in Survey No.5/2.



List of documents reviewed by us are as follows:

1.	Tippanni extract.
2.	Record of rights extract in RR No.14.
3.	RTC extracts for the period 1963-64 to 1966-67.
4.	Genealogical tree of Bollappa (father of Ramaiah) attested by the Village Accountant, Anekal.
5.	Index of lands extract.
6.	Mutation register extract in MR No.23/62-63.
7.	Partition deed dated 06/03/1963 registered as document No. 2892/63-64 effected amongst Muniyappa son of Ramaiah and Thimmarayappa son of Thamanna.
8.	Encumbrance certificate for the period 01/04/1930 to 31/03/1976.
9.	Certificate dated 28/06/2014 issued by the Syndicate Rythara Seva Sahakari Santha Niyamitha (RSSN bank).
10.	Record of rights extracts in RR No.1002
11.	RTC extracts for the period 1974-75 to 1983-84.
12.	Release deed dated 17/05/1989 registered as document No.284/89-90 executed by T.Thamanna (son of late Thimmarayappa) and his brother T.Thimmaiah.
13.	Encumbrance certificate for the period 01/04/1976 to 25/03/2006.
14.	Mutation register extract in MR No.10/89-90.
15.	Encumbrance certificate for the period 01/04/1991 to 02/03/2006.
16.	RTC extracts for the period 1989-90 to 2003-04.
17.	RTC extracts for the period 2004-05 to 2006-07.
18.	Sale deed dated 10/05/2006 registered on 18/05/2006 as document No.5856/2006-07 executed by T.Thimmaiah, T.Thammanna, Manjula and Rajendra in favour of Rajendra Prasad Maganti son of Madhusudhan Rao Maganti.
19.	Encumbrance certificate for the period 01/04/2006 to 29/05/2014.
20.	Mutation register extract in MR.No.94/05-06 issued by the Village Accountant.
21.	Sale deed dated 24/10/2008 registered as document No.2344/2008-09 executed by T.Thimmaiah, T.Thammanna, Manjula and Rajendra in favour of Rajendra Prasad Maganti son of Madhusudhan Rao Maganti.
22.	Encumbrance certificate for the period 01/04/2006 to 29/05/2014.
23.	Mutation register extract in M.R. No.32/08-09 issued by the Village Accountant.
24.	Endorsement dated 07/09/2015 issued by the Thasildar for non -availability of RTC extract for the period 1969-70 to 1973-74.
25.	RTC extracts for the period 2007-08 to 2013-14.
26.	Tippanni extract.

27.	Akarband.
28.	Endorsement dated 26/05/2014 issued by the Thasildar, Anekal under Section 48A (form 7 and 7A) of the Karnataka Land Reforms Act, 1961.
29.	Endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk under the PTCL Act 1978.
30.	Endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
31.	Tax paid receipt dated 06/06/2014 for the period 2014-15 paid to the office of the Ballur Village Panchayath.
32.	Conversion certificate dated 15/05/2015 issued by the Deputy Commissioner, Bangalore District bearing No.ALN(A)(A)CR.262/2014-15.
33.	Sale deed dated 29/07/2015 registered as document No.2826/15-16 executed by Rajendra Prasad Maganti along with (1) Chinnamma (2) Muniyamma (3) Jayamma as confirming parties in favour of Iconica Projects.
34.	Encumbrance certificate for the period 30/05/2014 to 29/08/2015.
35.	Affidavit dated 18/05/2016.
36.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.
37.	Application dated 20/09/2016 filed by Iconica Projects to the PDO/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South.
38.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board.
39.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board.
40.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.
41.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
42.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.
43.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.

23 December, 2016

**Title Report with respect to Survey No.5/2, situated at Manchanahalli Village,
Attibele Hobli, Anekal Taluk, Bangalore District**

TO:

**Mr.Muralikrishna
Iconica Projects
Bangalore**

FROM:

**Murali Ananthasivan
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FOREWORD

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2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;



J. Sagar Associates

Memorandum

We have in this memorandum dealt with land bearing Survey No.5/2 measuring 20 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District ("Schedule Property") owned by Iconica Projects, a partnership firm.

Flow of Title

The tippani bears out that land in Survey No.5 situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District was bifurcated as Survey No.5/1, Survey No.5/2 (measuring 1 acre 33 guntas along with 1 gunta of karab land and owned by K.Ramaiah) ("Larger Survey No.5/2") and Survey No.5/3.

The record of rights extract in RR No.15 bears out that K.Ramaiah son of Kempaiah was registered as owner of Larger Survey No.5/2. The said record of rights also bear out that the Larger Survey No.5/2 was the ancestral property of K.Ramaiah.

The index of lands extract initially bears out the name of K.Ramaiah as the owner and occupant of Larger Survey No.5/2 and later bears out the name of Lakshmaiah son of K.Ramaiah as the owner and occupant of Larger Survey No.5/2.

The akarbandh bears out the extent of Larger Survey No.5/2 as being 1 acre 33 guntas including 1 gunta of karab land.

The mutation register extract in MR No.41/39-40 issued by the Thasildar, Anekal Taluk bears out the registration of a mortgage deed dated 18/06/1940 (registered as document No.557/40-41) executed by K.Ramaiah in favour of Honnamma for a sum of Rs.200/- in respect of Survey No.5 measuring 2 acres. We have not been provided with a discharge deed in relation to the said mortgage. It is however, pertinent to note that the aforesaid mortgage was created in the year 1939 and the mortgagee or her legal heirs cannot claim either foreclosure or possession of the property as both are barred by limitation. We are therefore of the opinion that the mortgagee or her legal heirs cannot have any right, title or interest over the property mortgaged and further K. Ramaiah was in possession of Larger Survey No.5/2, as could be seen from the revenue documents referred to below.

The RTC extracts for the period 1969-70 to 1974-75 bears out the name of K.Ramaiah as owner and occupant of the Larger Survey No.5/2.

The RTC extracts for the period 1975-76 to 2007-08 bear out the name of Lakshmaiah son of K.Ramaiah as the owner and occupant of the Larger Survey No.5/2.

The genealogical tree of K.Ramaiah attested by the Village Accountant bears out that Ramaiah died leaving behind his only son Lakshmaiah. The said Lakshmaiah and his wife Thimakka had four children namely, Kempanna, Mahadev alias Mahadevappa,

Bhagyamma and Rajappa. The said Kempanna and his wife Bhagyamma had three children namely Pushpa, Shilpa and Mahesh. The said Mahadevappa and his wife Sharadamma had two children namely Nethra and Shekar. The said Rajappa and his wife Manjula had a son namely Mahendra Babu.

The partition deed dated 20/03/2008 (registered as document No.484/08-09) effected amongst Lakshmaiah and his children namely L.Kempanna, L.Mahadevappa, Bhagyamma and L.Rajappa bears out partition of certain properties along with a portion of Larger Survey No.5/2 measuring 1 acre 12 guntas, including 1 gunta of karab land. In terms of the said partition, 1 acre 12 guntas was allotted to the share of L.Kempanna along with certain other properties. It is pertinent to point out that the remaining portion of Larger Survey No.5/2 measuring 20 guntas was retained by the family members of Lakshmaiah.

The sale deed dated 25/04/2008 (registered as document No.295/08-09) bears out that Lakshmaiah along with his children, L.Kempanna, Mahadev, Bhagyamma and Rajappa conveyed a portion of Larger Survey No.5/2 measuring 20 guntas (excluding 2 guntas of karab land) ("Schedule Property"), in favour of Rajendra Prasad Maganti son of Madhusudhana Rao Maganti. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01/08/2007 to 29/05/2007 and otherwise bear out nil encumbrances in respect of Schedule Property.

The mutation register extract in MR No.26/07-08 issued by the Village Accountant bears out that katha in respect of the Schedule Property was transferred in the name of Rajendra Prasad Maganti as per the sale deed dated 28/04/2008 registered as document No.295/08-09.

The mutation register extract in MR No.48/08-09 issued by the Village Accountant bears out that katha in respect of Schedule Property was transferred in the name of Rajendra Prasad Maganti as per orders of Deputy Commissioner, Bangalore.

The encumbrance certificate for the period 01/04/1970 to 31/03/1980 bears out nil encumbrances in respect of Larger Survey No.5/2.

The encumbrance certificate for the period 01/04/1980 to 25/03/2006 bears out nil encumbrances in respect of Larger Survey No.5/2.

The endorsement dated 23/05/2014 issued by the Special Thasildar, Anekal Taluk bears out that the mutation register extract MR No.5/40-41 was not available in the record room.



The order dated 14/12/2009 passed by the Assistant Commissioner, Bangalore bears out that the mistakes reflected in the RTC extracts with regard to the reference to the mutation entries were rectified. The order further bears out that Rajendra Prasad Maganti was registered as the owner of Schedule Property in mutation register extract MR No.26/08-09 and the remaining extent of Larger Property measuring 1 acre 12 guntas was registered in the name of Lakshmaiah.

The RTC extracts for the period 2008-09 to 2015-16 bear out the name of Rajendra Prasad Maganti as the owner and occupant of the Schedule Property. The said RTC extracts refers to MR No.26/07-08.

The endorsement dated 28/05/2014 issued by the Assistant Commissioner, bears out that there were no proceedings initiated or pending under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to Larger Survey No.5/2.

The endorsement dated 26/05/2014 issued by the Special Tahsildar, Bangalore South Taluk bears out that there are no tenancy claims registered or pending under Section 48A of the Karnataka Land Reforms Act, 1961 with respect to the Schedule Property.

The endorsement dated 27/05/2014 issued by the Assistant Commissioner Bangalore, bears out that there were no cases registered under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Land) Act 1978 with respect to the Larger Survey No.5/2.

The tax-paid receipt dated 07/07/2005 bears out that Lakshmaiah had paid taxes to the Village Accountant, Anekal Taluk for the period 2004-05 in respect of the Schedule Property.

The endorsement dated 07/09/2015 issued by the Thasildar, Anekal Taluk bears out that the preliminary records and the order passed in RRT 3/77-78 are not available in the record room. We have therefor relied on the other documents detailed in this report for the purpose of providing this opinion.

The conversion certificate dated 15/05/2015 issued by the Deputy Commissioner, Bangalore District bearing No.ALN(A)(A) CR.262/2014-15 bears out that the Schedule Property was converted from agricultural use to non-agricultural residential use. The said certificate also bears out that an extent of 1 gunta of B karab land was reserved for the Government for public purposes.

The sale deed dated 29/07/2015 registered as document No.2831/15-16 bears out that Rajendra Prasad Maganti conveyed the Schedule Property in favour of Iconica Projects.

The encumbrance certificate for the period 01/04/2004 to 22/04/2016 bears out the registration of the sale deed dated 29/07/2015 registered on 05/08/2015 executed by Rajendra Prasad Maganti in favour of Iconica Projects and otherwise bears out nil encumbrances in respect of the Schedule Property.

The encumbrance certificate for the period 24/03/2016 to 16/09/2016 bears out nil encumbrances in respect of the Schedule Property.

We have perused a copy of the application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South seeking change of katha in the name of Iconica Projects in respect of the Schedule Property along with other land parcels. The receipt of the application has also been acknowledged by the Mayasandra Grama Panchayath, Anekal Taluk on 20/09/2016.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("Developer"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms of the development agreement dated 14/10/2016. The registration of the said joint development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.

The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings.

Observations:

1. Latest tax paid receipts should be obtained.
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property, to ascertain that the Schedule Property has proper access from the main road and to ascertain the location of the B kharab.

Certificate

Based on the review of documents and subject to our observations detailed in the Report, we hereby certify that Iconica Projects has a valid and marketable title to the Schedule Property.



J Sagar Associates
Bangalore

Schedule

All that piece and parcel of the portion of land bearing Survey No.5/2 measuring 20 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by: Land in Survey No.44.

West by: Land in Survey No.7/1 and Survey No.6.

North by: Land in Survey No.5/1.

South by: Remaining portion of Survey No.5/2.



List of documents reviewed by us are as follows:

1.	Tippani of Survey No.5.
2.	Record of rights extract in RR No.15
3.	Index of lands extract.
4.	Akarbandh.
5.	Mutation register extract in MR No.41/39-40 issued by the Thasildar, Anekal Taluk.
6.	RTC extracts for the period 1969-70 to 1974-75.
7.	RTC extracts for the period 1975-76 to 2007-08.
8.	Genealogical tree of Lakshmaiah dated 07/07/2005 attested by the Village Accountant.
9.	Partition deed dated 20/03/2008 registered as document No.484/08-09 effected amongst Lakshmaiah and his children namely L.Kempanna, L.Mahadevappa, Bhagyamma and L.Rajappa.
10.	Sale deed dated 25/04/2008 registered as document No.295/08-09 executed by Lakshmaiah, L.Kempanna, Mahadev, Bhagyamma and Rajappa in favour of Rajendra Prasad Maganti son of Madhusudhana Rao Maganti.
11.	Encumbrance certificate for the period 01/08/2007 to 29/05/2007.
12.	Mutation register extract in MR No.26/07-08 issued by the Village Accountant.
13.	Mutation register extract in MR No.48/08-09 issued by the Village Accountant.
14.	Encumbrance certificate for the period 01/04/1970 to 31/03/1980.
15.	Encumbrance certificate for the period 01/04/1980 to 25/03/2006.
16.	Endorsement dated 23/05/2014 issued by the Special Thasildar, Anekal.
17.	Order dated 14/12/2009 passed by the Deputy Commissioner, Bangalore.
18.	RTC extract for the period 2008-09 to 2013-14.
19.	Endorsement dated 28/05/2014 issued by the Assistant Commissioner under, sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
20.	Endorsement dated 26/05/2014 issued by the Special Tahsildar, Bangalore South Taluk under section 48A of the Karnataka Land Reforms Act, 1961.
21.	Endorsement dated 27/05/2014 issued by the Assistant Commissioner Bangalore under the PTCL Act, 1978.
22.	Tax-paid receipt dated 07/07/2005 for the period 2004-05.
23.	Endorsement dated 07/09/2015 issued by the Thasildar, Anekal Taluk for non-availability of preliminary records and the order passed in RRT 3/77-78.
24.	Conversion certificate dated 15/05/2015 issued by the Deputy Commissioner, Bangalore District bearing No.ALN(A)(A) CR.262/2014-15.
25.	Sale deed dated 29/07/2015 registered as document No.2831/15-16 executed by Rajendra Prasad Maganti in favour of Iconica Projects.
26.	Encumbrance certificate for the period 01/04/2004 to 22/04/2016.
27.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.



28.	Application dated 20/09/2016 filed by Iconica Projects to the PDO/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South.
29.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board.
30.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears.
31.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
32.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.
33.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.
34.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.


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23 December, 2016

**Title Report with respect to Survey No.7/2, situated at Manchanahalli Village,
Attibele Hobli, Anekal Taluk, Bangalore District**

TO:

Mr.Muralikrishna
Iconica Projects
Bangalore

FROM:

Murali Ananthasivan
J Sagar Associates
Bangalore
India

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

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

FOREWORD

1. The contents of this memorandum are confidential. We accept no responsibility or legal liability to any person other than "Iconica Projects" in relation to the contents of this memorandum.
2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;

J. Sagar Associates

Memorandum

We have in this memorandum dealt with land in Survey No.7/2 measuring 1 acre 32 guntas situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District ("Schedule Property"). The Schedule Property is owned by Iconica Projects, a partnership firm.

Flow of Title:

The record of rights extract in RR No.24 bears out the name of Lakshmaiah as owner of the land in Survey No.7, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore.

The hissa tippani extract dated 30/10/1963 bears out that land in Survey No.7 measuring 3 acres 38 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore was bifurcated as land in Survey No.7/1 (owned by Vemanna son of Lakshmaiah) and as Survey No.7/2 (owned by Govindappa son of Lakshmaiah).

The RR balabagada nakalu (RR pakka book) bears out that land in Survey No.7 totally measured 3 acres 38 guntas situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore and that the said land parcel was bifurcated as Survey No.7/1 and Survey No.7/2. The land in Survey No.7/1 measuring 34 guntas was registered in the name of Vemanna son of Lakshmaiah, and land in Survey No.7/2 measuring 3 acres 4 guntas ("Larger Survey No.7/2") was registered in the name of Govindappa son of Lakshmaiah.

The record of rights extract in RR No.820 bears out the name of Govindappa son of Lakshmaiah as owner of Larger Survey No.7/2.

The record of rights extract in RR No.890 bears out that Govindappa son of Lakshmaiah had mortgaged a portion of the Larger Survey No.7/2 measuring 1 acre 30 guntas in favour of SFSCS, for a sum of Rs.2500/- on 30/12/1976. The said RR also bears out the registration of the mutation register extract MR No.9/76-77 in relation to the said mortgage.

The mutation register extract in MR No.9/76-77 issued by the Thasildar, which bears out the registration of the mortgage deed dated 27/12/1976 executed by Govindappa son of Lakshmaiah in favour of Syndicate Rythara Seva Sahakari Sangha Niyamitha (RSSN bank). We have perused a certificate dated 02/06/2016 issued by the Syndicate Rythara Seva Sahakari Sangha Niyamitha (RSSN bank) bears out that there are no charges with

respect to the Survey No.7/2. The said certificate further bears out that SFSCS merged with RSSN Bank.

The index of lands extract bears out the name of Govindappa son of Lakshmaiah as the owner and occupant with respect to Larger Survey No.7/2. It also records the entry of RR No.820 and the mortgage of land to SFSCS, Attibele (recorded in RR No.890).

The RTC extract for the periods 1969-70 to 1973-74 bears out the name of Lakshmaiah son of Chokkanna as the owner and occupant of the land in Survey No.7, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore.

The RTC extracts for the periods 1974-75 to 1978-79 initially bear out the name of Lakshmaiah as the owner and occupant Larger Survey No.7/2 and later bear out the name of Govindappa son of Lakshmaiah as owner and occupant of the land in Survey No.7, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore. The registration of RR No.820 and RR No.890 are recorded in the said RTC records.

The genealogical tree of Lakshmaiah attested by the Village Accountant bears out that Lakshmaiah and his wife Muniyamma died leaving behind two children namely Vemanna (deceased) and Govindappa. The said Govindappa and his wife Varavenamma had two children namely Muniyappa and Narayanamma. The said Muniyappa and his wife Gowramma had four children namely Manjunath, Bhulakshmi, Saraswathi and Shivakumar. The said Narayanamma was married. The said genealogical tree does not bear out the details of the legal heirs of Vemanna. However we have perused a copy of the affidavit (detailed below) which bears out that Vemanna died unmarried.

The sale deed dated 25/10/1996 registered as document No.3615/96-97 bears out that Govindappa son of late Lakshmaiah along with his wife Varavenamma and children namely G.Muniyappa (G.Muniyappa along with his children Manjunath, Bhulakshmi, Saraswathi and Shivakumar all being minors are represented by their father and natural guardian G.Muniyappa) and G.Narayanamma (daughter of Govindappa) conveyed a portion of Larger Survey No.7/2 measuring 1 acre 32 guntas ("Schedule Property") in favour of N.Chandrappa son of late Narayana Reddy.

The mutation register extract in MR No.6/96-97 issued by the Village Accountant bears out the registration of sale deed executed by Govindappa and others in favour of N.Chandrappa and accordingly the katha with respect to the Schedule Property was registered in the name of N. Chandrappa.

The sale deed dated 15/04/2004 registered as document No.719/04-05 bears out that N.Chandrappa conveyed the Schedule Property in favour of K.P.Manjunathmurthy son of Pillaredy.

The mutation register extract in MR No.10/04-05 issued by the Village Accountant bears out the registration of the sale deed executed by N.Chandrappa in favour of K.P.Manjunathmurthy and accordingly the katha with respect to the Schedule Property was registered in the name of K.P.Manjunathmurthy.

The said K.P.Manjunathmurthy had availed loan by way of deposit of title deeds dated 29/07/2005 registered as document No.4046 from the Bangalore Transporters Credit Co-operative Society Limited. We have perused a copy of the communication dated 03/03/2006 issued by the Bangalore Commercial Transporters Credit Co-operative Society Limited which bears out that the charge created by K.P.Manjunathmurthy with respect to Schedule Property was discharged. *It is pertinent to point out that the said discharge was ideally required to be registered before the jurisdictional sub registrar. However given that the Bangalore Transporters Credit Co-operative Society Limited has confirmed the discharge of the said mortgage it may not be a concern.*

The sale deed dated 20/03/2006 registered as document No.20288/05-06 bears out that K.P.Manjunathmurthy conveyed the Schedule Property in favour of Rajendra Prasad Maganti represented by his power of attorney holder V.Srinivasa Rao.

The mutation register extract in MR No.34/06-07 issued by the Village Accountant bears out the registration of sale deed executed by K.P.Manjunathmurthy in favour of Rajendra Prasad Maganti and accordingly the katha with respect to the Schedule Property was registered in the name of Rajendra Prasad Maganti.

The encumbrance certificate for the period 01/04/1980 to 25/03/2006 and from 01/04/2004 to 22/04/2014 bears out the following registrations;

- a. Sale deed dated 25/10/1996 executed by Govindappa and others in favour of N.Chandrappa.
- b. Sale deed dated 15/04/2004 executed by N.Chandrappa in favour of K.P.Manjunathmurthy.
- c. Deposit of title deeds dated 29/07/2005 executed by K.P.Manjunathmurthy in favour of the Bangalore Commercial Transporters Credit Co-operative Society Limited.
- d. Sale deed dated 20/03/2006 executed by K.P.Manjunathmurthy in favour of Rajendra Prasad Maganti.

The RTC extracts for the period 1989-90 to 1993-94 bear out the name of Govindappa as the owner and occupant of a portion of the Larger Survey No.7/2 and further bears out the name of Vemanna as the owner and occupant with respect to a portion of Larger Survey No.7/2, measuring 1 acre (however this extent is shown as 1 acre 12 guntas in the subsequent RTC extracts).

The RTC extracts for the period 1994-95 to 2003-04 bear out the name of Chandrappa as the owner and occupant of the Schedule Property.

The akarband bears out that land in Survey No.7/2 as being 3 acres 4 guntas without karab land.

The RTC extracts for the period 2004-05 to 2005-06 bear out the name of Manjunathmurthy as the owner and occupant of the Schedule Property. The said RTC extracts also bear out registration of MR MNo.13/69-70 and MR No.34/2006-07.

The RTC extracts for the period 2006-07 to 2013-14 bear out the name of Rajendra Prasad Maganti as the owner and occupant of the Schedule Property.

The endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore bears out that there were no proceedings initiated or pending under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to Larger Survey No.7/2.

The endorsement dated 29/05/2014 issued by the Special Tahsildar, Bangalore South Taluk, bears out that there are no tenancy claims pending under section 48A of the Karnataka Land Reforms Act, 1961 with respect to Larger Survey No.7/2.

The endorsement dated 27/05/2014 issued by the Assistant Commissioner Bangalore, bears out that there were no cases registered under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Land) Act 1978 with respect to Larger Survey No.7/2.

The conversion certificate dated 15/05/2015 in No.ALN(A)(A) CR.262/2014-15, issued by the Deputy Commissioner, Bangalore District bears out that Schedule Property was converted from agricultural use to non-agricultural residential use.

The sale deed dated 29/07/2015 registered as document No.2833/15-16 bears out that Rajendra Prasad Maganti conveyed the Schedule Property in favour of Iconica Projects.

The encumbrance certificate for the period 01/04/2004 to 22/04/2016 bears out the registration of the sale deed dated 29/07/2015 registered on 05/08/2015 executed by Rajendra Prasad Maganti in favour of Iconica Projects and otherwise bears out nil encumbrances in respect of the Schedule Property.

The encumbrance certificate for the period 24/03/2016 to 16/09/2016 bears out nil encumbrances in respect of the Schedule Property.

We have perused a copy of the application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South seeking change of katha in the name of Iconica Projects in respect of the Schedule Property along with other land parcels. The receipt of the application has also been acknowledged by the Mayasandra Grama Panchayath, Anekal Taluk on 20/09/2016.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("Developer"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms of the development agreement dated 14/10/2016. The registration of the said joint development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.

The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings.

Observations/Recommendations:

1. Latest tax paid receipts should be obtained.
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property and to ascertain that the Schedule Property has proper access from the main road.

Certificate

Based on the review of documents and subject to our observations detailed in the Report, we hereby certify that Iconica Projects has a valid and marketable title to the Schedule Property.



J Sagar Associates
Bangalore

Schedule

All that piece and parcel of the land bearing Survey No.7/2 measuring 1 acre 32 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore and bounded on:

East by: Land in Survey No.5/1 and 5/2.

West by: Land in Survey No.10/2.

North by: Remaining portion of land in Survey No.7/2.

South by: Land in Survey No.7/1.



List of documents reviewed by us are as follows:

1.	Record of rights extract in RR No.24.
2.	Hissa tippani extract dated 30/10/1963.
3.	RR balabagada nakalu (RR pakka book).
4.	Record of rights extract in RR No.820.
5.	Record of rights extract in RR No.890.
6.	Mutation register extract in MR No.9/76-77 issued by the Thasildar.
7.	Index of lands extract.
8.	RTC extracts for the periods 1969-70 to 1973-74.
9.	RTC extracts for the periods 1974-75 to 1978-79.
10.	Genealogical tree of Lakshmaiah attested by the Village Accountant.
11.	Sale deed dated 25/10/1996 registered as document No.3615/96-97 executed by Govindappa son of late Lakshmaiah, along with his wife Varavenamma and children namely G.Muniyappa (G.Muniyappa along with his children Manjunath, Bhulakshmi, Saraswathi and Shivakumar all being minors are represented by their father and natural guardian G.Muniyappa) and G.Narayananamma (daughter of Govindappa in favour of N.Chandrappa son of late Narayana Reddy.
12.	Mutation register extract in MR No.6/96-97 issued by the Village Accountant.
13.	Sale deed dated 15/04/2004 registered as document No.719/04-05 executed by N.Chandrappa in favour of K.P.Manjunathmurthy son of Pillareddy.
14.	Mutation register extract in MR No.10/04-05 issued by the Village Accountant.
15.	Deposit of title deeds dated 29/07/2005 executed by K.P.Manjunathmurthy in favour of the Bangalore Commercial Transporters Credit Co-operative Society Limited.
16.	Communication dated 03/03/2006 issued by the Bangalore Commercial Transporters Credit Co-operative Society Limited.
17.	Sale deed dated 20/03/2006 registered as document No.20288/05-06 executed by K.P.Manjunathmurthy in favour of Rajendra Prasad Maganti represented by his power of attorney holder V.Srinivasa Rao.
18.	Mutation register extract in MR No.34/06-07 issued by the Village Accountant.
19.	Encumbrance certificate for the period 01/04/1980 to 25/03/2006 and from 01/04/2004 to 22/04/2014.
20.	RTC extracts for the period 1989-90 to 1999-2000.
21.	RTC extracts for the period 2001-02 to 2013-14.
22.	Akarband.
23.	RTC extract for the period 2004-05 to 2013-14.
24.	Endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
25.	Endorsement dated 29/05/2014 issued by the Special Tahsildar, Bangalore South Taluk, under section 48A of the Larger Survey No.7/2.

26.	Endorsement dated 27/05/2014 issued by the Assistant Commissioner Bangalore, under the PTCL Act with respect to Larger Survey No.7/2.
27.	Conversion certificate dated 15/05/2015 in No.ALN(A)(A) CR.262/2014-15, issued by the Deputy Commissioner, Bangalore District.
28.	Sale deed dated 29/07/2015 registered as document No.2833/15-16 executed by Rajendra Prasad Maganti in favour of Iconica Projects.
29.	Encumbrance certificate for the period 01/04/2004 to 22/04/2016.
30.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.
31.	Application dated 20/09/2016 filed by Iconica Projects to the PDO/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South.
32.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board.
33.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.
34.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board.
35.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
36.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.
37.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.
38.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.

23 December, 2016

**Title Report with respect to Survey No.10/2, situated at Manchanahalli Village,
Attibele Hobli, Anekal Taluk, Bangalore District**

TO:

**Mr.Muralikrishna
Iconica Projects
Bangalore**

FROM:

**Murali Ananthasivan
J Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

FOREWORD

1. The contents of this memorandum are confidential. We accept no responsibility or legal liability to any person other than "Iconica Projects" in relation to the contents of this memorandum.
2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;

J. Sagar Associates

Memorandum

We have in this memorandum dealt with agricultural land in Survey No.10/2 measuring 1 acre, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District ("Schedule Property"). The Schedule Property is owned by T.S.Anil Kumar. Iconica Projects, a partnership firm has an agreement to purchase the Schedule Property.

Flow of title:

Land in Survey No.10/2 measuring 1 acre

The record of rights extract in RR No.29 bears out that land in Survey No.10/2 situated at Manchanalli Village, Attibele Hobli, Anekal Taluk was registered in the name of Muniswamy son of Lakshmaiah.

The RR balabagada nakalu (RR pakka book) bears out that land in Survey No. 10 was bifurcated as Survey No.10/1 (measuring 3 acres 10 guntas including 2 gunta of karab owned by Subbaiah) and Survey No.10/2 (measuring 3 acres 7 guntas including 2 guntas of karab land owned by Muniswamy son of Lakshmaiah) ("Said Property").

The sale deed dated 03/10/1956 (registered as document No.2070/56-57) bears out that Munishamaiah alias Muniswamy son of Lakshmaiah along with his sons namely Narayana Reddy and Venkata Reddy (both being minors represented by their father and natural guardian Munishamaiah) conveyed land in Survey No.10/2 measuring 3 acres 10 guntas, situated at Manchanalli Village, Attibele Hobli, Anekal Taluk in favour of Sanjeevaiah son of Muniyappa. The recitals of the said sale deed bears out that Munishamaiah alias Muniswamy inherited Survey No.10/2 from his mother Nanjamina. *The extent of land in Survey No.10/2 as reflected in the RR pakka book is 3 acres 9 guntas, it appears that Muniswamy transacted with one gunta in excess. Further the RTC extracts bear out that land in Survey No.10/2 measured 3 acres 7 guntas excluding the 2 guntas of kharab.*

The Affidavit dated 29/04/2016 sworn by Venkatesh Reddy son of late Muniswamy bears out the details of the genealogical tree of Muniswamy. Lakshmaiah and his wife Nanjamma died leaving behind their only son Muniswamy. The said Muniswamy died leaving behind two sons namely Narayana Reddy and Venkatesh Reddy.

The encumbrance certificate for the period 01/04/1930 to 31/03/1960 bears out the registration of mortgage deed dated 09/01/1956 (registered as document No.2030) executed by Munishamaiah in favour of Attibele Hobli Gramanthara Kaigarika Sanga Samsthe, and also the registered of the sale deed dated 07/11/1956 (registered as document No.2070) executed by Munishamaiah and others in favour of Sanjeevaiah, and

otherwise, bears out nil encumbrances in respect of the Survey No.10/2. It is pertinent to point out that we have not been provided with the copy of the document bearing out the discharge of the said mortgage. We are given to understand that the said Attibele Hobli Gramanthalara Kaigarika Sanga Samsthe bank is not in existence. However, given the mortgage was created in the year 1956 and that more than 60 years has elapsed the mortgagee cannot claim either foreclosure or possession of the property as both are barred by limitation.

The RTC extracts for the period 1968-69 to 1994-95 bear out the name of Sanjeervaiah son of Muniyappa as the owner and occupant of Said Property.

The genealogical tree of Sanjeervaiah attested by the Village Accountant bears out that Sanjeervaiah (deceased) and his wife Muniyamma (deceased) had a son namely Krishna Reddy. Krishnareddy had two wives namely Bhagyamma and Anjinamma. The first wife Bhagyamma had two children namely Ramachandra Reddy and Venkatesh Reddy. (1) The said Ramachandra Reddy and his wife Manjula had one daughter namely Manasa. (2) The said Venkata Reddy alias Venkatesh Reddy and his wife Bharathamma have two daughters namely Deekshitha and Sandhya. The second wife Anjinamma had four children namely Manjunath Reddy, Mohan Reddy, Prakash Reddy and Vanitha. (1) The said Manjunath Reddy and his wife Dhanalakshmi had two children namely Dhanush and Kiran. (2) The said Mohan Reddy and his wife Rekha had one daughter Dharani. (3) The said Prakash Reddy was married to Pavithra.

The said K.Ramachandra Reddy and K.Venkatesh Reddy sons of Krishnareddy filed a suit in O.S No.366/92 in the court of Munsiff and J.M.F.C at Anekal against Krishna Reddy, K.Manjunath Reddy, K.Mohanreddy and K.Prakash Reddy for partition of the Said Property along with certain other properties. The parties settled the said suit by filing a compromise petition. We have also perused a copy of the said compromise petition dated 02/07/1992 which bears out that portion of the Said Property measuring 1 acre 10 guntas (hereinafter referred to as "**Item No.1**") was jointly allotted to the shares of K.Ramachandra Reddy and K.Venkatesh Reddy along with certain other properties, and the remaining portion of the Said Property measuring 1 acre 35 guntas (hereinafter referred to as "**Item No.2**") along with certain other properties was jointly allotted to the shares of Krishna Reddy, K.Manjunath Reddy, K.Mohanreddy and K.Prakash Reddy. The Order dated 05/07/1992 passed by the Munsiff and J.M.F.C Court in O.S No.366/92 bears out that the said suit was decreed in terms of the compromise petition.



The mutation register extract in MR No.11/05-06 issued by the Village Accountant bears out that katha in respect of the Item No.1 was registered in the joint names of Ramachandra Reddy and Venkateshwara Reddy in terms of the court decree passed in O.S.No.366/92.

The encumbrance certificate for the period 01/04/1960 to 31/03/2004 which bears out nil encumbrances with respect to the Said Property.

The sale deed dated 12/09/2005 (registered as document No.8203/2005-06) bears out that (1) K.Ramachandra Reddy and his daughter Manasa (Manasa being minor represented by her father and natural guardian K.Ramachandra Reddy), (2) K.Venkatesh Reddy and his daughters namely Deeksha and Sandhya (both being minors represented by their father and natural guardian K.Venkatesh Reddy) conveyed Item No.1 in favour of N.A.Venkataswamy son of Alleli Munireddy. The said sale deed also bears out that Manjula wife of K.Ramachadra Reddy and Bharathamma wife of Venkatesh Reddy have signed as witness to the said sale deed. The registration of the said sale deed is borne out in the encumbrance certificates for the period 01/04/1993 to 24/03/2006 and 01/04/2004 to 22/04/2016.

The mutation register extract in MR No.20/05-06 issued by the Village Accountant bears out the registration of the sale deed dated 12/09/2005 executed by K.Ramachandra Reddy and others in favour of N.A.Venkataswamy Reddy, and in terms of the order passed in ANK/RRT (1) CR 840/05-06 dated 27/09/2005, katha in respect of Item No.1 was transferred to the name of N.A.Venkataswamy Reddy.

The endorsement dated 06/05/2016 issued by the Tahsildar, Anekal in RRT CR/4/16-17 bears out that the copy of the ANK/RRT (1) CR 840/05-06 dated 27/09/2005 was not available. We have therefore relied on the mutation register extract which was issued after considering the order passed in ANK/RRT (1) CR 840/05-06 dated 27/09/2005.

The RTC extracts for the period 1995-96 to 2000-01 bear out the names of Krishnareddy, K.Manjunath Reddy, K.Mohan Reddy and K.Prakash Reddy as the owners and occupants of the Said Property.

The sale deed dated 29/06/2005 (registered as document No.5089/05-06) bears out that K.Manjunath Reddy, K.Mohan Reddy, K.Prakash Reddy and K.Vanitha (all children of Late Krishna Reddy) conveyed Item No.2 in favour of N.A.Venkataswamy Reddy son of Alleli Munireddy. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01/04/1993 to 24/03/2006.

The mutation register extract in MR No.26/05-06 issued by the Village Accountant which bears out the registration of the sale deed dated 29/06/2005 executed by K.Manjunath Reddy and others in favour of N.A.Venkataswamy Reddy. Accordingly the katha in respect of Item No.2 was transferred to the name of N.A.Venkataswamy Reddy.

Item No.1 and Item No.2 is collectively referred to as Said Property.

The sale deed dated 10/05/2006 (registered as document No. 5957/06-07) bears out that N.A.Venkataswamy Reddy conveyed the remaining portion of the Said Property measuring 1 acre ("Schedule Property") in favour of T.S.Anil Kumar son of T.V. Shrinivasa Murthy. The registration of the said sale deed is borne out in the encumbrance certificates for the period 01/04/2004 to 22/04/2014.

The mutation register extract in MR No. 95/05-06 issued by the Village Accountant bears out the registration of sale deed executed by N.A.Venkataswamy Reddy in favour of T.S.Anil Kumar, and accordingly the katha in respect of the Schedule Property was transferred in the name of T.S.Anil Kumar.

The endorsement dated 23/05/2014 in No.R.K.CR/128/14-15 issued by the Thasildar, Anekal bears out that the index of land and record of rights extracts in respect to the Said Property were not available in their record room.

The endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no cases registered under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Lands) Act, 1978 with respect to the Said Property.

The endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no proceedings initiated or pending under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to Said Property.

The tippani and atlas extracts confirms the shape of the Said Property.

The akarband bears out extent of Survey No.10/2 as being 3 acres 7 guntas including 2 guntas of karab land.

The endorsement dated 15/12/2015 issued by the Thasildar which bears out that the preliminary records in respect of Survey No.10/2 are not available in the record room. We have therefor relied on the other documents detailed in this report for the purpose of providing this opinion.

The RTC extracts for the period 2001-02 to 2004-05 bear out the names of Sanjeeviah, Manjunath Reddy, Mohan Reddy and Prakash as the owners and occupants with respect to the Said Property.

The RTC extracts for the period 2005-06 bears out the name of N.A.Venkataswamy Reddy as the owner and occupant with respect to the Said Property.

The RTC extracts for the period 2006-07 to 2015-16 bear out the name T.S.Anil Kumar as the owner and occupant with respect to the Schedule Property.

The agreement of sale dated 25/04/2016 registered as document No.424/16-17 bears out that T.S.Anil Kumar son of T.V.Srinivasa Murthy agreed to convey the Schedule Property in favour of Iconica Projects represented by his partner K.L.Santosh. The total sale consideration payable by Iconica Projects to purchase the Schedule Property is Rs.75,00,000/- and the entire sale consideration has been paid to T.S.Anil Kumar. Iconica Projects has agreed to purchase the Schedule Property after conversion of the land use of the Schedule Property. The registration of the said agreement of sale is borne out in the encumbrance certificates for the period 01/04/2004 to 22/04/2016 and from 24/03/2016 to 16/09/2016.

The irrevocable power of attorney dated 25/04/2016 registered as document No.35/16-17 bears out that T.S.Anil Kumar authorised and empowered K.Suryachandra Rao to sell and to do all necessary acts and deeds in respect of the Schedule Property.

We have also perused a copy of the application made by T.S.Anil Kumar to the Deputy Commissioner dated 27/07/2016 seeking conversion of the land use of the Schedule Property from agricultural user to non-agricultural user. We have also seen a communication issued by the Deputy Commissioner dated 06/09/2016 in terms of which T.S.Anil Kumar was called upon to pay Rs.54,505/- towards charges for conversion of the land use.

The conversion certificate dated 16/09/2016 issued by the Commissioner, Bangalore District in No.ALN(A)(A)SR/16/2016-17 bears out that Schedule Property was converted from agricultural use to residential use.

The sale deed dated 05/10/2016 registered as document No.4113/16-17 bears out that T.S.Anil Kumar represented by his power of attorney holder K.Suryachandra Rao conveyed the Schedule Property in favour of Iconica Projects.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("Developer"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms of the development agreement dated 14/10/2016. The registration of the said joint development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.

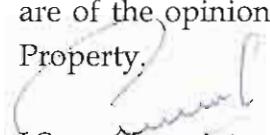
The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings

Observations/Recommendations:

1. Latest tax paid receipts should be obtained.
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property and to ascertain that the Schedule Property has proper access from the main road.

Certificate

Based on review of title deeds and subject to our observations detailed in the report, we are of the opinion that Iconica projects has a valid and marketable title to the Schedule Property.


JSagar Associates
Bangalore

Schedule

All that piece and parcel of the portion of agricultural land bearing Survey No.10/2 measuring 1 acre, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore and bounded on:

East by : Land belongs to Sri.Thimmaiah and Sr.Rajendra Prasad Maganti.

West by : Land belongs to Sri.Anil Kumar (Sy No.10/1).

North by: Land belongs to Sri.Rajendra Prasad Maganti in same Sy No.10/2.

South by: Survey No.12.

List of documents reviewed by us are as follows:

1.	Record of rights extract in RR No.29.
2.	RR balabagada nakalu (RR pakka book).
3.	Sale deed dated 05/10/1956 registered as document No.2070/56-57 executed by Munishamaiah alias Muniswamy son of Lakshmaiah, Narayana Reddy and Venkata Reddy in favour of Sanjeevaiah son of Muniyappa.
4.	Affidavit dated 29/04/2016.
5.	Encumbrance certificate for the period 01/04/1930 to 31/03/1960.
6.	RTC extracts for the period 1968-69 to 1994-95.
7.	Genealogical tree of Sanjeevaiah attested by the Village Accountant.
8.	Copy of Plaintiff, Compromised Petition filed in Suit in O.S No.366/92 before the court of Munsiff and J.M.F.C at Anekal by filed K.Ramachandra Reddy and K.Venkatesh Reddy against Krishna Reddy, K.Manjunath Reddy, K.Mohanreddy and K.Prakash Reddy.
9.	Order dated 05/07/1992 passed by the Munsiff and J.M.F.C Court in O.S No.366/92.
10.	Mutation register extract in MR No.11/05-06 issued by the Village Accountant.
11.	Encumbrance certificate for the period 01/04/1960 to 31/03/2004.
12.	Sale deed dated 12/09/2005 registered as document No.8203/2005-06 executed by K.Ramachandra Reddy, Manasa (Manasa being minor represented by her father and natural guardian K.Ramachandra Reddy), K.Venkatesh Reddy, Deeksha and Sandhya in favour of N.A.Venkataswamy son of Allelli Munireddy.
13.	Encumbrance certificate for the period 01/04/1993 to 24/03/2006.
14.	Mutation register extract in MR No.20/05-06 issued by the Village Accountant.
15.	Endorsement dated 06/05/2016 issued by the Tahsildar, Anekal in RRT CR/4/16-17.
16.	RTC extracts for the period 1995-96 to 2000-01.
17.	Sale deed dated 29/06/2005 registered as document No.5089/05-06 executed by K.Manjunath Reddy, K.Mohan Reddy, K.Prakash Reddy and K.Vanitha (all children of Late Krishna Reddy) in favour of N.A.Venkataswamy Reddy son of Allelli Munireddy.
18.	Encumbrance certificate for the period 01/04/1993 to 24/03/2006.
19.	Mutation register extract in MR No.26/05-06 issued by the Village Accountant.
20.	Sale deed dated 10/05/2006 (registered as document No. 5957/06-07) executed by N.A.Venkataswamy Reddy in favour of T.S.Anil Kumar son of T.V. Shrinivasa Murthy.
21.	Encumbrance certificates for the period 01/04/2004 to 22/04/2014.
22.	Mutation register extract in MR No. 95/05-06 issued by the Village Accountant.
23.	Endorsement dated 23/05/2014 in No.R.K.CR/128/14-15 issued by the Thasildar, Anekal.



24.	Endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, under the PTCL Act 1978.
25.	Endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
26.	Tippani and atlas.
27.	Akarband.
28.	Endorsement dated 15/12/2015 issued by the Thasildar.
29.	RTC extracts for the period 2001-02 to 2004-05.
30.	RTC extracts for the period 2005-06.
31.	RTC extracts for the period 2006-07 to 2007-08.
32.	RTC extracts for the period 2008-09 to 2015-16.
33.	Agreement of sale dated 25/04/2016 registered as document No.424/16-17 executed by T.S.Anil Kumar son of T.V.Srinivasa Murthy in favour of Iconica Projects represented by his partner K.L.Santosh.
34.	Encumbrance certificates for the periods 01/04/2004 to 22/04/2016 and from 24/03/2016 to 16/09/2016.
35.	Irrevocable power of attorney dated 25/04/2016 registered as document No.35/16-17 executed by T.S.Anil Kumar in favour of K.Suryachandra Rao.
36.	Communication issued by the Deputy Commissioner dated 06/09/2016 for payment of conversion of Schedule Property.
37.	Conversion certificate dated 16/09/2016 issued by the Commissioner, Bangalore District in No.ALN(A)(A)SR/16/2016-17.
38.	Sale deed dated 05/10/2016 registered as document No.4113/16-17 executed by T.S.Anil Kumar represented by his power of attorney holder K.Suryachandra Rao in favour of Iconica Projects.
39.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.
40.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board.
41.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
42.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.
43.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.
44.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.

23 December, 2016

**Title Report with respect to Survey No.10/2, situated at Manchanahalli Village,
Attibele Hobli, Anekal Taluk, Bangalore District**

TO:

**Mr.Muralikrishna
Iconica Projects
Bangalore**

FROM:

**Murali Ananthasivan
J Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

FOREWORD

1. The contents of this memorandum are confidential. We accept no responsibility or legal liability to any person other than "Iconica Projects" in relation to the contents of this memorandum.
2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;


J. Sagar Associates

Memorandum

We have in this memorandum dealt with land in Survey No.10/2 measuring 2 acres 5 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District ("Schedule Property"). The Schedule Property is owned by Iconica Projects.

Flow of title:

Land in Survey No.10/2 measuring 2 acres 5 guntas

The record of rights extract in RR No.29 bears out that land in Survey No.10/2 situated at Manchanalli Village, Attibele Hobli, Anekal Taluk was registered in the name of Muniswamy son of Lakshmaiah.

The RR balabagada nakalu (RR pakka book) bears out that land in Survey No. 10 was bifurcated as Survey No.10/1 (measuring 3 acres 10 guntas including 2 gunta of karab owned by Subbaiah) and Survey No.10/2 (measuring 3 acres 7 guntas including 2 guntas of karab land owned by Muniswamy son of Lakshmaiah).

The sale deed dated 05/10/1956 (registered as document No.2070/56-57) bears out that Munishamaiah alias Muniswamy son of Lakshmaiah along with his sons namely Narayana Reddy and Venkata Reddy (both being minors represented by their father and natural guardian Munishamaiah) conveyed land in Survey No.10/2 measuring 3 acres 10 guntas, situated at Manchanalli Village, Attibele Hobli, Anekal Taluk in favour of Sanjeevaiah son of Muniyappa. The recitals of the said sale deed bears out that Munishamaiah alias Muniswamy inherited Survey No.10/2 from his mother Nanamma. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01/04/1930 to 31/03/1960. *The extent of land in Survey No.10/2 as reflected in the RR pakka book is 3 acres 9 guntas, it appears that Muniswamy transacted with one gunta in excess. Further the RTC extracts bear out that land in Survey No.10/2 measured 3 acres 7 guntas excluding the 2 gunta of kharab.* The Affidavit dated 29/04/2016 sworn by Venkatesh Reddy son of late Muniswamy bears out the details of the genealogical tree of Muniswamy. Lakshmaiah and his wife Nanamma died leaving behind their only son Muniswamy. The said Muniswamy died leaving behind two sons namely Narayana Reddy and Venkatesh Reddy.

The encumbrance certificate for the period 01/04/1930 to 31/03/1960 bears out the registration of mortgage deed dated 09/01/1956 (registered as document No.2030) executed by Munishamaiah in favour of Attibele Hobli Gramanthara Kaigarika Sanga Samsthe, and also the registered of the sale deed dated 07/11/1956 (registered as

document No.2070) executed by Munishamaiah and others in favour of Sanjeervaiah, and otherwise, bears out nil encumbrances in respect of the Survey No.10/2. It is pertinent to point out that we have not been provided with the copy of the document bearing out the discharge of the said mortgage. We are given to understand that the said Attibele Hobli Gramanthalara Kaigarika Sanga Samsthe bank is not in existence. However, given the mortgage was created in the year 1956 and that more than 60 years has elapsed the mortgagee cannot claim either foreclosure or possession of the property as both are barred by limitation.

The RTC extracts for the period 1968-69 to 1994-95 bear out the name of Sanjeervaiah son of Muniyappa as the owner and occupant of Said Property.

The genealogical tree of Sanjeervaiah attested by the Village Accountant bears out that Sanjeervaiah (deceased) and his wife Muniyamma (deceased) had a son namely Krishna Reddy. Krishnareddy had two wives namely Bhagyamma and Anjinamma. The first wife Bhagyamma had two children namely Ramachandra Reddy and Venkatesh Reddy. (1) The said Ramachandra Reddy and his wife Manjula had one daughter namely Manasa. (2) The said Venkata Reddy alias Venkatesh Reddy and his wife Bharathamma have two daughters namely Deekshitha and Sandhya. The second wife Anjinamma had four children namely Manjunath Reddy, Mohan Reddy, Prakash Reddy and Vanitha. (1) The said Manjunath Reddy and his wife Dhanalakshmi had two children namely Dhanush and Kiran. (2) The said Mohan Reddy and his wife Rekha had one daughter Dharani. (3) The said Prakash Reddy was married to Pavithra.

The said K.Ramachandra Reddy and K.Venkatesh Reddy sons of Krishnareddy filed a suit in O.S No.366/92 in the court of Munsiff and J.M.F.C at Anekal against Krishna Reddy, K.Manjunath Reddy, K.Mohanreddy and K.Prakash Reddy for partition of the Said Property along with certain other properties. The parties settled the said suit by filing a compromise petition. We have also perused a copy of the said compromise petition dated 02/07/1992 which bears out that portion of the Said Property measuring 1 acre 10 guntas (hereinafter referred to as "**Item No.1**") was jointly allotted to the shares of K.Ramachandra Reddy and K.Venkatesh Reddy along with certain other properties, and the remaining portion of the Said Property measuring 1 acre 35 guntas (hereinafter referred to as "**Item No.2**") along with certain other properties was jointly allotted to the shares of Krishna Reddy, K.Manjunath Reddy, K.Mohanreddy and K.Prakash Reddy. The Order dated 05/07/1992 passed by the Munsiff and J.M.F.C Court in O.S No.366/92 bears out that the said suit was decreed in terms of the compromise petition.

The mutation register extract in MR No.11/05-06 issued by the Village Accountant bears out that katha in respect of the Item No.1 was registered in the joint names of Ramachandra Reddy and Venkateshwara Reddy in terms of the court decree passed in O.S.No.366/92.

The encumbrance certificate for the period 01/04/1960 to 31/03/2004 which bears out nil encumbrances with respect to the Said Property.

The sale deed dated 12/09/2005 (registered as document No.8203/2005-06) which bears out that (1) K.Ramachandra Reddy and his daughter Manasa (Manasa being minor represented by her father and natural guardian K.Ramachandra Reddy), (2) K.Venkatesh Reddy and his daughters namely Deeksha and Sandhya (both being minors represented by their father and natural guardian K.Venkatesh Reddy) conveyed Item No.1 in favour of N.A.Venkataswamy son of Allelli Munireddy. The said sale deed also bears out that Manjula wife of K.Ramachadra Reddy and Bharathamma wife of Venkatesh Reddy have signed as witness to the said sale deed. The registration of the said sale deed is borne out in the encumbrance certificates for the period 01/04/1993 to 24/03/2006 and 01/04/2004 to 22/04/2016.

The mutation register extract in MR No.20/05-06 issued by the Village Accountant bears out the registration of the sale deed dated 12/09/2005 executed by K.Ramachandra Reddy and others in favour of N.A.Venkataswamy Reddy, and in terms of the order passed in ANK/RRT (1) CR 840/05-06 dated 27/09/2005,katha in respect of Item No.1 was transferred to the name of N.A.Venkataswamy Reddy.

The endorsement dated 06/05/2016 issued by the Tahsildar, Anekal in RRT CR/4/16-17 bears out that the copy of the ANK/RRT (1) CR 840/05-06 dated 27/09/2005 was not available. We have therefore relied on the mutation register extract which was issued after considering the order passed in ANK/RRT (1) CR 840/05-06 dated 27/09/2005.

The RTC extracts for the period 1995-96 to 2000-01 bear out the names of Krishnareddy, K.Manjunath Reddy, K.Mohan Reddy and K.Prakash Reddy as the owners and occupants of the Said Property.

The sale deed dated 29/06/2005 (registered as document No.5089/05-06) bears out that K.Manjunath Reddy, K.Mohan Reddy, K.Prakash Reddy and K.Vanitha (all children of Late Krishna Reddy) conveyed Item No.2 in favour of N.A.Venkataswamy Reddy son of Allelli Munireddy. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01/04/1993 to 24/03/2006.

The mutation register extract in MR No.26/05-06 issued by the Village Accountant which bears out the registration of the sale deed dated 29/06/2005 executed by K.Manjunath Reddy and others in favour of N.A.Venkataswamy Reddy. Accordingly the katha in respect of Item No.2 was transferred to the name of N.A.Venkataswamy Reddy.

The sale deed dated 18/04/2006 (registered as document No.19060/2006-07) bears out that N.A.Venkataswamy Reddy conveyed a portion of the Said Property measuring 2 acres 5 guntas ("Schedule Property") in favour of Rajendra Prasad Maganti son of Madhusudhan Rao Maganti represented by his power of attorney holder V.Srinivasa Rao. The registration of the said sale deed is borne out in the encumbrance certificates for the period 01/04/2004 to 22/04/2014 and from 01/04/2004 to 22/04/2016.

The general power of attorney dated 14/12/2005 (registered as document No.535/05-06) bears out that Rajendra Prasad Maganti empowered and authorized V.Srinivasa Rao son of Sivarama Krishnaiah to enter into agreements and purchase lands in Karnataka.

The mutation register extract in MR No.24/2006-07 issued by the Village Accountant bears out the registration of sale deed dated 18/04/2006 executed by N.A.Venkataswamy Reddy in favour of Rajendra Prasad Maganti, and accordingly the katha in respect of the Schedule Property was transferred in the name of Rajendra Prasad Maganti.

The endorsement dated 23/05/2014 in No.R.K.CR/128/14-15 issued by the Thasildar, Anekal bears out that the index of land and record of rights extracts in respect to the Said Property were not available in their record room.

The endorsement dated 26/05/2014 issued by the Thasildar, Anekal, bears out that there were no tenancy claims registered under section 48A of the Karnataka Land Reforms Act, 1961 with respect to the Schedule Property.

The endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no cases registered under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Lands) Act, 1978 with respect to the Said Property.

The endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no proceedings initiated or pending under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to Said Property.

The tippani and atlas extracts confirms the shape of the Said Property.

The akarband bears out extent of Survey No.10/2 as being 3 acres 7 guntas including 2 guntas of karab land.

The endorsement dated 15/12/2015 issued by the Thasildar which bears out that the preliminary records in respect of Survey No.10/2 are not available in the record room. We have therefor relied on the other documents detailed in this report for the purpose of providing this opinion.

The RTC extracts for the period 2001-02 to 2004-05 bear out the names of Sanjeeviah, Manjunath Reddy, Mohan Reddy and Prakash as the owners and occupants with respect to the Said Property.

The RTC extracts for the period 2005-06 bears out the name of N.A. Venkataswamy Reddy as the owner and occupant with respect to the Said Property.

The RTC extracts for the period 2006-07 to 2013-14 bear out the name Rajendra Prasad Maganti as the owner and occupant with respect to the Schedule Property.

The tax paid receipt dated 06/06/2014 bears out that taxes for the period 2014-15 were paid to the office of the Ballur Village Panchayat in respect of the Schedule Property.

The official memorandum dated 15/05/2015 issued by the Deputy Commissioner, Bangalore District in No.ALN(A)(A) CR.262/2014-15 bears out that the Schedule Property was converted from agricultural use to non-agricultural residential use. The said certificate also bears out that an extent of 1 gunta of B karab land was reserved for the Government for public purposes. The location of the said B kharab portion should be identified by a survey.

The sale deed dated 29/07/2015 registered as document No.2823/15-16 bears out that Rajendra Prasad Maganti conveyed the Schedule Property in favour of Iconica Projects.

The encumbrance certificate for the period 01/04/2004 to 23/05/2016 bears out the registration of the sale deed dated 05/08/2015 executed by Rajendra Prasad Maganti in favour of Iconica Projects and otherwise bear out nil encumbrances in respect of Schedule Property.

The encumbrance certificate for the period 24/03/2016 to 16/09/2016 bears out nil encumbrances in respect of the Larger Survey No.10/2.

We have perused a copy of the application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South seeking change of katha in the name of Iconica Projects in respect of the Schedule Property along with other land parcels. The receipt of the application has also been acknowledged by the Mayasandra Grama Panchayath, Anekal Taluk on 20/09/2016.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("Developer"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms of the development agreement dated 14/10/2016. The registration of the said joint development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.

The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings.

Observations:

1. Latest tax paid receipts should be obtained.
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property, to ascertain that the Schedule Property has proper access from the main road and to ascertain the location of the B kharab.

Certificate

Based on review of title deeds and subject to our observations detailed in the report, we are of the opinion that Iconica projects has a valid and marketable title to the Schedule Property.



J Sagar Associates
Bangalore

Schedule

All that piece and parcel of the land in Survey No.10/2 measuring 2 acres 5 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore and bounded on:

East by: Land in Survey No.7/2.

West by: Land in Survey No.10/1.

North by: Road and remaining portion of same Survey No.10/2.

South by: Remaining portion of Survey No.10/2.



List of documents reviewed by us are as follows:

1.	Record of rights extract in RR No.29.
2.	RR balabagada nakalu (RR pakka book).
3.	Sale deed dated 05/10/1956 registered as document No.2070/56-57 executed by Munishamaiah alias Muniswamy son of Lakshmaiah, Narayana Reddy and Venkata Reddy in favour of Sanjeervaiah son of Muniyappa.
4.	Encumbrance certificate for the period 01/04/1930 to 31/03/1960.
5.	RTC extracts for the period 1968-69 to 1994-95.
6.	Genealogical tree of Sanjeervaiah attested by the Village Accountant.
7.	Copy of Plaintiff, Compromised Petition filed in Suit in O.S No.366/92 before the court of Munsiff and J.M.F.C at Anekal by filed K.Ramachandra Reddy and K.Venkatesh Reddy against Krishna Reddy, K.Manjunath Reddy, K.Mohanreddy and K.Prakash Reddy.
8.	Order dated 05/07/1992 passed by the Munsiff and J.M.F.C Court in O.S No.366/92.
9.	Mutation register extract in MR No.11/05-06 issued by the Village Accountant.
10.	Encumbrance certificate for the period 01/04/1960 to 31/03/2004.
11.	Sale deed dated 12/09/2005 registered as document No.8203/2005-06 executed by K.Ramachandra Reddy, Manasa (Manasa being minor represented by her father and natural guardian K.Ramachandra Reddy), K.Venkatesh Reddy, Deeksha and Sandhya in favour of N.A.Venkataswamy son of Alleli Munireddy.
12.	Encumbrance certificate for the period 01/04/1993 to 24/03/2006.
13.	Mutation register extract in MR No.20/05-06 issued by the Village Accountant.
14.	Endorsement dated 06/05/2016 issued by the Tahsildar, Anekal in RRT CR/4/16-17.
15.	RTC extracts for the period 1995-96 to 2000-01.
16.	Sale deed dated 29/06/2005 registered as document No.5089/05-06 executed by K.Manjunath Reddy, K.Mohan Reddy, K.Prakash Reddy and K.Vanitha (all children of Late Krishna Reddy) in favour of N.A.Venkataswamy Reddy son of Alleli Munireddy.
17.	Encumbrance certificate for the period 01/04/1993 to 24/03/2006.
18.	Mutation register extract in MR No.26/05-06 issued by the Village Accountant.
19.	Sale deed dated 18/04/2006 registered as document No.19060/2006-07 executed by N.A.Venkataswamy Reddy in favour of Rajendra Prasad Maganti son of Madhusudhan Rao Maganti represented by his power of attorney holder V.Srinivasa Rao.
20.	Encumbrance certificate for the period 01/04/2004 to 23/05/2016.
21.	General power of attorney dated 14/12/2005 registered as document No.535/05-06 executed by Rajendra Prasad Maganti in favour of V.Srinivasa Rao son of Sivarama Krishnaiah.

22.	Mutation register extract in MR No.24/06-07 issued by the Village Accountant.
23.	Endorsement dated 23/05/2014 in No.R.K.CR/128/14-15 issued by the Thasildar, Anekal.
24.	Endorsement dated 26/05/2014 issued by the Thasildar, Anekal, under sections 7 and 7A of the Karnataka Land Reforms Act, 1961.
25.	Endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, under the PTCL Act 1978.
26.	Endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
27.	Tippani and atlas.
28.	Akarband.
29.	Endorsement dated 15/12/2015 issued by the Thasildar.
30.	RTC extracts for the period 2001-02 to 2004-05.
31.	RTC extracts for the period 2005-06.
32.	RTC extracts for the period 2006-07 to 2007-08.
33.	Tax paid receipt dated 06/06/2014 for the period 2014-15 paid to the office of the Ballur Village Panchayat.
34.	RTC extracts for the period 2008-09 to 2013-14.
35.	Official memorandum dated 15/05/2015 issued by the Deputy Commissioner, Bangalore District in No.ALN(A)(A) CR.262/2014-15.
36.	Sale deed dated 29/07/2015 registered as document No.2823/15-16 executed by Rajendra Prasad Maganti in favour of Iconica Projects.
37.	Encumbrance certificate for the period 01/04/2004 to 23/05/2016.
38.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.
39.	Application dated 20/09/2016 filed by Iconica Projects to the PDO/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South.
40.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board.
41.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board.
42.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
43.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.
44.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.
45.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.

23 December, 2016

**Title Report with respect to Survey No.44/2, situated at Manchanahalli Village,
Attibele Hobli, Anekal Taluk, Bangalore District**

TO:

**Mr.Muralikrishna
Iconica Projects
Bangalore**

FROM:

**Murali Ananthasivan
J Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

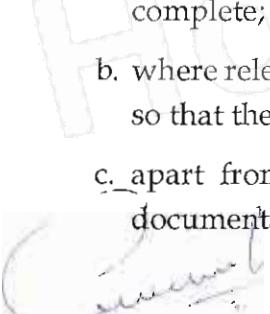
J. SAGAR ASSOCIATES

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FOREWORD

1. The contents of this memorandum are confidential. We accept no responsibility or legal liability to any person other than "Iconica Projects" in relation to the contents of this memorandum.
2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;


J. Sagar Associates

Memorandum

We have in this memorandum dealt with land bearing Survey No.44/2 measuring 35 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District (morefully described in the Schedule below and hereinafter referred to as the "**Schedule Property**"). The Schedule Property is owned by Iconica Projects, a partnership firm.

Flow of title:

Land in Survey No.44/2 measuring 35 guntas

The RR balabhagada nakalu (RR pakka book) bears out that land in Survey No.44 measuring 6 acres 7 guntas ("**Said Property**") was bifurcated as Survey No.44/1 (measuring 2 acres 30 guntas), Survey No.44/2 (measuring 35 guntas ("**Schedule Property**") and owned by Munivenkata son of Thamanna), Survey No.44/3 (measuring 2 acres 12 guntas) and Survey No.44/4 (measuring 10 guntas).

The record of rights extract in RR No.110 bears out the name of Munivenkata son of Thamanna as the owner of the Schedule Property.

The preliminary records for the period 1961-62 to 1967-68 bear out the name of Hosalappa son of Sanjeevaiah (alias Thamanna) as the owner of the Schedule Property. It is pertinent to point out that according to the genealogical tree (detailed below) Sanjeevaiah alias Thamanna had two children namely Hosalappa and Munivenkatappa alias Munivenkata (died unmarried).

The RTC extracts for the period 1969-70 to 1978-79 bears out the name of Hosalappa son of Sanjeevaiah alias Thamanna as the owner and the name of Venkataramanappa as the cultivator of the Schedule Property. *It is pertinent to point out that we have not been provided with any documents to show as to how Hosalappa and his son Venkataramanappa acquired the Schedule Property. We have relied on the genealogical tree provided to us which shows the family tree of Sanjeevaiah alias Thamanna.*

The RTC extracts for the period 1979-80 to 1992-93 bears out the name of Venkataramanappa as the owner and cultivator of Schedule Property.

The genealogical tree of Thamanna attested by the Village Accountant bears out that Sanjeevaiah alias Thamanna (deceased) had two children namely Hosalappa and Munivenkatappa alias Munivenkata (died unmarried). The said Hosalappa died leaving behind his son Venkataramanappa. The said Venkataramanappa (deceased) and

Gudhamma (deceased) had two children namely Sanjeevappa and V.Rangaswamy. The said Sanjeevappa (deceased) and his wife Lakshmamma had one daughter named Venkatamma. The said Rangaswamy and his wife Parimala had two children Chaitra and Vasantha.

The un-registered panchayat partition deed dated 26/04/1994 effected between Venkataramanappa and his children namely Sanjeevappa and V.Rangaswamy, partitioned the Schedule Property along with certain other properties. In terms of the said partition deed the Schedule Property along with other certain other land parcels was allotted to the share of V.Rangaswamy.

The mutation register extract in MR No.14/93-94 issued by the Village Accountant which bears out the factum of the partition amongst the family of Venkataramanappa, Sanjeevappa and V.Rangaswamy in terms of panchayat settlement agreement dated 26/04/1994 which bears out that the Schedule Property was allotted to V.Rangaswamy.

The registered sale deed dated 10/06/2005 registered as document No.4089/05-06 bears out that 1)V.Rangaswamy son of late Venkatramanappa and his wife Pramila along with 2) Sanjeevappa son of late Venkataramanappa conveyed the Schedule Property in favour of A.Sreenivasa Reddy son of A.Subba Reddy. The recitals of the said sale deed bears out that V.Rangaswamy had acquired the Schedule Property under a partition deed dated 26/04/1994 and as an abundant caution his brother V.Sanjeevappa has joined in execution of this sale deed. On review of the said sale deed we note that Parimala wife of V.Rangaswamy has signed as consenting witness on behalf of her minor children namely Chaitra and Vasantha.

The sale deed dated 11/07/2006 registered on 02/07/2015 as document No.ANK-1-01354/2015-16 bears out that A.Sreenivasa Reddy son of A.Subba Reddy conveyed the Schedule Property along with certain other land parcels in favour of Rajendra Prasad Maganti son of late Madhusudhana Rao Maganti represented by his power of attorney holder V.Srinivasa Rao. We have perused a copy of the general power of attorney executed by Rajendra Prasad Maganti in favour of V.Srinivasa Rao in this regard. The said sale deed was kept pending for production of documents. The said sale deed was released and was registered as document No.1354/2015-16, stored in CD No.ANKD392 in the office of the Sub-registrar Anekal.

The mutation register extract in MR No.50/2005-06 issued by the Village Accountant bears out the registration of sale deed executed by V.Rangaswamy in favour of A.Sreenivasa Reddy, and accordingly the katha in respect of the Schedule Property was transferred and registered in the name of A.Sreenivasa Reddy.



The encumbrance certificate for the period 01/04/2001 to 16/06/2006 bears out the registration of the sale deed executed by V.Rangaswamy, Pramila and Sanjeevappa in favour of A.Srinivasa Reddy and otherwise bears out nil encumbrances in respect of the Schedule Property.

The encumbrance certificates for the period 01/04/1960 to 28/02/2008 and from 01/04/1993 to 04/05/2005 bears out nil encumbrances in respect of Schedule Property.

The endorsement dated 03/03/2005 issued by the Thasildar, Anekal taluk bears out that the index of lands extract and record of rights extract in respect of Schedule Property were not available in the Thasilar's office records.

The tax-paid receipt dated 05/04/2005 bears out that the taxes for the period 2004-05 in respect of the Schedule Property was paid to Bellur Village Panchayti, Anekal Taluk.

The RTC extracts for the period 1993-94 to 2004-05 bears out the name of V.Rangaswamy son of Venkataramanappa as the owner and cultivator of Schedule Property. The said RTC extracts also records the entry of MR No.14/93-94.

The RTC extracts for the period 2005-06 to 2013-14 bears out the name of A.Srinivas Reddy as the owner and cultivator of Schedule Property. The said RTC extracts also records the entry of MR No.50/2005-06.

The endorsement dated 26/05/2014 issued by the Thasildar, bears out that there are no tenancy claims registered under sections 48A of the Karnataka Land Reforms Act, 1961 in respect to Schedule Property.

The endorsement dated 28/05/2014 in No.LRF(A)CR(A)28/2014-15 issued by the Assistant Commissioner, bears out that there are no claims registered under sections 79A and 79B of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

The endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no cases registered under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Land) Act 1978 with respect to Schedule Property.

The official memorandum dated 04/06/2015 in No.ALN(A)(A) CR.225/2005-06 issued by the Deputy Commissioner, Bangalore District bears out that Schedule Property was converted from agricultural use to non-agricultural residential use.

The sale deed dated 29/07/2015 registered as document No.2861/2015-16 bears out that Rajendra Prasad Maganti conveyed the Schedule Property in favour of Iconica Projects.

The encumbrance certificate for the period 01/04/2004 to 22/04/2016 bears out the registration of the sale deed dated 29/07/2015 executed by Rajendra Prasad Maganti in favour of Iconica Projects and otherwise bears out nil encumbrances in respect of the Schedule Property.

The encumbrance certificate for the period 24/03/2016 to 16/09/2016 bear out nil encumbrances in respect of the Schedule Property.

We have perused a copy of the application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South seeking change of katha in the name of Iconica Projects in respect of the Schedule Property along with other land parcels. The receipt of the application has also been acknowledged by the Mayasandra Grama Panchayath, Anekal Taluk on 20/09/2016.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("Developer"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms of the development agreement dated 14/10/2016. The registration of the said joint development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.

The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings.

Observations/Recommendations:

1. Latest tax paid receipts should be obtained.
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property and to ascertain that the Schedule Property has proper access from the main road.

Certificate

Based on the review of documents and subject to our observations detailed in the Report, we hereby certify that Iconica Projects has a valid and marketable title to the Schedule Property.



J Sagar Associates
Bangalore

SCHEDULE

All that piece and parcel of the land bearing Survey No.44/2 measuring 35 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore and bounded on:

East By: Land belonging to Yella Reddy,
West By: Land belonging to Lakshmaiah,
North By: Land belonging to Ramaiah,
South By: Land belonging to Muniyamma



List of documents reviewed by us are as follows;

1.	RR balabhagada nakalu (RR pakka book).
2.	Record of rights extract in RR No.110.
3.	Genealogical tree of Venkataramanappa son of late Hosalappa attested by the Village Accountant, Bellur Gram Panchayat.
4.	RTC extracts for the period 1969-70 to 1978-79.
5.	RTC extracts for the period 1979-80 to 1992-93.
6.	Genealogical tree of Thammanna.
7.	Un-registered panchayat partition deed dated 26/04/1994 effected between Venkataramanappa and his children namely Sanjeevappa and V.Rangaswamy.
8.	Mutation register extract in MR No.14/93-94 issued by the Village Accountant which.
9.	Sale deed dated 10/06/2005 registered as document No.4089/05-06 executed by V.Rangaswamy son of late Venkatramanappa, Pramila wife of V.Rangaswamy and Sanjeevappa son of late Venkataramanappa in favour of A.Sreenivasa Reddy son of A.Subba Reddy.
10.	Sale deed dated 11/07/2006 registered on 02/07/2015 as document No.ANK-1-01354/2015-16 executed by A.Sreenivasa Reddy son of A.Subba Reddy in favour of Rajendra Prasad Maganti son of late Madhusudhana Rao Maganti represented by his power of attorney holder V.Srinivasa Rao.
11.	General power of attorney executed by Rajendra Prasad Maganti in favour of V.Srinivasa Rao.
12.	Mutation register extract in MR No.50/2005-06 issued by the Village Accountant.
13.	Encumbrance certificate for the period 01/04/2001 to 16/06/2006.
14.	Encumbrance certificates for the period 01/04/1960 to 28/02/2008 and from 01/04/1993 to 04/05/2005.
15.	Endorsement dated 03/03/2005 issued by the Thasildar, Anekal Taluk.
16.	Tax-paid receipt dated 05/04/2005 for the period 2004-05.
17.	RTC extracts for the period 1993-94 to 2004-05.
18.	RTC extracts for the period 2005-06 to 2013-14.
19.	Endorsement dated 26/05/2014 issued by the Thasildar, issued under form 7, 7A of the Karnataka Land Reforms Act, 1961 in respect to Schedule Property.
20.	Endorsement dated 28/05/2014 in No.LRF(A)CR(A)28/2014-15 issued by the Assistant Commissioner, under sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
21.	Endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk under the PTCL Act 1978.
22.	Official memorandum dated 04/06/2015 in No.ALN(A)(A) CR.225/2005-06 issued by the Deputy Commissioner, Bangalore District.
23.	Sale deed dated 29/07/2015 registered as document No.2861/2015-16 executed by Rajendra Prasad Maganti in favour of Iconica Projects.

24.	Encumbrance certificate for the period 01/04/2004 to 22/04/2016.
25.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.
26.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.
27.	Application dated 20/09/2016 filed by Iconica Projects to the PDO/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South.
28.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board.
29.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board.
30.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.
31.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
32.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.
33.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.
34.	The endorsement dated 23/12/2014 issued by the Anekal Planning Authority



23 December, 2016

Title Report with respect to new Survey No.44/5 (old Survey No.44/1), situated at
Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District

TO:

Mr.Muralikrishna
Iconica Projects
Bangalore

FROM:

Murali Ananthasivan
J Sagar Associates
Bangalore
India

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

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FOREWORD

1. The contents of this memorandum are confidential. We accept no responsibility or legal liability to any person other than 'Iconica Projects' in relation to the contents of this memorandum.
2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;

J. Sagar Associates

Memorandum

We have in this memorandum dealt with the land in new Survey No.44/5 (old Survey No.44/1), measuring 1 acre 30 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District (hereinafter referred to as the "**Schedule Property**"). The Schedule Property is owned by Iconica Projects, a partnership firm.

Flow of title:

The RR balabhagada nakalu (RR pakka book) bears out that land in Survey No.44 measuring 6 acres 7 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District was bifurcated as Survey No.44/1 (measuring 2 acres 30 guntas ("**Said Property**") and owned by K.Nanjappa son of Kempanna), Survey No.44/2, measuring 35 guntas, Survey No.44/3 measuring 2 acres 12 guntas and Survey No.44/4 measuring 10 guntas.

The record of rights extract in RR No.109 bears out the name of K.Nanjappa son of Kempanna as the owner of the Said Property. The said RR No.109 also records the registration of sale deed dated 24.04.1920 registered as document No.1312 executed by Muninajappa in favour of K.Nanjappa.

The sale deed dated 06.12.1961 registered as document No.2291/61-62 bears out that Chinnappa son of Maranna conveyed the land in Survey No.44/3 measuring 3 acres 3 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District in favour of N.Ramaiah son of K.Nanjappa. Subsequently, the parties have executed a rectification deed (referred to below) in order to record that the land that was transacted under the sale deed dated 6.12.1961 was Survey No.44/1 and not 44/3. It appears that the larger extent of Survey No.44/1 was initially owned by K.Nanjappa and was transacted by him and by virtue of which Chinnappa son of Maranna acquired the same land parcel. Subsequently, Chinnappa son of Maranna conveyed Survey No.44/1 measuring 1 acre 31 guntas in favour of N.Ramaiah son of K.Nanjappa.

The rectification deed dated 18/08/1969 registered as document No.1558/69-70 bears out that Chinnappa son of Maranna executed this rectification deed in order to rectify the mistake mentioned in the sale deed dated 06/12/1961 registered as document No.2291/61-62 in favour of N.Ramaiah son of late K.Nanjappa. The said rectification deed bears out that under the sale deed dated 06/12/1961 the survey number was wrongly written as Survey No.44/3 measuring 3 acres 3 guntas instead of land in Survey No.44/1 measuring 1 acre 31 guntas.

We have perused a copy of the encumbrance certificate for the period 01/04/1960 to 31/03/1969 which bears out the registration of the sale deed dated 06/12/1961.

The endorsement dated 23/05/2014 in No.RK/CR/8/2014-15 issued by the Thasildar, bears out the non-availability of index of land and record of rights extracts in respect of land in Survey No.44, situated at Manchenahalli, Attibele Hobli, Anekal Taluk.

The genealogical tree of K.Nanjappa issued by the Village Accountant bears out that K.Nanjappa and his wife Doddamma died leaving behind their children namely Narayamma, Vemanna (deceased), Ramakka, Chinnamma, Ramaiah, Thimmakka (deceased), Chikkamuniyamma and Krishnamma.

The RTC extracts for the period 1969-70 to 1988-89 initially bear out the name of K.Nanjappa as the owner and occupant of the Said Property and the name of Ramaiah as the owner and occupant of the a portion of the Said Property measuring 1 acre 30 guntas ("**Schedule Property**").

The RTC extracts for the period 1989-90 to 1999-2000 bear out the name of Ramaiah as the owner and occupant with respect to the Schedule Property and the name of Vemanna as the owner and occupant with respect to the remaining portion of the Said Property measuring 1 acre. The said RTC extracts bear out reference to MR No.34/87-88.

The mutation register extract in MR No.1/98-99 bears out a reference to a mortgage deed executed by Ramaiah son of Nanjappa in favour of Syndicate Farmer's Co-operative Society Limited with respect to the Schedule Property.

The no-due certificate dated 05/05/2005 in No.3/05-06 issued by the Syndicate Farmer's Co-operative Society Limited bears out that the loan availed by Ramaiah son of Nanjappa was repaid and there are no charges with respect to the Schedule Property.

The RTC extract for the year 2000-01 to 2005-06 bear out the name of Ramaiah as the owner of the Schedule Property and the name of Vemanna as the owner of the remaining portion of the Said Property measuring 1 acre.

The genealogical tree of Ramaiah attested by the Village Accountant, bears out that Ramaiah and his wife Parvathamma had two children namely R.Narayana and R.Nagaraju.



The sale deed dated 10.06.2005 (registered as document No.6075/05-06) bears out that Ramaiah son of late Nanjappa along with his children namely R.Narayana and R.Nagaraju conveyed the Schedule Property in favour of A.Sreenivasa Reddy son of A.Subba Reddy.

The encumbrance certificate for the period 01/04/2005 to 18/11/2008 bears out the registration of the sale deed dated 10.06.2005 executed by Ramaiah and others in favour of A.Sreenivasa Reddy and otherwise bears out nil encumbrances in respect of the Schedule Property.

The mutation register extract in MR No.54/2005-06 issued by the Village Accountant bears out the registration of the sale deed dated 10/06/2005 executed by Ramaiah, R.Narayana and R.Nagaraju and accordingly the khata in respect of the Schedule Property was transferred and registered in the name of A.Sreenivasa Reddy. The RTC extract for the period 2006-07 to 2013-14 bears out the name of A.Sreenivasa Reddy as the owner and occupant of the Schedule Property. The sale deed dated 11/07/2006 registered on 02/07/2015 as document No.1354/2015-16 bears out that Sreenivasa Reddy son of A.Subba Reddy conveyed the Schedule Property in favour of Rajendra Prasad Maganti son of late Madhusudhana Rao Maganti. The said sale deed was kept pending for production of documents. The said sale deed was released and was registered as document No.1354/2015-16, stored in CD No.ANKD392 in the office of the Sub-registrar Anekal.

The special power of attorney dated 20/03/2015 registered as document No.527/2014-15 bears out that Rajendra Prasad Maganti authorised and empowered V.Srinivasa Rao to present the sale deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property.

The official memorandum dated 04/06/2015 in No.ALN(A)(A) CR.225/2005-06 issued by the Deputy Commissioner, Bangalore District bears out that Schedule Property was converted from agricultural to non-agricultural residential purpose.

The akarband bears out the extent of the Said Property as being 2 acres 30 guntas.

The endorsement dated 26/05/2014 issued by the Thasildar, bears out that there are no tenancy claims registered under section 48A of the Karnataka Land Reforms Act,1961 with respect to the Schedule Property.



The endorsement dated 27/05/2014 in No.PTCL/CR(A)1888/14-15 issued by the Assistant Commissioner, bears out that there are no claims registered under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Lands) Act, 1978 in respect of the Said Property.

The endorsement dated 28/05/2014 in No.LRF(A)CR(A)28/2014-15 issued by the Assistant Commissioner, bears out that there are no claims registered under sections 79A and 79B of the Karnataka Land Reforms Act, 1961 in respect of the Said Property.

The sale deed dated 29/07/2015 registered on 06/08/2015 as document No.2858/15-16 bears out that Rajendra Prasad Maganti conveyed the Schedule Property in favour of Iconica Projects.

The encumbrance certificate for the period 01/04/2004 to 22/04/2016 bears out the registration of the sale deed dated 29/07/2015 registered on 06/08/2015 executed by Rajendra Prasad Maganti in favour of Iconica Projects and otherwise bears out nil encumbrances in respect of the Schedule Property.

The hissa phodi extract bearing out Survey No.44/1 which bears out that Survey No.44/1 was further bifurcated as Survey No.44/1 and Survey No.44/5. The Survey No.44/1 measuring 1 acre was registered in the name of Narasimhaiah and the land in Survey No.44/5 was registered in the name of A.Sreenivasa Reddy.

The encumbrance certificate for the period 24/03/2016 to 16/09/2016 bears out nil encumbrances in respect of the Schedule Property.

We have perused a copy of the application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South seeking change of katha in the name of Iconica Projects in respect of the Schedule Property along with other land parcels. The receipt of the application has also been acknowledged by the Mayasandra Grama Panchayath, Anekal Taluk on 20/09/2016.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("Developer"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms of the development agreement dated 14/10/2016. The registration of the said joint development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.

The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings.

Observations/Recommendations:

1. Latest tax paid receipts should be obtained
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property and to ascertain that the Schedule Property has proper access from the main road.

Certificate

Based on the review of documents and subject to our observations detailed in the Report, we hereby certify that Iconica Projects has a valid and marketable title to the Schedule Property.


J Sagar Associates
Bangalore

SCHEDEULE.

All that piece and parcel of the land bearing new Survey No.44/5 (old Survey No.44/1), measuring 1 acre 30 guntas, Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on;

East by: Land in Survey No.45.

West by: Land in Survey No.5/1.

North by: Village Road.

South by: Land in Survey No.44/2.

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List of documents reviewed by us:

1.	RR balabhagada nakalu (RR pakka book).
2.	Record of rights extract in RR No.109.
3.	Sale deed dated 06/12/1961 registered as document No.2291/61-62 executed by Chinnappa son of Maranna in favour of Ramaiah son of Nanjappa.
4.	Rectification deed dated 18/08/1969 registered as document No.1558/69-70 executed by Chinnappa son of Maranna in favour of N.Ramaiah son of late Nanjappa.
5.	Encumbrance certificate for the period 01/04/1960 to 31/03/1969.
6.	Endorsement dated 23/05/2014 in No.RK/CR/8/2014-15 issued by the Thasildar,
7.	Encumbrance certificate for the period 01/04/1930 to 31/03/1960.
8.	Genealogical tree of K.Nanjappa issued by the Village Accountant.
9.	RTC extracts for the period 1969-70 to 1988-89.
10.	RTC extracts for the period 1989-90 to 1999-2000.
11.	Mutation register extract in MR No.1/98-99.
12.	No-due certificate dated 05/05/2005 in No.3/05-06 issued by the Syndicate Farmer's Co-operative Society Limited.
13.	Encumbrance certificate for the period 01/04/1933 to 04/05/2005.
14.	RTC extract for the year 2001-02 to 2005-06.
15.	Genealogical tree of Ramaiah attested by the Village Accountant.
16.	Sale deed dated 10/06/2005 registered as document No.6075/05-06 executed by Ramaiah, R.Narayana and R.Nagaraju in favour of A.Sreenivasa Reddy son of A.Subba Reddy.
17.	Encumbrance certificate for the period 01/04/2005 to 18/11/2008.
18.	Mutation register extract in MR No.54/2005-06 issued by the Village Accountant.
19.	RTC extracts for the period 2006-07.
20.	Sale deed dated 11/07/2006 registered on 02/07/2015 as document No.ANK-1-01354/2015-16 executed by Sreenivasa Reddy son of A.Subba Reddy in favour of Rajendra Prasad Maganti son of late Madhusudhana Rao Maganti.
21.	Special power of attorney dated 20/03/2015 registered as document No.527/2014-15 executed by Rajendra Prasad Maganti in favour of V.Srinivasa Rao.
22.	Official memorandum dated 04/06/2015 in No.ALN(A)(A) CR.225/2005-06 issued by the Deputy Commissioner, Bangalore District.
23.	Akarband.
24.	Endorsement dated 26/05/2014 issued by the Thasildar, issued under form 7, 7A of the Karnataka Land Reforms Act, 1961.
25.	Endorsement dated 27/05/2014 in No.PTCL/CR(A)1888/14-15 issued by the Assistant Commissioner, under the PTCL Act.
26.	Endorsement dated 28/05/2014 in No.LRF(A)CR(A)28/2014-15 issued by the Assistant Commissioner, under sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
27.	Sale deed dated 29/07/2015 registered on 06/08/2015 as document No.2858/15-16 executed by Rajendra Prasad Maganti in favour of Iconica Projects.
28.	Encumbrance certificate for the period 01/04/2004 to 22/04/2016.
29.	Hissa phodi extract bearing out Survey No.44/1.

30.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.
31.	Application dated 20/09/2016 filed by Iconica Projects to the PDO/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South.
32.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board.
33.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board
34.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
35.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.
36.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.
37.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.



23 December, 2016

**Title Report with respect to land in Survey No.45/2C, situated at Manchanahalli
Village, Attibele Hobli, Anekal Taluk, Bangalore District**

TO:

Mr.Muralikrishna
Iconica Projects
Bangalore

FROM:

Murali Ananthasivan
J Sagar Associates
Bangalore
India

PRIVILEGED AND CONFIDENTIAL

FOREWORD

1. The contents of this memorandum are confidential. We accept no responsibility or legal liability to any person other than "Iconica Projects" in relation to the contents of this memorandum.
2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;

J. Sagar Associates

Memorandum

We have in this memorandum dealt with land in Survey No.45/2C measuring 24 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District ("Schedule Property"). The Schedule Property is owned by Iconica Projects, a partnership firm.

Flow of title:

Land in Survey No.45/2C measuring 24 guntas

The sale deed dated 08/06/1940 (registered as document No.2142/39-40) bears out that Muniyappa son of Thimma Reddy and his son Sanjeevaiah conveyed the land measuring 1 acre 30 guntas out of 3 acres 20 guntas in Survey No.45, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District ("Larger Property") in favour of Nanjappa son of Kempamma. The said sale deed also bears out that Muniyappa acquired the Larger Property in terms of a sale deed executed by Siddappa.

The mutation register extract bearing MR No.3/40-41 bears out that the khata of the Larger Property was transferred and registered in the name of Nanjappa in terms of the sale deed dated 08/06/1940.

The sale deed dated 16/07/1974 (registered as document No.1367/74-75) bears out that Thimmaiah son of Nanjappa conveyed a portion of the Larger Property measuring 1 acre 8 guntas along with other survey numbers in favour of Yellappa and his brother Venkataramanappa (both children of Munishamappa). *It is pertinent to point out that we have not been provided with any documents in terms of which Thimmaiah son of Nanjappa acquired 1 acre 8 guntas in Survey No.45 and the devolution of ownership from Nanjappa to his son Thimmaiah. The sale deed dated 16/07/1974 is also silent as to how Nanjappa acquired the Larger Property.*

The mutation register extract bearing M.R No.22/74-75 issued by the Village Accountant which bears out that the khata of a portion of the Larger Property measuring 1 acre 8 guntas was transferred and registered in the names of Yellappa and his brother Venkataramanappa children of Munishamappa in terms of the sale deed dated 16/07/1974. *It is pertinent to point out that the details of registration of the sale deed is reflected as 1118/74-75 instead of 1367/74-75. The same is not a major concern as we have seen the copy of the sale deed dated 16/07/1974.*

The RR Balabhadra nakalu (RR pakka book) bears out that the Survey No.45 measuring 3 acres 20 guntas was bifurcated as Survey No.45/1 measuring 1 acre 30 guntas and Survey No.45/2 measuring 1 acre 31 guntas. It further bears out the name of Yellappa son of Thimma Reddy as the owner of Survey No.45/2. We are given to understand that in terms of the Affidavit dated 26/05/2016 referred to below that Muniswamy is also known as Thimma Reddy.

The RR Balabhadra nakalu (RR pakka book) of Survey No.45/2 situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District bears out that Survey No.45/2 was further sub-divided into Survey No.45/2A measuring 24 guntas owned by Yellappa, Survey No.45/2B measuring 23 guntas owned by Gaviyappa and, Survey No.45/2C measuring 24 guntas owned by Yellappa son of Thimma Reddy ("Schedule Property"). It is pertinent to point out that although Yellappa and Venkataramanappa jointly acquired a portion of the Larger Property measuring 1 acre 8 guntas, the name of Venkataramanappa is not recorded in the RR Pakka book in the paragraph and the preceding paragraph. However, after the death of Venkataramanappa, his legal heirs have executed confirmation deed which is detailed below.

The Hissa survey extract issued in respect of Survey No.45 bears out that Survey No.45 was bifurcated into three parts being Survey No.45/2A, Survey No.45/2B and Survey No.45/2C.

The said extract also bears out the name of Yellappa son of Thimma Reddy as the hissedar of Survey No.45/2C measuring 24 guntas (which is defined as a Schedule Property).

We have perused a copy of the index of land extract which bears out that the name of Yellappa son of Thimma Reddy was registered as the owner of the Schedule Property.

The Affidavit dated 26/05/2016 sworn by Venkataswamy Reddy son of Yellappa bears out that the genealogical tree of Muniswamy alias Thimma Reddy.

- a. The said Muniswamy alias Thimma Reddy (died) and his wife Akkamma (died) had two children namely Venkataramanappa and Yellappa.
- b. The said Venkataramanappa (died) and his wife Sarojamma (died) had a son namely Krishnappa.
- c. The said Yellappa and his wife Venkatamma had three children namely Venkataswamy Reddy, Bhagyamma and Srinivasa Reddy. The said

Venkataswamy Reddy and his wife Lalithamma had two sons namely Raghu and Vijay (died).

The partition deed dated 18/12/2004 registered as document No.20195/04-05 bears out that Sarojamma wife of late Venkataramanappa and his son Krishnappa along with Yellappa (son of Muniswamy alias Thimma Reddy) partitioned certain properties. It is pertinent to point out that the Schedule Property was not part of the Partition Deed.

The unregistered confirmation deed dated 28/01/2005 executed by Sarojamma and her son Krishnappa bears out that they had entered into a partition deed on 18/12/2004 registered as document No.20195/04-05 along with Yellappa, in relation to certain properties and that the Schedule Property was not part of the partition deed. The said confirmation deed further bears out that the schedule Property was orally agreed that the Schedule Property belong to Yellappa. However, we note that after the death of Sarojamma her son Krishnappa has executed a confirmation deed as detailed below.

It appears that the landowners of land in Survey No.45/2B were recorded to be owners of Survey No.45/2C by mistake. The land owners of land in Survey No.45/2B filed a suit in O.S.366/92 claiming that they are owners of Survey No.45/2C and in terms of a decree passed in O.S No.366/92 before the Court of Munsiff and J.M.F.C at Anekal, K.Manjunath, K.Mohan Reddy and K.Prakash Reddy were registered as the owners and cultivators of the Survey No.45/2C measuring 24 guntas along with certain other land parcels. Further, in terms of the said decree their names were registered in the RTC extracts as owners and occupants of Survey No.45/2C measuring 24 guntas. Meanwhile, the said Yellappa and his family members had sold the land in Survey No.45/2B measuring 23 guntas in favour of Tara Dugar. On conducting a survey and phodi of the said lands, it came to the knowledge of the parties that K.Manjunath, K.Mohan Reddy and K.Prakash Reddy were wrongly entered as owners of Survey No.45/2C instead of Survey No. 45/2B. The mutation register extract in MR No.52/2005-2006 issued by the Village Accountant, Anekal, bears out that in terms of the order passed in ANK RRT (2) CR490/05-06 date 05/12/2005, the RTC were ordered to be rectified to reflect the name of Yellappa as the owner of Survey No.45/2C. Based on this order the RTC extracts were also rectified later.

The mutation register extract in MR No.82/05-06 issued by the Village Accountant, Anekal bears out that in terms of the order passed by the Shirasthedhar dated 29/03/2006 bearing No.143 the extent of the Schedule Property was changed from 23 guntas to 24 guntas. *It is pertinent to point out that we have not been provided with the order dated 29.03.2006 bearing No.143. However, we have relied on the MR No.82/05-06.*

The cancellation of the sale deed dated 30/05/2007 registered as document No.1219/07-08 bears out that the sale deed dated 21/03/2006 registered as document No.20496/05-06 stored in CD No.ANKD107 executed by (1) Yellappa son of Thimma Reddy along with his children and grandchildren namely (2) Venkataswamy Reddy (along with his minor children, Vijay Kumar and Raghu represented by their father and natural guardian Venkataswamy Reddy), (3)Bhagyamma and (4)Srinivas in favour of Tara Duggar with regard to land in Survey No.45/2B measuring 23 guntas was cancelled in terms of this cancellation deed. The recitals of the said cancellation deed also bears out that the said Yellappa and others had executed the sale deed dated 21/03/2006 registered as document No.20496/05-06 in favour of Tara Dugar. We understand that inadvertently the said Yellappa's name was wrongly entered in Survey No.45/2B instead of Survey No.45/2C.

The encumbrance certificate for the period 01/04/2004 to 24/08/2016 bears out the registration of the sale deed dated 1/03/2006 executed by Yellappa and others in favour of Tara Dugar and also the registration of the cancellation deed dated 30/05/2007 executed by Tara Dugar in favour of Yellappa & others, and otherwise bears out nil encumbrances in respect of the Land in Survey No.45/2B. The encumbrance certificate also bears out the registration of the sale agreement dated 21/01/2016 registered as document No.4792/16-17 entered in between K.Prakash & others and V.Lavanya in respect of portion of Survey No.45/2B measuring 4 guntas.

We have perused a copy of the Agreement to Sell dated 21/01/2016 registered as document No.4792/15-16 which bears out that K.Prakash along with his wife R.Pavithra and son Manvik Reddy (being minor represented by his father and natural guardian K.Prakash Reddy) which bears out that they agreed to convey the portion of land in Survey No.45/2B measuring 4 guntas out of 23 guntas and portion of Survey No.45/2A measuring 8 guntas in favour of V.Lavanya wife of M.R.Janardhan. It is evident from this registered Agreement to Sell that parties have accepted the change in records and are in possession of correct survey numbers which are acknowledged by both parties.

The sale deed dated 30/05/2007 registered as document No.1223/2007-08 bears out that (1) Yellappa son of Thimma Reddy along with his children and grandchildren namely (2) Venkataswamy Reddy (along with children, Vijay Kumar and Raghu both being minors represented by their father and natural guardian Venkataswamy Reddy), (3) Bhagyamma and (4) Srinivas, conveyed the Schedule Property in favour of Rajendra Prasad Maganti represented by his power of attorney V. Srinivasa Rao. We note that as an abundant

caution the said Tara Dugar has signed the said sale deed as consenting witness. Further, we note that there is a mistake in the recitals of the sale deed with reference to registration number of the sale deed dated 18.06.1940 registered as document No.42/40-41 in terms of which Yellappa acquired the Schedule Property which should have been written as 2142/40-41.

The encumbrance certificate for the period 01/04/2007 to 29/05/2014 bears out the registration of the sale deed dated 30/05/2007 executed by Yellappa and others in favour of Rajendra Prasad Maganti represented by their power of attorney holder Srinivasa Rao and otherwise bear out nil encumbrances in respect of Schedule Property.

The general power of attorney executed by Rajendra Prasad Maganti in favour of V. Srinivasa bears out that Rajendra Prasad Maganti authorised V. Srinivasa to purchase the properties and to do all necessary acts and deeds with respect to the properties.

The Order sheet dated 24/02/2009 passed by the Deputy Commissioner, Bangalore South Taluk in L.R.F(83)AA/33/07-08 bears out that cases were registered for violating sections 79A, 79B and 80 of the Karnataka Land Reforms Act, 1961 with respect to the Schedule Property against Rajendra Prasad Maganti. However, after production of relevant documents the proceedings against Rajendra Prasad Maganti were dropped.

The mutation register extract in bearing MR No.52/2008-2009 issued by the Village Accountant, Anekal, bears out that the khata in respect of the Schedule Property was transferred and registered in the name of Rajendra Prasad Maganti in terms of the sale deed dated 30/05/2007. The said MR No.52 also records the order bearing No.L.R.F(83)AA/33/07-08.

The Atlas extract bears out the shape and location of Survey No.45/2C.

The Karnataka Revision Settlement Akarband extract bears out that land in Survey No.45/2C measures 24 guntas and mentions no kharab in the said survey number.

The RTC extracts issued for the period 1969-1970 to 1983-84 bears out the name of Sanjeevaiah as the owner and cultivator of the Schedule Property. It is pertinent to point out that due to holding of wrong possession the name of Sanjeevaiah was recorded.

The RTC extract issued for the period 1984-1985 to 1993-1994 bears out the name of Sanjeevaiah as the owner and the name of Krishna Reddy as the cultivator of the Schedule Property.

The RTC extracts issued for the period 1994-1995 to 2005-2006 bears out the name of Sanjeevaiah as the erstwhile owner and the names of Krishna Reddy (son of Sanjeevaiah)

and his sons K.Manjunath, K.Mohan Reddy and K.Prakash Reddy as the owners and cultivators of the Schedule Property in terms of a court decree. The said RTC extracts also records MR No.20/94-95. It is pertinent to point out that as detailed above, due to wrong entry of survey numbers the names of K.Manjunath and others were registered as owners of the Schedule Property. Further, the same was rectified in the RTC extracts.

The mutation register extract in MR No.20/94-95 issued by the Village Accountant bears out that in terms of the decree passed in O.S.No.366/1992 the katha was transferred and registered in the names of Krishna Reddy, K.Manjunath, K.Mohan Reddy and K.Prakash Reddy in respect of Schedule Property. However, the subsequent the RTC's extracts reflect the name of Yellappa and further Rajendra Prasad Maganti as the owners.

The RTC extracts issued for the period 2006-2007 to 2008-09 bears out name of Yellappa son of Thimma Reddy as the owner and cultivator of the Schedule Property. We have perused a copy of the rectified RTC extracts bearing out the names of Yellappa as the actual owner as per possession.

We have also perused copies of the RTC extracts for the period 2004-05 to 2008-09 for Land in Survey No.45/2B measuring 24 guntas. The RTC extract for the period 2004-05 bears out the name of Yellappa as the owner; however, subsequently the names of Krishnareddy, K.Manjunath Reddy, K.Mohanreddy and K.Prakash Reddy were registered as owners and occupants of land in Survey No.45/2B.

The RTC extracts issued for the period 2009-2010 to 2015-16 bears out that the name of Rajendra Prasad Maganti as the owner of the Schedule Property and the names of Yellappa and Rajendra Prasad Maganti as the cultivators of the Schedule Property. The said RTC extracts also records MR No.52/2008-2009.

The encumbrance certificate issued for the period 01/04/1976 to 25/03/2006 bears out nil encumbrances in respect to Survey No.45 measuring 2 acres.

The endorsement dated 29/05/2014 issued by the Tahsildar office, Anekal, bears out that there was no tenancy claims/applications registered under Section 48A of the Karnataka Land Reforms Act, 1961 with respect to Schedule Property.

The endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no cases registered under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Land) Act 1978 with respect to Schedule Property.



The endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no proceedings initiated or pending under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to certain immovable properties including Schedule Property..

The official memorandum dated 10/03/2016 issued by the Deputy Commissioner, Bangalore District bearing No.ALN(A)(A)SR/261/2014-15 bears out that Schedule Property was converted from agricultural use to non-agricultural residential use.

The sale deed dated 29/07/2015 registered as document No.2850/15-16 bears out that Rajendra Prasad Maganti conveyed the Schedule Property in favour of Iconica Projects. The registration of the said sale deed is borne out in the encumbrance certificate for the period 01/04/2004 to 24/08/2016.

The confirmation deed dated 15/07/2016 registered as document No.2449/16-17 bears out that Krishnappa son of late Venkataramanappa confirmed and consented the registration of (1) Sale deed dated 30/05/2007 registered as document No.1223/2007-08 executed by Yellappa and others in favour of Rajendra Prasad Maganti represented by his power of attorney V. Srinivasa Rao and (2) Sale deeds dated 29/07/2015 registered as document No.2850/15-16 under which Rajendra Prasad Maganti conveyed the Schedule Property in favour of Iconica Projects. The registration of the said confirmation deed is bore out in the encumbrance certificate for the period 01/04/2004 to 24/08/2016.

The encumbrance certificate for the period 24/03/2016 to 16/09/2016 bears out nil encumbrances in respect of the Schedule Property.

We have perused a copy of the application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South seeking change of katha in the name of Iconica Projects in respect of the Schedule Property along with other land parcels. The receipt of the application has also been acknowledged by the Mayasandra Grama Panchayath, Anekal Taluk on 20/09/2016.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("Developer"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms of the development agreement dated 14/10/2016. The registration of the said joint development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.

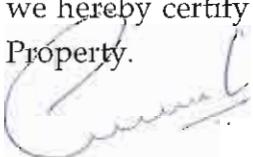
The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings.

Observations/Recommendations:

1. Latest tax paid receipts should be obtained
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property and to ascertain that the Schedule Property has proper access from the main road.

Certificate

Based on the review of documents and subject to our observations detailed in the Report, we hereby certify that Iconica Projects has a valid and marketable title to the Schedule Property.


J Sagar Associates
Bangalore

Schedule

All that piece and parcel of the land bearing Survey No.45/2C measuring 24 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore and bounded on:

East by Land in Survey No.46.

West by: Land belonging to Survey No.44/2 and 44/3.

North by: Land in Survey No.45/1.

South by: Land in Survey No.45/2B.

Emmett

List of documents reviewed by us are as follows;

1.	Sale deed dated 08/06/1940 (registered as document No.2142/39-40) executed by Muniyappa son of Thimma Reddy and his son Sanjeevaiah in favour of Nanjappa son of Kempanna.
2.	Mutation register extract bearing MR No.3/40-41.
3.	Sale deed dated 16/07/1974 (registered as document No.1367/74-75) executed by Thimmaiah son of Nanjappa in favour of Yellappa and Venkataramanappa.
4.	Mutation register extract bearing M.R No.22/74-75 issued by the Village Accountant.
5.	RR Balabhagada nakalu (RR pakka book) of Survey No.45.
6.	Balabhagada nakalu (RR pakka book) of Survey No.45/2.
7.	Hissa survey extract of Survey No.45.
8.	Index of land extract.
9.	Affidavit dated 26/05/2016 sworn by Venkataswamy Reddy son of Yellappa.
10.	Partition deed dated 18/12/2004 registered as document No.20195/04-05 executed by Sarojamma wife of late Venkataramanappa and his son Krishnappa along with Yellappa (son of Muniswamy alias Thimma Reddy).
11.	Unregistered confirmation deed dated 28/01/2005 executed by Sarojamma and her son Krishnappa.
12.	Mutation register extract in bearing MR No.52/2005-2006 issued by the Village Accountant, Anekal.
13.	Mutation register extract in bearing MR No.82/2005-2006 issued by the Village Accountant, Anekal.
14.	Cancellation of the sale deed dated 30/05/2007 registered as document No.1219/07-08 executed Yellappa son of Thimma Reddy and others in favour of Tara Duggar.
15.	Encumbrance certificate for the period 01/04/2004 to 24/08/2016.
16.	Sale deed dated 30/05/2007 registered as document No.1223/2007-08 executed by Yellappa son of Thimma Reddy and others in favour of Rajendra Prasad Maganti represented by his power of attorney V. Srinivasa Rao.
17.	Encumbrance certificate for the period 01/04/2007 to 29/05/2014.
18.	General power of attorney executed by Rajendra Prasad Maganti in favour of V. Srinivasa.
19.	Order sheet dated 24/02/2009 passed by the Deputy Commissioner, Bangalore South Taluk in L.R.F(83)AA/33/07-08.
20.	Mutation register extract in bearing MR No.52/2008-2009 issued by the Village Accountant, Anekal.
21.	Atlas extract of Survey No.45/2C.
22.	Karnataka Revision Settlement Akarband extract.
23.	RTC extracts for the period 1969-1970 to 1983-84.
24.	RTC extract issued for the period 1984-1985 to 1993-1994.

25.	RTC extracts issued for the period 1994-1995 to 2005-2006.
26.	Mutation register extract in MR No.20/94-95 issued by the Village Accountant.
27.	RTC extract issued for the period 2006-2007 to 2008-09.
28.	RTC extracts for the period 2004-05 to 2008-09 for land in Survey No.45/2B.
29.	RTC extracts issued for the period 2009-2010 to 2015-16.
30.	Encumbrance certificate issued for the period 01/04/1976 to 25/03/2006.
31.	Endorsement dated 29/05/2014 issued by the Tahsildar office, Anekal, under Section 48A of the Karnataka Land Reforms Act, 1961.
32.	Endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, under the PTCL Act.
33.	Endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
34.	Official memorandum dated 10/03/2016 issued by the Deputy Commissioner, Bangalore District bearing No.ALN(A)(A)SR/261/2014-15.
35.	Sale deed dated 29/07/2015 registered as document No.2850/15-16 executed by Rajendra Prasad Maganti in favour of Iconica Projects.
36.	Encumbrance certificate for the period 01/04/2004 to 24/08/2016.
37.	Confirmation deed dated 15/07/2016 registered as document No.2449/16-17 executed by Krishnappa son of late Venkataramanappa in favour of Iconica Projects.
38.	Encumbrance certificate for the period 01/04/2004 to 24/08/2016.
39.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.
40.	Application filed by Iconica Projects to the PDO/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South.
41.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board.
42.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board.
43.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
44.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.
45.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.
46.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.

23 December, 2016

**Title Report with respect to Survey No.46, situated at Manchanahalli Village,
Attibele Hobli, Anekal Taluk, Bangalore District**

TO:

**Mr.Muralikrishna
Iconica Projects
Bangalore**

FROM:

**Murali Ananthasivan
J Sagar Associates
Bangalore
India**

PRIVILEGED AND CONFIDENTIAL

FOREWORD

1. The contents of this memorandum are confidential. We accept no responsibility or legal liability to any person other than "Iconica Projects" in relation to the contents of this memorandum.
2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;

J. Sagar Associates

Memorandum

We have in this memorandum dealt with land in Survey No.46 measuring 4 acres 29 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District ("Schedule Property"). The Schedule Property is owned by Iconica Projects, a partnership firm.

Flow of title:

The Record of Rights register extract bearing RR No.115 bears out that Survey No.46, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, was a "Thoti Naukari" land.

The order dated 30/05/1971 passed by the Court of the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore in case bearing No. VOA.684/71-72 filed by Doddamadappa, Muniyappa C. and Thoti Muniyappa bears out that pursuant to a claim application made by them for re-grant of Thoti Service Inam Land in Survey No.46 measuring 5 acres 39 guntas ("Survey No.46") situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, along with certain other properties and after payment of the occupancy price, in terms of the aforesaid order it was ordered to re-grant land in Survey No.46 situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, along with other properties under Section 5/6 of the Karnataka Village Offices Abolition Act, 1961 in favour of Doddamadappa, Muniyappa C. and Thoti Muniyappa subject to the condition that the Doddamadappa, Muniyappa C. and Thoti Muniyappa were not allowed to alienate the aforesaid lands for a period of 15 years.

The endorsement dated 23/05/2014 issued by the Sheresthedar, Anekal Taluk bears out that the index of land and records of right register extract pertaining to Survey No.46 situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, were not available as the said records were destroyed.

The record of rights register extract bearing RR No.1001 bears out the transfer of the khata in the names of the Doddamadappa, Muniyappa C. and Thoti Muniyappa pursuant to the order dated 30/05/1971 in respect to certain immovable properties including Survey No.46 and also recorded in the Mutation register extract bearing MR No.8/71-72.

We note that the name of 'Doddamadappa' has been referred to as 'Doddamandappa' in certain documents detailed in this memorandum and have been informed that they refer to one and the same individual. Certain disputes arose between the family members of



Doddamadappa and his brothers, which have all been settled and confirmation deeds have been executed by all the relevant parties in favour of Rajendra Prasad Maganti and Iconica Projects, as detailed below.

We have perused the copy of the Affidavit dated 26/09/2016 sworn by Puttappa son of Muniyappa which bears out the Genealogical tree of Chenna alias Chinna. The said Chinna (died) having two sons namely (i) Mandiga and (ii) Madhanagiriyanma.

(i) Mandiga;

The said Mandiga (died) leaving behind two sons (a).Thotimuniyappa and (b). Doddamandhappa.

- a. The said Thotimuniyappa (died) his wife Kempamma (died) had three children namely; (1) Ramaiah, (2) Muniramaiah and (3) Ramakka.

The said Ramaiah and his wife Kamalamma had two children Mariyappa and Sujatha. The said Muniyaramaiah had two wives namely; Munirathnamma and Dayanandamma. The said Munirathnamma had three children namely (1) Srinivas (2) Ramakrishna and (3) Muniraju. The said Ramakrishna and his wife Saraswathi had one son Deepak. The said Dayanandamma had two children namely; Kavitha and Manjunath.

- b. The said Doddamandhappa (died) his wife Sudamma (died) had six children namely;

(1) Doddamuniyappa (died) (2) Puttamma (died) (3) Chikkamuniyappa (died) (4) Karagamma (5) Krishnappa and (6) Muniyamma.

The said Puttamma had three children namely; (1) Muniyappa (2) Munirathnamma and (3) Narayana. The said Muniyappa and his wife Rathnamma had six children namely; (1) Puttappa (2) Mahadevappa (3) Rajappa (4) Ganesh (5) Mahadevamma and (6) Radhamma. The said Karagamma had three children namely (a) Allalamma (b) Karagappa and (c) Nagamma. The said Muniyamma had four children namely; (a) Jagadish (b) Ramakka (c) Raghavendra and (d) Ramya.

(ii) Madhanagiriyanma

The Said Madhanagiriyanma had three children namely; (1) C Muniyappa (2) Maridasappa and (3) Allalamma.

- a. The said C Muniyappa (died) and his wife Devamma had three children namely; (1) Indravathi (2) Aanand Kumar and (3) Shivakumar. The said Anand Kumar and his wife Yashodha had a son Madhuchandra.

- b. The said Maridasappa (died) had two children namely; Muniyappa and Venkataswamappa
- c. The said Allalamma (died) issueless.

The RTC extracts for the period 1970-71 to 1973-1974, 1974-1975 to 1978-1979 bears out that Survey No.46 measuring 6 acres 10 guntas including 11 guntas of kharab was 'Thoti Service' land and mentions the name of C. Muniyappa as the cultivator of Survey No.46.

The RTC extracts for the period 1979-1980 to 1983-1984 bears out the names of Doddamandaiah, C. Muniyappa and Muniyappa as the owners and occupants vide RR 1001 in respect to Survey No.46 measuring 6 acres 10 guntas including 11 guntas of kharab and mentions the name of C. Muniyappa as the cultivator of Survey No.46.

The simple mortgage deed with continuity clause dated 26/06/1984 (registered as document No.547/84-85) bears out that the Doddamadappa, Muniyappa C. and Thoti Muniyappa mortgaged Survey No.46 measuring 5 acres 39 guntas ("Schedule Property") in favour of Ryathara Seva Sahakari Sangha Niyamita ("RSSSN") for securing an advance amount up to Rs.40,000/-. The said mortgage was discharged in terms of the letter dated 28/06/2014 as detailed below. On a review of the said document, we note that the said document records a sale deed dated 10/11/1971 in terms of which Madanagiriyyappa sold Survey No.46 in favour of C. Muniyappa. We however note that the land parcel was allotted in terms of the order dated 30/05/1971 to C.Muniyappa and others as borne out above.

The registered deed of mortgage dated 31/08/1984 as document No.986/84-85 on 03/09/1984 bears out that C.Muniyappa had requested a loan amount of Rs.12,000/- (Rupees Twelve Thousand Only) under the Syndicate Bank Scheme of Farm Loan to Co-operative Societies and mortgaged that land in Survey No.46 in favour of Syndicate Ryatara Seva Sahakari Sangha Niyamita. The said mortgage was discharged in terms of the letter dated 28/06/2014 as detailed below.

The registered deed of mortgage dated 16/02/985 as document No. 2029/84-85 on 16/02/1985 bears out that C.Muniyappa had requested a loan amount of Rs.14,500/- under the Syndicate Bank Scheme of Farm Loan to Co-operative Societies and mortgaged Survey No.46 in favour of Syndicate Ryatara Seva Sahakari Sangha Niyamita. We have been provided with the copy of the letter dated 28.06.2014 bearing No.331/14 issued by the office of the Syndicate Ryathara Seva Sahakari Sangha Niyamitha bears out that loan was repaid in respect to the Schedule Property.



The RTC extracts for the period 1984-1985 to 1988-1989 bears out the names of the Doddamadappa, Muniyappa C. and Thoti Muniyappa as the erstwhile owners and occupants vide RR 1001 and the names of Devamma as the owner and occupant in terms of MAR 191/88-89, Muniyamma and Ramaiah as the owners and occupant in terms of a gift and Muniyappa as the owner and occupant in terms of MR No.4/88-89.

The RTC extracts for the period 1989-90 to 1993-94, 1994-95 to 1996-1997, 1997-98 to 1999-2000 bears out the names of Kaveramma, Devamma, Muniyamma and Muniyappa as the owners and occupant and an extent of 11 guntas of kharab is available in Survey No.46.

The RTC extracts issued for the period 2000-2001 to 2004-2005 bears out the joint names of Kaveramma, Devamma, Muniyamma, Muniyappa as the joint owners and occupants and the names of Devamma, Muniyappa and mentions the name of Muniyappa as the cultivator of Survey No.46 measuring 6 acres 10 guntas including 11 guntas of kharab.

The unregistered agreement of sale dated 13/06/2005 bears out that Muniramiah son of late Thoti Muniyappa and his family members namely Munirathnamma, Ramakrishna, Srinivas and Muniraju agreed to convey certain immovable properties including a portion of the Schedule Property measuring 1 acre in favour of A. Narayan Swamy son of late Annaiayappa. A. Narayan Swamy had filed for specific performance in O.S.No.240/2008, which was dismissed as not pressed.

The unregistered agreement of sale dated 16/08/2005 bears out that Allalappa, son of late Muniyappa, his first wife Saraswathamma and children, Murali and Mohan, Nagarathna (his second wife) and Kiran (minor represented by mother Nagarathna), Devamma wife of C. Muniyappa and her children, Indravathi, Shivakumar and Anand Kumar, Yashoda and Madhuchandra (wife and minor son of Anand Kumar), Ramaiah, son of late Thoti Muniyappa and his family, his wife Kamalamma, his son Mariyappa and daughter in law Bhagya, Sujatha his daughter, Munirainaiah son of late Thoti Muniyappa and his wife Munirathnamma and his son Ramakrishna and his wife Saraswathi and minor son Deepak, Srinivas and Muniraju other sons of Muniramiah, Dayananda wife of Muniramaiah and her children namely Kavitha, Manjunath and Ramakka ("Family Members of the Claimants") agreed to convey the Schedule Property along with certain other lands in favour of Thimmaraya Reddy and K. N. Krishna Reddy, who have signed the sale deed dated 23/12/2006 as document No. ANK-1-32921-2006-07 as witnesses. Further, the name of Allalappa, son of late Muniyappa has not been reflected in the genealogical tree and understand that he was the illegitimate son of Muniyappa.

The RTC extracts for the period 2005-2006 bears out the names of Kaveramma, Devamma, Muniyamma and Muniyappa as owners and occupant vide grant and records the names of Devamma, Muniyamma and Muniyappa as the cultivators of Survey No.46.

The RTC extracts for the period 2006-2007 bears out the names of Kaveramma, Devamma, Muniyamma and Muniyappa as the owners and occupant vide grant and mentions the names of Devamma, Muniyamma and Muniyappa as the cultivators of Survey No.46. The said RTC further records the mortgage created in favour of RSSSN.

The mutation register extract bearing MR No.40/06-07 bears out that in terms of the Judgement passed by the Anekal Civil Court in O.S.No.2449/06, it was ordered to delete the names of Kaveramma, Devamma, Muniyamma and Muniyappa and include the names of Devamma, Allallappa, Rama and Munirama as the occupants of Survey No.46 measuring 5 acres 39 guntas.

The encumbrance certificate for the period 01/04/1976 to 25/03/2006 which bears out the registration of: (a) the mortgage deed dated 26/06/1984 executed by the Claimants in favour of RSSSN, (b) the mortgage deed dated 31/08/1984 executed by RSSSN in favour of Syndicate Bank; and (c) the mortgage deed dated 18/02/1985 executed by RSSSN in favour of Syndicate Bank. We have seen a letter as stated above confirming that the amounts have been repaid.

The registered sale deed dated 23/12/2006 as document No. ANK-1-32921-2006-07 bears out that the Family Members of the Claimants conveyed land in Survey No.46 in favour of Rajendra Prasad Maganti son of late Madhusudhana Rao Maganti represented by his attorney V. Srinivasa Rao. The said sale deed also bears out that Munirathnamma and Muniyappa children of Puttamma who was the daughter of late Doddamadappa, Karagamma daughter of Doddamadappa, Rajappa and Karagappa son of Karagamma daughter of Doddamadappa have signed the said sale deed as 'Consenting Witnesses'. The RTC extracts for the period 2007-2008 bears out the names of Devamma, Allalappa, Rama and Munirama as the owners and occupant vide Mutation Register extract bearing MR No. 40/2006-2007 in Survey No.46.

The endorsement dated 15/03/2007 bearing No. 164:06-07 issued by the Tahsildar, Anekal Taluk bears out that certain immovable properties including Survey No.46 belong 'Thoti Service Lands' and does not require the permission for alienation of the said lands and in the event if there were any litigations or issues then the said endorsement would be of no relevance.

The mutation register extract bearing MR No.4/08-09 bears out that in terms of the order dated 20/06/2007 passed by the High Court of Karnataka in W.P.No.4831/07-08 it was ordered to transfer the pahani from the names of Devamma, Allallappa, Raina, Muniya to the name of Rajendra Prasad Maganti in respect to Survey No.46 measuring 5 acres 39 guntas.

The mutation register extract bearing MR No.49/08-09 bears out that in terms of registered document bearing No.ANK-1-32921-2006-07 executed by Devamma and others in favour of Rajendra Prasad Maganti and transfer of the khata in the name of Rajendra Prasad Maganti in respect to Survey No.46 measuring 5 acres 39 guntas.

The RTC extracts for the period 2008-2009, 2009-2010, 2010-2011, 2011-2012 and 2012-2013 bear out the name of Rajendra Prasad Maganti as the owner and occupant vide Mutation register extract bearing MR No. 4/2008-2009 and mentions the names of Rama and Rajendra Prasad Maganti as the cultivators of Survey No.46.

The registered confirmation deed dated 10/07/2014 as document No. SRJ-1-01371-2014-15 bears out that Allalamma, Karagappa and Nagamma children of late Karagappa who had filed a suit in Original Suit bearing O.S. No.603/2007 in the Court of the Senior Civil Judge at Anekal (" O.S.603/2007") claiming for 1/12th share in the suit schedule properties including Survey No.46 and have in terms of the said confirmation deed confirmed the sale of Survey No.46 in favour of Rajendra Prasad Maganti represented by his attorney V. Srinivasa Rao and agreed to withdraw the suit in O.S.No.603/2007 in respect to Survey No.46.

The registered Confirmation Deed dated 05/7/2014 as document No.CMP-1-02789-2014-15 bears out that Muniyappa and Venkataswamy sons of late Marisadappa who had filed original suit bearing O.S.No.481/2010 in the Court of the Senior Civil Judge at Anekal claiming for 1/6th share in the suit properties including Survey No.46 ("O.S.No.481/2010") claiming that they belonged to the joint family of the owners and the same being their ancestral property and have in terms of the said confirmation deed confirmed the sale of Item No.5 i.e Survey No.46 of the suit schedule properties in favour of Rajendra Prasad Maganti represented by his attorney V. Srinivasa Rao and agreed to withdraw the suit in O.S.No.481/2010 in respect to Survey No.46. Further, the legal heirs of Muniyappa and Venkataswamy have joined the aforesaid confirmation deed as 'consenting witnesses' in respect to Survey No.46.

The conversion order dated 15/05/2015 bearing No.ALN(A)(A)CR.261/2014-15 issued by the office of the Commissioner, Bangalore District bears out the conversion of certain immovable properties including land in Survey No.46 measuring 5 acres 39 guntas from



agricultural purposes to: (i) an extent measuring 5 acres 35 guntas to residential purposes; and (ii) an extent measuring 4 guntas to park purposes. The said conversion order further bears out that 11 guntas of 'B' Kharab land comprises of canal and the same was to be reserved for 'public purposes' as per the provision of Section 67 of the Karnataka Land Revenue Act, 1964.

The tax paid receipt dated 23/01/2006 issued by the office of the Ballur Village Panchayat bears out that the tax was paid in relation to Survey No.46 by Devamma and others.

The endorsement dated 26/05/2014 issued by the Thasildar office, Anekal, bears out that there were no tenancy claims/applications registered under Section 48A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.46.

The endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no cases registered under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Land) Act 1978 with respect to Schedule Property.

The endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no proceedings initiated or pending under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to certain immovable properties including Survey No.46.

The Atlas/Tippani register extract bears out the shape of Survey No.46.

The Karnataka Revision Settlement Akarband extract bears out that the land is Survey No.46 measures 6 acres 10 guntas including 11 guntas of 'B' kharab.

The sale deed dated 29/07/2015 registered as document No.2821/15-16 bears out that Rajendra Prasad Maganti conveyed the Schedule Property in favour of Iconica Projects.

The encumbrance certificate for the period 24/03/2016 to 16/09/2016 bears out the nil encumbrances in respect of the Schedule Property.

The confirmation deed dated 23/09/2016 registered as document No.4197/16-17 bears out that Muniyappa son of late Thoti Muniyappa along with Ammayamma wife of Muniyappa, Rathnamma wife of Muniyappa, Puttappa son of Muniyappa, Mahadevappa, Ganesh son of Muniyappa, Mahadevamma daughter of Muniyappa and Radhamma daughter of Muniyappa confirmed and consented the sale deed dated 23/12/2006 registered as document No.32921/06-07 and the sale deed dated 29/07/2015 registered as document No.2821/15-16 in favour of Iconica Projects.

The confirmation deed dated 27/09/2016 registered as document No.3907/16-17 bears out that Muniyamma wife of late Ramaiah, Jagadisha son of late Narayana and Raghavendra son of late Narayana confirmed and consented the sale deed dated 23/12/2006 registered as document No.32921/06-07 and the sale deed dated 29/07/2015 registered as document No.2821/15-16 in favour of Iconica Projects.

The confirmation deed dated 27/09/2016 registered as document No.3940/16-17 bears out that Mahadevamma wife of late Narayana, Ramakka daughter of late Narayana and Radha daughter of late Narayana confirmed and consented the sale deed dated 23/12/2006 registered as document No.32921/06-07 and the sale deed dated 29/07/2015 registered as document No.2821/15-16 in favour of Iconica Projects.

We have perused a copy of the application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South seeking change of katha in the name of Iconica Projects in respect of the Schedule Property along with other land parcels. The receipt of the application has also been acknowledged by the Mayasandra Grama Panchayath, Anekal Taluk on 20/09/2016.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("Developer"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms of the development agreement dated 14/10/2016. The registration of the said joint

development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.

The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings.

Observations/Recommendations:

1. Latest tax paid receipts should be obtained
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property and to ascertain that the Schedule Property has proper access from the main road.
3. Although the entire extent of Survey No.46 has been conveyed in favour of Rajendra Prasad Maganti and Iconica Projects as detailed below, we will be able to clear title for only 4 acres 29 guntas.

Certificate

Based on the review of documents and subject to our observations detailed in the Report, we hereby certify that Iconica Projects has a valid and marketable title to the Schedule Property.

Schedule

All that piece and parcel of the land bearing Survey No.46 measuring 4 acres 29 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by: Land in Survey No.47.

West by: Land in Survey Nos.45/1, 45/2A, 45/2B and 45/2C.

North by: Road.

South by: Rajakaluve.



List of documents reviewed by us are as follows;

1.	Record of Rights register extract bearing RR No.115.
2.	Order dated 30/05/1971 passed by the Court of the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore in case bearing No. VOA.684/71-72 in favour of Doddamadappa, Muniyappa C. and Thoti Muniyappa.
3.	Endorsement dated 23/05/2014 issued by the Sheresthedar, Anekal Taluk.
4.	Record of rights register extract bearing RR No.1001.
5.	Affidavit dated 26/09/2016 sworn by Puttappa son of Muniyappa.
6.	RTC extracts for the period 1970-71 to 1973-1974, 1974-1975 to 1978-1979.
7.	RTC extracts for the period 1979-1980 to 1983-1984.
8.	Simple mortgage deed with continuity clause dated 26/06/1984 registered as document No.547/84-85 executed by Doddamadappa, Muniyappa C. and Thoti Muniyappa in favour of Ryathara Seva Sahakari Sangha Niyamita.
9.	Mortgage dated 31/08/1984 registered as document No.986/84-85 on 03/09/1984 executed by C.Muniyappa in favour of Syndicate Ryatara Seva Sahakari Sangha Niyamita.
10.	Deed of mortgage dated 16/02/985 as document No. 2029/84-85 on 16/02/1985 executed by C.Muniyappa in favour of Syndicate Ryatara Seva Sahakari Sangha Niyamita.
11.	Letter dated 28/06/2014 bearing No.331/14 issued by the office of the Syndicate Ryathara Seva Sahakari Sangha Niyamitha.
12.	RTC extracts for the period 1984-1985 to 1988-1989.
13.	RTC extracts for the period 1989-90 to 1993-94, 1994-95 to 1996-1997, 1997-98 to 1999-2000.
14.	RTC extracts issued for the period 2000-2001 to 2004-2005.
15.	Unregistered agreement of sale dated 13/06/2005 executed by Muniramiah son of late Thoti Muniyappa and his family members namely Munirathnamma, Ramakrishna, Srinivas and Muniraju in favour of A. Narayan Swamy son of late Annaiayappa.
16.	Unregistered agreement of sale dated 16/08/2005 executed by Allalappa, son of late Muniyappa, his first wife Saraswathamma and children, Murali and Mohan, Nagarathna (his second wife) and Kiran (minor represented by mother Nagarathna), Devamma wife of C. Muniyappa and her children, Indravathi, Shivakumar and Anand Kumar, Yashoda and Madhuchandra (wife and minor son of Anand Kumar), Ramaiah, son of late Thoti Muniyappa and his family, his wife Kamalamma, his son Mariyappa and daughter in law Bhagya, Sujatha his daughter, Muniramaiah son of late Thoti Muniyappa and his wife Munirathnamma and his son Ramakrishna and his wife Saraswathi and minor son Deepak, Srinivas and Muniraju other sons of Muniramiah, Dayananda wife of Muniramaiah and her children namely Kavitha, Manjunath and Ramakka in favour of Thimmaraya Reddy and K. N. Krishna Reddy.
17.	RTC extracts for the period 2005-2006.

18.	RTC extracts for the period 2006-2007.
19.	Mutation register extract bearing MR No.40/06-07.
20.	Encumbrance certificate for the period 01/04/1976 to 25/03/2006.
21.	Sale deed dated 23/12/2006 registered as document No. ANK-1-32921-2006-07 executed by Allalappa and others in favour of Rajendra Prasad Maganti son of late Madhusudhana Rao Maganti represented by his attorney V. Srinivasa Rao.
22.	RTC extracts for the period 2007-2008.
23.	Mutation register extract bearing MR No.4/08-09.
24.	Mutation register extract bearing MR No.49/08-09.
25.	RTC extracts for the period 2008-2009, 2009-2010, 2010-2011, 2011-2012 and 2012-2013.
26.	Confirmation deed dated 10/07/2014 registered as document No. SRJ-1-01371-2014-15 executed by Allalamma, Karagappa and Nagamma children of late Karagappa in favour of Rajendra Prasad Maganti represented by his attorney V. Srinivasa Rao.
27.	Confirmation Deed dated 05/07/2014 registered as document No.CMP-1-02789-2014-15 executed by Muniyappa and Venkataswamy sons of late Marisadappa in favour of Rajendra Prasad Maganti represented by his attorney V. Srinivasa Rao.
28.	Conversion order dated 15/05/2015 bearing No.ALN(A)(A)CR.261/2014-15 issued by the office of the Commissioner, Bangalore District.
29.	Tax paid receipt dated 23/01/2006 issued by the office of the Ballur Village Panchayat.
30.	Endorsement dated 26/05/2014 issued by the Thasildar office, Anekal under section 48A of the Karnataka Land Reforms Act, 1961.
31.	Endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk under the PTCL Act.
32.	Endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, under sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
33.	Atlas/Tippani register extract.
34.	Karnataka Revision Settlement Akarband extract.
35.	Sale deed dated 29/07/2015 registered as document No.2821/15-16 executed by Rajendra Prasad Maganti in favour of Iconica Projects.
36.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.
37.	Confirmation deed dated 23/09/2016 registered as document No.4197/16-17 executed by Muniyappa son of late Thoti Muniyappa along with Ammayamma wife of Muniyappa, Rathnamma wife of Muniyappa, Puttappa son of Muniyappa, Mahadevappa, Ganesh son of Muniyappa, Mahadevamma daughter of Muniyappa and Radhamma daughter of Muniyappa in favour of Iconica Projects.
38.	Confirmation deed dated 27/09/2016 registered as document No.3907/16-17 executed by Muniyamma wife of late Ramaiah, Jagadisha son of late Narayana and Raghavendra son of late Narayana in favour of Iconica Projects.



39.	Confirmation deed dated 27/09/2016 registered as document No.3940/16-17 executed by Mahadevamma wife of late Narayana, Ramakka daughter of late Narayana and Radha daughter of late Narayana in favour of Iconica Projects.
40.	Application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South.
41.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board.
42.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board.
43.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.
44.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
45.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.
46.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.
47.	The endorsement dated 23/12/2014 issued by the Anekal Planning Authority.

23 December, 2016

**Title Report with respect to Survey No.47, situated at Manchanahalli Village,
Attibele Hobli, Anekal Taluk, Bangalore District**

TO:

Mr.Muralikrishna
Iconica Projects
Bangalore

FROM:

Murali Ananthasivan
J Sagar Associates
Bangalore
India

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

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FOREWORD

1. The contents of this memorandum are confidential. We accept no responsibility or legal liability to any person other than "Iconica Projects" in relation to the contents of this memorandum.
2. The information in this memorandum is derived from a review of the photocopies of the documents made available to us by Iconica Projects.
3. This memorandum is limited to certifying the legal right, title and interest in relation to the Schedule Property (defined below) based on the representations of Iconica Projects and the documents reviewed by us and does not in any way certify the physical location, topography and other physical encumbrances upon the Schedule Property (defined below).
4. We have not conducted formal physical searches at the Courts to determine if there are any litigation/s or legal proceedings or acquisition proceeding/s initiated or pending in respect of the Schedule Property (defined below) as the records in the Courts are not completely computerised.
5. Except where apparent from the documents, referred to in this memorandum, 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 memorandum;



J. Sagar Associates

Memorandum

We have in this memorandum dealt with land in Survey No.47 measuring 1 acre 28 guntas excluding 1 gunta of kharab land, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District (hereinafter referred to as the "**Schedule Property**") owned by Iconica Projects, a partnership firm.

Flow of title:

The sale deed dated 20/02/1938 (registered as document No.1255/1937-38) bears out that Papa son of Nanja conveyed the land in Survey No.47 measuring 1 acre 28 guntas excluding 1 gunta of kharab land, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District ("Schedule Property") in favour of Dhinuru Thimmaiah son of Mugu Muniyappa. The registration of the said sale deed dated 20/02/1938 is borne out in the encumbrance certificate for the period 01/04/1930 to 31/03/1980.

The record of rights extract in RR No.116 bears out that the name of Thimmaiah son of Muniyappa as the owner having acquired under the sale deed registered as document No.1255/37-38.

The Will dated 01/04/1989 (registered as document No.1/89-90) bears out that Dhinuru Thimmaiah son of late Muniyappa bequeathed his half share of undivided interest in all his joint family properties in favour of his wife Thimakka, and further, he bequeathed his house property to Thimmarayappa (being his sister's son). *It is pertinent to point out that the said will is not legible and does not clearly bear out the details of properties bequeathed in favour of Thimakka.*

The RTC extracts for the period 1970-71 to 1973-74 and from 1979-80 to 1993-94 bears out the name of Thimmaiah son of Muniyappa as the owner and occupant of the Schedule Property excluding 1 gunta of karab land.

The RTC extracts for the period 1979-80 to 1993-94 bears out the name of Thimmaiah son of Mugu Muniyappa as the owner and occupant of the Schedule Property excluding 1 gunta of karab land.

The inheritance certificate in IHC No.10/93-94 issued by the Thasildar, bears out that Dhinuru Thimmaiah died on 18/11/1993 and his wife Thimakka had given consent for the transfer of katha in the name of Venkataswamappa (brother of late Dhinuru Thimmaiah). Accordingly, the katha in respect of Schedule Property was transferred in the name of Venkataswamappa.



The Will dated 06/02/1997 (registered as document No.248/96-97) bears out that Thimakka wife of late Dhinuru Thimmaiah bequeathed the Schedule Property in favour of H.S.Ramachandra (son of Akkamma (Akkamma is Thimakka's sister) and H.N.Venkatesh son of B.Marappa (Thimakka's brothers grand son). The recitals of the said Will also bears out that Thimakka had inherited the Schedule Property under Will dated 01/04/1989.

It is pertinent to point out that although Thimakka wife of late Dhinuru Thimmaiah had consented for the transfer of katha in favour of Venkataswamappa (brother of Dhinuru Thimmaiah) as reflected in IHC 10/92-93, she executed this said Will dated 06/02/1997. The said Will has not been cancelled by Thimakka and she is a party to the partition deed referred to below.

The partition deed dated 15/12/2000 (registered as document No.4674/2000-01) was effected between (1)Thimakka wife of late Dhinuru Thimmaiah and (2)Venkataswamappa (brother of late Dhinuru Thimmaiah) and his children namely Ramaiah, Krishnappa and Mahadevappa, partitioned the Schedule Property along with certain other land parcels. The said partition deed also bears out that after the death of late Dhinuru Thimmaiah, his brother Venkataswamappa had inherited to all the properties vide IHC No.10/93-94. Under the said partition, the Schedule Property along with other properties were allotted to the share of Venkataswamappa. The registration of the partition deed dated 15/12/2000 is borne out in the encumbrance certificate for the period 01/04/1980 to 31/03/2004. *It is pertinent to point out that Rudramma daughter of Venkataswamappa is not made a party to the said partition deed. However, she has singed as consenting witness to the sale deed dated 06/04/2006 registered as document No.837/06-07 as detailed below.*

The genealogical tree of Mugu Muniyappa attested by the Village Accountant, bears out that Mugu Muniyappa (deceased) and his wife Yelagamma (deceased) had two sons namely Dhinuru Thimmaiah and Venkataswamy. The said (1) Dhinuru Thimmaiah (deceased) and his wife Thimakka (deceased) had no issues. The said (2) Venkataswamy (deceased) and his wife Bhayamma (deceased) had four children namely Ramappa (Ramaiah), Krishnappa, Rudramma and Mahadev. The said Ramappa and his wife Saraswathamma have two children namely Harish and Nalina. The said Krishnappa was married to Prema. The said Mahadev was married to Savitramma.

The sale deed dated 06/04/2006 (registered as document No.837/2006-07) bears out that Venkataswamappa conveyed the Schedule Property in favour of Ankineedu Maganti. The registration of the said sale deed dated 06/04/2006 is borne out in the encumbrance certificate for the period 01/03/2006 to 29/05/2014. We note that Ramaiah, Krishnappa,

Rudramma and Mahadevappa all children of Venkataswamappa have signed as consenting witnesses to the said sale deed.

The mutation register extract in MR No.47/2008-09 bears out the registration of sale deed dated 06/04/2004 executed by Venkataswamappa in favour of Ankineedu Maganti and accordingly, the katha in respect of the Schedule Property was transferred in the name of Ankineedu Maganti.

The legal notice dated 25/07/2008 addressed to Ramaiah, Krishnappa, Mahadevappa (children of Late Venkataswamappa) and Ankineedu Maganti bears out that Munithayamma daughter of Mugu Muniyappa claimed the ownership of the Schedule property on basis of the oral partition effected in the year 1990 between Thimmaiah and Venkataswamappa.

The reply notice dated 04/09/2008 which bears out that the said Munithayamma daughter of Mugu Muniyappa had no share in the Schedule Property as it was acquired by Venkataswamappa vide a registered partition deed dated 15/12/2000. *We are given to understand that Munithayamma had not produced any documents to substantiate her claim and also understand that she has not filed any cases.*

The copy of the plaint in O.S No.915/2008 filed by H.M.Venkatesh son of Narayanappa & Akkamma and H.N.Ramachandra son of Marappa against Rainaiah, Krishnappa, Mahadeva children of late Venkataswamappa and Karar Ahamed son of late N.A.Khan (owner of some other land parcel) bears out that H.M.Venkatesh and H.N.Ramachandra had filed a suit for declaration of ownership over the Schedule Property along with certain other properties, having acquired by them under a Will dated 12/03/1997 executed by Thimakka (as detailed above) and, also to declare the Partition deed dated 15/12/2000 and sale deed dated 15/10/2004 executed in favour of Karar Ahamed are void documents. We have perused a copy of the Amended Plaintiff with bear out that Ankineedu Maganti was also made party to the said suit.

The copy of the Order sheet dated 25/07/2014 in O.S No.915/2008, bears out that H.M.Venkatesh and H.N.Ramachandra had filed a memo stating that the defendant No.5 that is Ankineedu Maganti has settled the matter with regard to Schedule Property and hence the suit against Ankineedu Maganti is dismissed and the H.M.Venkatesh and H.N.Ramachandra were ordered to amend the Plaintiff and the suit with regard to other properties shall continue. The suit with regard to Schedule Property was dismissed and further, we have perused a copy of the amended plaintiff which bears out that Schedule



Property was dismissed in terms of the memo filed by H.M.Venkatesh and H.N.Ramachandra and in terms of the order passed by the court.

The agreement to sell dated 29/08/2009 (unregistered) which bears out that H.M.Venkatesh and H.N.Ramachandra agreed to convey the portion of Schedule Property measuring 34 guntas (forming a part of the Schedule Property) in favour of R.Ashok son of Ramaiah, Chandrappa son of Allelappa and Babapuji son Abbaiah. The total amount payable by R.Ashok and other was Rs.60 lakhs out of which Rs.5 lakhs was paid as advance. It further bears out that H.M.Venkatesh and H.N.Ramachandra acquired the Schedule Property vide a will dated 06/02/1997 (registered as document No.248/96-97) executed by Thimakka in their favour as detailed above. Further, it is noted that the said H.M.Venkatesh and H.N.Ramachandra have executed a confirmation deed as detailed below. During the pendency of the said suit, the RA 259/08-09 filed by H.N.Ramachandra and H.N.Venkatesh seeking certain rectification of the mutation register extracts based on the Will dated 6.2.1997 was also dismissed.

The confirmation deed dated 25/07/2014 (registered as document No. 1592/14-15) which bears out that H.M.Venkatesh and H.N.Ramachandra confirmed the sale deed dated 06/04/2006 registered as document No.837/2006-07 executed in favour of Ankinedu Maganti for a settlement amount. It further bears out that H.M.Venkatesh and H.N.Ramachandra released all their legal rights with respect to the Schedule Property.

We have perused a copy of the Revision Petition in R.P.293/11-12 filed before the Deputy Commissioner, Bangalore Urban District, Bangalore by H.N.Ramachandra and H.M.Venkatesh against Special Deputy Commissioner, Special Thasildar, Ramaiah, Krishnappa, Mahadev Karar Ahmed and Ankinedu Maganti against the order passed in R.A.(S)259/08-09 dated 17/07/2011. The said Ankinedu Maganti had filed a memo on 30/07/2015 which bears out that in terms of the execution of confirmation deed dated 25/07/2014 the said Schedule Property be deleted. We have perused a copy of the Order dated 30/07/2015 which bears out that the Schedule Property was deleted from the said R.P.293/11-12.

The endorsement dated 23/05/2014 in No.R.K.CR/128/14-15 issued by the Thasildar, Anekal bears out that the index of land and record of rights extracts in respect to the Larger Property were not available in their record room.

The endorsement dated 26/05/2014 issued by the Thasildar, Anekal, bears out that there were no tenancy claims registered under sections 48A of the Karnataka Land Reforms Act, 1961 with respect to the Schedule Property.



The endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no cases registered under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Land) Act 1978 with respect to Schedule Property.

The endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, bears out that there were no proceedings initiated or pending under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961 with respect to Schedule Property.

The copy of the tippanny which bears out the shape of the Schedule Property.

The copy of the akarband bears out that Schedule Property measures 1 acre 29 guntas including 1 gunta of karab land.

The RTC extracts for the period 1993-94 to 2007-08 bears out the name of Venkataswamappa was registered as the owner and occupant of the Schedule Property. The said RTC extracts also bears out the registration of IHC No.10/93-94.

The RTC extracts for the period 2008-09 to 2015-16 bears out the name of Ankinedi Maganti was registered as the owner and occupant of the Schedule Property. The said RTC extracts also reflects the entry of MR No.47/2008-09 and also the entry of the court order passed in RP 293/11-12 is reflected for the period 2012-13 to 2015-16.

The encumbrance certificates for the period 01/04/1993 to 13/12/2000 and from 01/04/2004 to 25/03/2006 which bears out nil encumbrances with respect to the Schedule Property.

The official memorandum dated 10/03/2016 issued by the Deputy Commissioner, Bangalore District bearing No.ALN(A)(A)SR/261/2014-15 bears out that a portion of the Schedule Property measuring 12 guntas was converted from agricultural use to park use and the remaining extent of Schedule Property measuring 1 acre 16 guntas was converted from agricultural use to non-agricultural residential use.

The special power of attorney dated 23/03/2015 registered as document No.533/2014-15, bears out that Ankinedi Maganti authorized ad empowered V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property.

The sale deed dated 11/04/2016 registered as document No.146/2016-17 bears out that Ankinedi Maganti represented by his power of attorney holder V.Srinivasa Rao conveyed the Schedule Property in favour of Iconica Projects.

The encumbrance certificates for the periods 01/04/2004 to 22/04/2016 and from 24/03/2015 to 16/09/2016 which bear out the registration of the sale deed dated 11/04/2016 executed by Ankinedi Maganti in favour of Iconica Projects and otherwise bears out nil encumbrances in respect of the Schedule Property.

The encumbrance certificate for the period 24/03/2016 to 16/09/2016 bears out nil encumbrances in respect of the Larger Survey No.10/2.

We note that the northern side of the Schedule Property is bounded by kere/cart road and the southern side is bounded by Rajakaluve. Please ensure that a letter or confirmation letter from the Lake Development Authority be obtained to ensure that no violation are taken place. We have perused a copy of the letter dated 04/10/2016 submitted to the Land Acquisition Officer, Land Lake Development for an endorsement and same has been acknowledged by the Lake Development Authority. We have perused a copy of the application filed by Iconica Projects to the Panchayat Development Officer/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South seeking change of katha in the name of Iconica Projects in respect of the Schedule Property along with other land parcels. The receipt of the application has also been acknowledged by the Mayasandra Grama Panchayath, Anekal Taluk on 20/09/2016.

The endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board, bears out that the Schedule Property does not form part of the lands notified under Notification dated 14/05/2007.

The joint development agreement dated 14/10/2016 registered as document No.9439/2016-17 entered into between Iconica Projects and Shriprop Living Space Private Limited ("**Developer**"), in terms of which Iconica Projects authorised the Developer to develop the Schedule Property along with other adjacent land parcels into a residential in accordance with the terms detailed therein. Iconica Projects are entitled to 10% of the development along with proportionate undivided share and the Developer is entitled to the balance 90% of the development along with undivided share in the project proposed to be developed on the Schedule Property along with certain adjacent land parcels. Iconica Projects has also executed a power of attorney dated 14/10/2016 registered as document No.350/2016-17 authorizing the Developer to develop the Schedule Property along with other adjacent land parcels in accordance with the terms

of the development agreement dated 14/10/2016. The registration of the said joint development agreement is borne out in the encumbrance certificate for the period 01/12/2016 to 21/12/2016.

The endorsement dated 01/10/2016 issued by the Karnataka Housing Board, bears out that the Schedule Property does not form part of their acquisition proceedings.

The endorsement dated 23/12/2014 issued by the Anekal Planning Authority, bears out that the Schedule Property does not form part of their acquisition proceedings.

Observations:

1. Latest tax paid receipts should be obtained
2. It is suggested to conduct a survey to ascertain the exact extent and boundaries to the Schedule Property and to ascertain that the Schedule Property has proper access from the main road.

Certificate

Based on the review of documents and subject to our observations detailed in the Report, we hereby certify that Iconica Projects has a valid and marketable title to the Schedule Property.



J Sagar Associates
Bangalore

SCHEDULE

All that piece and parcel of the land Survey No.47 measuring 1 acre 28 guntas excluding 1 gunta of kharab land situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by: Private Property.

West by: Land in Survey No.46.

North by: Cart Road.

South by: Rajakaluve.



List of documents reviewed by us are as follows;

1.	Sale deed dated 20/02/1938 (registered as document No.1255/1937-38) executed by Papa son of Nanja in favour of Dhinuru Thimmaiah son of Mugu Muniyappa.
2.	Encumbrance certificate for the period 01/04/1930 to 31/03/1980.
3.	Record of rights extract in RR No.116.
4.	Genealogical tree of Mugu Muniyappa attested by the Village Accountant, of Mugu Muniyappa.
5.	Will dated 01/04/1989 (registered as document No.1/89-90) executed by Dhinuru Thimmaiah.
6.	RTC extracts for the period 1970-71 to 1973-74.
7.	RTC extracts for the period 1979-80 to 1993-94.
8.	Inheritance certificate in IHC No.10/93-94 issued by the Thasildar.
9.	Will dated 06/02/1997 (registered as document No.248/96-97) executed by Thimakka wife of late Dhinuru Thimmaiah in favour of H.S.Ramachandra and H.N.Venkatesh.
10.	Partition deed dated 15/12/2000 (registered as document No. 4674/2000-01) effected between (1)Thimakka wife of late Dhinuru Thimmaiah, (2)Venkataswamappa (brother of late Dhinuru Thimmaiah) and his children namely Ramaiah, Krishnappa and Mahadevappa.
11.	Encumbrance certificate for the period 01/04/1980 to 31/03/2004.
12.	Sale deed dated 06/04/2006 (registered as document No.837/2006-07) executed by Venkataswamappa in favour of Ankineedu Maganti.
13.	Encumbrance certificate for the period 01/03/2006 to 29/05/2014.
14.	Mutation register extract in MR No.47/2008-09.
15.	Legal notice dated 25/07/2008 and Reply notice dated 04/09/2008.
16.	Plaint in O.S No.915/2008 filed by H.M.Venkatesh son of Narayanappa & Akkamma and H.N.Ramachandra son of Marappa against Ramaiah, Krishnappa, Mahadeva children of late Venkataswamappa and Karar Ahamed son of late N.A.Khan.
17.	Amended Plaintiff in O.S No.915/2008.
18.	Order sheet dated 25/07/2014 in O.S No.915/2008.
19.	Agreement to sell dated 29/08/2009 (unregistered) executed by H.M.Venkatesh and H.N.Ramachandra in favour of R.Ashok son of Ramaiah, Chandrappa son of Allelappa and Babapuji son Abbaiah.
20.	Regular Appeal bearing No.R.A.(S) 259/2008-09 filed before the Court of the Assistant Commissioner, Bangalore South Sub Division by H.N.Ramachandra son of Narayanappa and H.M.Venkatesh son of Marappa against 1) The Special Tahsildar, Anekal Taluk, 2) Ramaiah, V.Krishnappa and Mahadeva and 3) Karar Ahmed son of late N.A.Khan.
21.	Order dated 17/05/2011 passed by the Assistant Commissioner in Regular Appeal bearing No.R.A. (S) 259/2008-09.

22.	Confirmation deed dated 25/07/2014 (registered as document No. 1592/14-15) executed by H.M.Venkatesh and H.N.Ramachandra in favour of Ankinedu Maganti.
23.	Revision Petition in R.P.293/11-12 filed before the Deputy Commissioner, Bangalore Urban District, Bangalore by H.N.Ramachandra and H.M.Venkatesh against Special Deputy Commissioner, Special Thasildar, Ramaiah, Krishnappa, Mahadev Karar Ahmed and Ankinedu Maganti.
24.	Endorsement dated 23/05/2014 in No.R.K.CR/128/14-15 issued by the Thasildar, Anekal.
25.	Endorsement dated 26/05/2014 issued by the Thasildar, Anekal, under sections 7 and 7A of the Karnataka Land Reforms Act, 1961.
26.	Endorsement dated 27/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, under the PTCL Act.
27.	Endorsement dated 28/05/2014 issued by the Assistant Commissioner, Bangalore South Taluk, under the provisions of Sections 79A and 79B of the Karnataka Land Reforms Act, 1961.
28.	Tippany extract.
29.	Akarband extract.
30.	RTC extracts for the period 1993-94 to 2007-08.
31.	RTC extracts for the period 2008-09 to 2015-16.
32.	Encumbrance certificate for the period 01/04/1993 to 13/12/2000.
33.	Encumbrance certificate for the period 01/04/2004 to 25/03/2006.
34.	Official memorandum dated 10/03/2016 issued by the Deputy Commissioner, Bangalore District bearing No.ALN(A)(A)SR/261/2014-15.
35.	Special power of attorney dated 23/03/2015 registered as document No.533/2014-15, executed by Ankinedi Maganti in favour of V.Srinivasa Rao.
36.	Sale deed dated 11/04/2016 registered as document No.146/2016-17 executed by Ankinedi Maganti represented by their power of attorney holder V.Srinivasa Rao in favour of Iconica Projects.
37.	Encumbrance certificate for the period 01/04/2004 to 22/04/2016.
38.	Encumbrance certificate for the period 24/03/2016 to 16/09/2016.
39.	Endorsement dated 19/09/2016 issued by the Karnataka Industrial Area Development Board
40.	Application dated 20/09/2016 filed by Iconica Projects to the PDO/Secretary, Mayasandra Grama Panchayath, Anekal Taluk, Bangalore South.
41.	Endorsement dated 01/10/2016 issued by the Karnataka Housing Board.
42.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.
43.	Joint Development Agreement dated 14/10/2016 registered as document No.9439/2016-17 entered between Iconica Projects and Shriprop Living Space Private Limited.
44.	General Power of dated 14/10/2016 registered as document No.350/2016-17 executed by Iconica Projects in favour of Shriprop Living Space Private Limited.

45.	Encumbrance certificate for the period 01/12/2016 to 21/12/2016.
46.	Endorsement dated 23/12/2014 issued by the Anekal Planning Authority.

A handwritten signature in black ink, appearing to read "Cawd".A large, faint watermark or logo that reads "Housiey.com" in a stylized, rounded font.