

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K.Thyagaraj • M.S. Sanjeeva Kumar • Geetha H. G.
• B N Dileep Kumar • Basavaraj. B.R. • N.L. Maheshwara Prasad • Anuradha.R • Nupur Kabra Mundhra

Dt.24/03/2018.

M/s.BRIGADE ENTERPRISES LTD.,
29th & 30th Floor,
'WORLD TRADE CENTER BANGALORE',
Brigade Gateway Campus,
No.26/1, Dr.Rajkumar Road,
Malleswaram-Rajajinagar,
BANGALORE - 560 055.

Sirs,

Ref: Title Opinion in respect of the Property measuring 01 Acre 00 Guntas in Sy.No.248/1, (Old Sy.No.43/29) of Kambipura Village, Kengeri Hobli, Bangalore South Taluk, Bangalore and duly converted for non-agricultural residential purposes vide Order of Conversion bearing No.ALN(S):SR:(KEN):08/15-16 dated 23/11/2015 issued by The Deputy Commissioner, Bangalore District, Bangalore.

I am furnished with the photo-copies of the following documents and my opinion is as follows:-

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	02/09/1966	Order bearing No. RD. 182 LBD. 65 passed by the Under Secretary to Government, Revenue Department, granting property measuring 05 Acres 00 Guntas in Sy.No.43 in favour of Sri. R. D. Vajranabhaiah Naik.
2.	11/12/1967	Intimation Letter addressed to Sri. R. D. Vajranabhaiah intimating the grant of property measuring 05 Acres 00 Guntas in Sy.No.43 of Kambipura Village and directing payment of Upset price to the concerned authority.
3.	24/04/1968	Certified Copy of Saguvali Chit/Certificate in Form-I issued by The Tahsildar, Bangalore South Taluk, Bangalore in favour of Sri. R. D. Vajranabhaiah, in respect of property measuring 05 Acres 00 Guntas in Sy.No.43.

Kusuma R. Muniraju

4.	24/03/1994	Agreement of Sale entered into between Sri.R.D.Vajranabhaiah and Smt. Jayanthi. N. Rao in respect of property measuring 05 Acres 00 Guntas in Sy.No.43.
5.	26/06/1994	Agreement to Sell entered into between Sri.R.D. Vajranabhaiah and Sri. Devatha Satyanarayan, in respect of property measuring 05 Acres 00 Guntas in Sy.No.43.
6.		Certified Copy of the plaint and written statement in O.S.No.370/1994 on the file of the I Additional City Civil Judge (Senior Division) Bangalore.
7.		Memo filed by Sri. Devatha Satyanarayan in O.S.No.370/1994 seeking dismissal of the said suit.
8.		Certified Copy of the Order Sheet in O.S.No.370/1994 on the file of the I Additional City Civil Judge, (Senior Division) Bangalore.
9.	12/12/2005	Assignment of Agreement dated 24/03/1994 executed by Smt. Jayanthi. N. Rao in favour of Sri.M.Puttaraju, in respect of property measuring 05 Acres 00 Guntas in Sy.No.43.
10.	16/02/2006	Receipt issued by Sri. Devatha Satyanarayana Setty acknowledging receipt of Rs.8,00,000/- from Smt. Jayanthi. N. Rao towards settlement of her claim.
11.	23/02/2006	General Power of Attorney executed by Sri.R.D.Vajranabhaiah appointing and constituting Sri. M. Puttaraju as his attorney.
12.	23/02/2006	Agreement of Sale entered into between Sri. R. D. Vajranabhaiah, Smt. Jayanthi. N. Rao and Smt. Rekha.
13.	20/04/2006	Mutation Register Extract bearing M.R.No.86/2005-06 issued by The Village Accountant, Bangalore South Taluk, Bangalore.
14.	22/05/2006	Sale Deed executed by Sri. R. D. Vajra Nabhaiah in favour of Smt. Renuka registered as Document No.8024/2006-07 in Book-I and stored in C.D.No.KEND294, in the Office of The Senior Sub-Registrar, Kengeri, Bangalore.
15.	22/05/2006	Mutation Register Extract bearing M.R.No.99/2005-06 issued by The Village Accountant, Bangalore South Taluk, Bangalore, mutating the property measuring 05 Acres 00 Guntas in Sy.No.248 in favour of Smt. Renuka, wife of Sri.M.Puttaraju.
16.	07/06/2006	Sale Deed executed by Smt. Renuka in favour of Sri. S. Harissh, registered as Document No.19985/2006-07 in Book-I, stored in C.D.No.KEND323, in the Office of The Sub-Registrar, Kengeri, Bangalore.

Kusuma R. Kulkarni

17.	14/06/2006	Orders bearing No.DUS:K:89:2006-07 passed by The District Registrar, Department of Undervaluation of Stamps, Jayanagar, Bangalore.
18.		Mutation Register Extract bearing M.R.No.17/2006-07 issued by The Village Accountant, Bangalore South Taluk, Bangalore, mutating the property measuring 01 Acre in Sy.No.248 in favour of Sri. S. Harish.
19.	06/03/2007	Confirmation Deed executed by Sri.R.D.Vajranabhaiah in favour of Smt. Renuka, registered as Document No.39297/2006-07 in Book-I, stored in C.D.No.KEND373, in the Office of The Senior Sub-Registrar, Kengeri, Bangalore.
20.	23/11/2015	Conversion Order bearing No.ALN(S).SR(KEN)/08/15-16 issued by the Deputy Commissioner, Bangalore District, Bangalore, in respect of conversion of land in Sy.No.248/1 measuring 01 Acre from agricultural to residential use.
21.		Mutation Register Extract bearing M.R.No.72/2006-07 issued by The Village Accountant, Bangalore South Taluk, Bangalore.
22.	03/02/2016	Sale Deed executed by Sri. S. Harish in favour of M/s. Brigade Enterprises Ltd. registered as Document No.3182/2015-16 in Book-I and stored in C.D.No.SHRD59, in the office of the Sub-Registrar, Jayanagar (Shanthinagar), Bangalore
23.		Index of Lands issued by The Tahsildar, Bangalore South Taluk in respect of property measuring 05 Acre 00 Guntas in Sy.No.43.
24.		Record of Rights bearing R.R.No.683 issued by the Revenue Authorities disclosing the name of Sri. R. D. Vajranabhaiah as owner and khatedar of property measuring 05 Acre 00 Guntas in Sy.No.43.
25.		Receipt Patta showing the name of Sri.R.D. Vajranabhaiah as pattadar of property measuring 05 Acres 00 Guntas in Sy.No.43.
26.		Pahanies for the period from 1969-70 to 1999-2000 in respect of property measuring 05 Acres 00 Guntas in Sy.No.43/29 issued by the Revenue Authority.
27.		Pahanies for the period from 2005-06 to 2007-08 in respect of property measuring 05 Acres 00 Guntas in Sy.No.248 issued by the Revenue Authority.
28.		Pahanies for the period from 2008-09 to 2013-14 in respect of property measuring 01 Acre 00 Guntas in Sy.No.248/1 issued by the Revenue Authority.

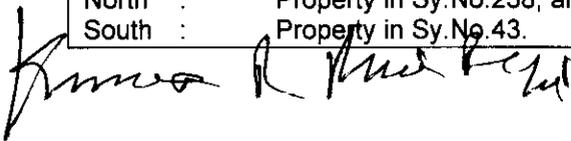
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29.		Hissa Survey Tippani and RR Balabagada Nakalu issued by the Revenue Authorities in respect of Sy.No.248 of Kambipura Village issued by the Revenue Authority.
30.		Akarbandh issued by the Revenue Authorities showing the extent of Property in Sy.No.248 of Kambipura Village.
31.		Hadbasth Sketch in respect of Re-Survey No.248/1.
32.	17/04/2015	Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore stating that there are no proceedings pending under Section 79-A and 79-B of the Karnataka Land Reforms Act in respect of the Schedule Property.
33.	24/04/2015	Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore stating that there are no proceedings pending under the provisions of Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Land) Act in respect of the Schedule Property.
34.	17/08/2015	Endorsement issued by the Bangalore Development Authority stating that the subject Property is not acquired for any of its project and also the same is not part of PRR Part-2.
35.		Encumbrance Certificate for the period between 15/02/1957 and 26/11/1968 issued by the jurisdictional Sub-Registrar, in respect of property measuring 05 Acres in Sy.No.43.
36.		Encumbrance Certificate for the period between 01/01/1965 and 31/03/2005 issued by the jurisdictional Sub-Registrar, in respect of property measuring 05 Acres in Sy.No.248(Old Sy.No.43/29).
37.		Encumbrance Certificate for the period between 01/04/2004 and 28/12/2015 issued by the jurisdictional Sub-Registrar in respect of Sy.No.248 of Kambipura Village.

DESCRIPTION OF THE PROPERTY:

All that Property measuring 01 Acre 00 Guntas in Survey No.248/1 (Old Sy.No.43/29) of Kambipura Village, Kengeri Hobli, Bangalore South Taluk, Bangalore and duly converted for non-agricultural residential purposes vide Order of Conversion bearing No.ALN(S);SR:(KEN)/08/15-16 dated 23/11/2015 issued by The Deputy Commissioner, Bangalore District, Bangalore and bounded by:

East : Property in Sy.No.248/2;
 West : Kumbalagodu Village Boundary;
 North : Property in Sy.No.238; and
 South : Property in Sy.No.43.



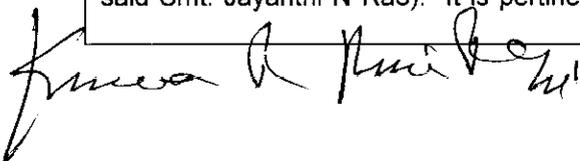
SOURCE OF TITLE:

The property referred to above will be hereinafter referred to as Schedule Property for convenience. The Schedule Property formed portion of Larger Property measuring 05 Acres 00 Guntas in Sy.No.248, which in turn formed portion of Much Larger Property measuring 152 Acres 32 Guntas in Sy.No.43 and the entire property in Sy.No.43 was a Gomal Land reserved for residents of said Kambipura Village. Portion of the said Gomal Land viz., property measuring 05 Acres 00 Guntas in Sy.No.43 of Kambipura Village was granted under Military Rules in favour of one Sri. R. D. Vajranabhaiah, for his service rendered in Military, vide Government Order bearing No.RD.182.LBD.65 dated 02/09/1966 for an upset price of Rs.300/- per acre and accordingly the Tahsildar, Bangalore South Taluk issued a notice demanding payment of Rs.1500/- and Rs.20/- being the Bond Fee and after payment of said fee of Rs.1520/- and Tahsildar, Bangalore South Taluk issued Saguvali Chit/Occupancy Certificate in Form-I in favour of Sri. R. D. Vajranabhaiah on 24/04/1968 and thus from the date of order of grant the said Sri. R. D. Vajranabhaiah started enjoying the Larger Property as absolute owner.

Subsequently, as several portions of the property in Sy.No.43 of Kambipura Village were granted in favour of several persons, the said granted properties were identified as Blocks and the property measuring 05 Acres 00 Guntas in Sy.No.43 owned and possessed by Sri. R. D. Vajranabhaiah was identified as Block-29 and accordingly the Pahanies were recorded as Sy.No.43/29 of Kambipura Village.

Thereafter, the said Sri. R. D. Vajranabhaiah agreed to sell the Larger Property in favour of Smt. Jayanthi N Rao in terms of an Agreement to Sell dated 24/03/1994, who nominated Sri. M. Puttaraju as the purchaser of the Schedule Property in terms of an Assignment of Agreement dated 12/12/2005. Though, the said Sri.R.D.Vajranabhaiah agreed to sell the Larger Property in favour of Smt. Jayanthi N Rao, he had also agreed to sell the Larger Property in favour of Sri. Devatha Satyanarayan in terms of an Agreement to Sell dated 26/06/1994 and later as dispute arose Sri. Devatha Satyanarayan filed a suit in O.S.No.370/1994 on the file of the I Addl. Civil Judge, Bangalore Rural District, Bangalore seeking to pass a Judgment and Decree against Sri.R.D.Vajranabhaiah directing him to execute a Sale Deed in respect of the Larger Property. Thereafter, the aforesaid Smt. Jayanthi N Rao settled the claims of Sri. Devatha Satyanarayan and accordingly the said Sri. Devatha Satyanarayan filed a Memo before the Hon'ble I Addl. Civil Judge, Bangalore Rural District, Bangalore seeking withdrawal of the suit in O.S.No.370/1994 and the Hon'ble Court vide its order dated 16/02/2006 dismissed the suit as settled out of court. It is pertinent to add here that there is a statement in the averment of plaint that the said Sri.Devatha Satyanarayan also filed a suit in O.S.No.388/1994, in which the Hon'ble Court was pleased to pass an order of temporary injunction. Except the reference in the said averment in the plaint, there is no other Documents are made available in respect of the said suit. However, non-production of the same does not affect the title of the present owners or their predecessors-in-title, as the claim of said Sri. Devatha Satyanarayan is settled and he himself sought for dismissal of the another suit on the same cause of action as settled out of court.

In terms of a Notarised Power of Attorney dated 23/02/2006 the said Sri. R. D. Vajranabhaiah appointed and constituted Sri. M. Puttaraju as his power of attorney holder authorising and empowering him to deal with and also to execute a Sale Deed in favour of Smt. R. Renuka or her nominee/s. On the same day the said Sri. R. D. Vajranabhaiah as Seller, Smt. Jayanthi N Rao as Confirming Party in terms of an Agreement to Sell agreed to sell the Larger Property in favour of Smt. Renuka, wife of the aforesaid Sri. M. Puttaraju (who was the nominee of the said Smt. Jayanthi N Rao). It is pertinent to note that though in terms of the Assignment of



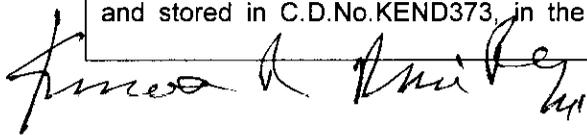
Agreement, Sri. M. Puttaraju was nominated to purchase the property, Sri. R. D. Vajranabhaiah as Seller and Smt. Jayanthi N Rao as Confirming Party executed an Agreement to Sell in favour of Smt. Renuka, wife of Sri. M. Puttaraju, as the said Sri. M. Puttaraju himself was a party to the Agreement to Sell dated 23/02/2006 being the power of attorney holder of Sri. R. D. Vajranabhaiah and the Purchaser being the wife of said Sri. M. Puttaraju, the aforesaid Assignment of Agreement in favour of M. Puttaraju does not affect the title of Smt. Renuka and her successors-in-title.

Subsequently, the property measuring 05 Acres 00 Guntas in Sy.No.43/29 owned and possessed by Sri. R. D. Vajranabhaiah was subjected to resurvey and bifurcated from the original survey No.43 and assigned with New Sy.No.248 as evidenced by the Hissa Survey Extract issued by the Revenue Authorities, the Official Memorandum/Report bearing No.DPR(K)06/2005-06 submitted by the Tahsildar, Bangalore South Taluk, Bangalore and Mutation Register Extract bearing M.R.No.86/2005-06.

Thereafter, Sri. R. D. Vajranabhaiah represented by his power of attorney holder Sri.M.Puttaraju as Seller, Smt. Jayanthi N Rao as Confirming Party sold the Larger Property in favour of Smt. Renuka, Wife of Sri. M. Puttaraju in terms of a Sale Deed dated 22/05/2006 registered as Document No.8024/2006-07 in Book-I and stored in C.D.No.KEND294, in the Office of the Senior Sub-Registrar, Kengeri, Bangalore and thus from the date of purchase Smt. Renuka started enjoying the Larger Property and accordingly her name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.99/2005-06. The recitals in the Sale Deed dated 22/05/2006 discloses that Sri. Devatha Satyanarayana Setty issued separate receipts in full and final settlement of his claims. Though the Power of Attorney executed by Sri. R. D. Vajranabhaiah is neither registered nor properly stamped, the same does not affect the title of Smt. Renuka or her successors-in-title as the said Sri. R. D. Vajranabhaiah in terms of a Deed Confirmation dated 06/03/2007, which is detailed below, executed in favour of Smt. Renuka confirmed the sale of the Larger Property by his power of attorney holder Sri.M. Puttaraju.

Subsequently, Smt. Renuka as Seller, Sri. R. D. Vajranabhaiah represented by his Power of Attorney holder Sri. M. Puttaraju as Confirming Party sold the portion of the Larger Property i.e., property measuring 01 Acre 00 Guntas, which is the Schedule Property herein, in favour of Sri. S. Harissh in terms of a Sale Deed dated 07/06/2006 registered as Document No.19985/2006-07 in Book-I and stored in C.D.No.KEND323, in the Office of the Sub-Registrar, Kengeri, Bangalore and thus from the date of purchase Sri. S. Harissh started enjoying the Schedule Property as absolute owner and accordingly his name came to be mutated in the revenue records vide Mutation Register Extract bearing M.R.No.17/2006-07. It is pertinent to note that the Sub-Registrar, Kengeri, having found that the property is undervalued than the prescribed Guideline Value, referred the Sale Deed dated 07/06/2006 for adjudication under Section 45-A of the Karnataka Stamp Act before the District Registrar, Bangalore, who vide his order dated 14/06/2006 fixed the actual value of the Schedule Property and demanded payment of deficit stamp duty and registration charges. Accordingly, on payment of deficit stamp duty and registration charges, the Sub-Registrar, Kengeri released the Sale Deed on 26/08/2006.

As the General Power of Attorney executed by Sri. R. D. Vajranabhaiah appointing and constituting Sri. M. Puttaraju as his power of attorney holder was not registered before the jurisdictional Sub-Registrar and the Sale Deed in favour of Smt. Renuka was executed by Sri. M. Puttaraju on behalf of Sri. R. D. Vajranabhaiah, the said Sri.R.D.Vajranabhaiah in terms of a Confirmation Deed dated 06/03/2007 registered as Document No.39297/2006-07 in Book-I and stored in C.D.No.KEND373, in the Office of the Sub-Registrar, Kengeri, executed in



favour of Smt. Renuka confirmed the execution of the power of attorney and also confirmed the sale of the Larger Property in favour of Smt. Renuka and declared that the said sale is binding on him.

Thereafter, the Larger Property in Sy.No.248 was subjected to phodi and bifurcated into two portions i.e., Sy.No.248/1 and 248/2 and the property measuring 01 Acre 00 Guntas owned and possessed by Sri. Harissh was assigned with Sy.No.248/1 and remaining property measuring 04 Acre 00 Guntas was assigned with Sy.No.248/2 as evidenced by the Mutation Register Extract bearing M.R.No.72/2006-07.

Subsequently, the said Sri. Harissh secured conversion of the Schedule Property from agricultural to non-agricultural residential purposes vide order of Conversion bearing No.ALN(S):SR:(KEN)/08/2015-16 dated 23/11/2015 issued by the Deputy Commissioner, Bangalore District, Bangalore and thus the Schedule Property ceased to be an agricultural land and became fit for non-agricultural residential purposes. As per the Phodi Sketch issued by the Revenue Authorities the Schedule Property is bounded on the Southern side by properties in Sy.No.43. However, the order of conversion discloses property in Sy.No.237. It is suggested to get the order of conversion rectified.

Subsequently, Sri. S. Harissh in terms of a Sale Deed dated 03/02/2016 registered as Document No.3182/2015-16 in Book-I and stored in C.D.No.SHRD59, in the office of the Sub-Registrar, Jayanagar (Shanthinagar), Bangalore sold the Schedule Property in favor of M/s. Brigade Enterprises Limited and thus from the date of purchase M/s. Brigade Enterprises Limited started enjoying the Schedule Property as absolute owners.

Regarding revenue records, Index of Lands issued by the Revenue Authorities in respect of Sy.No.43 measuring 236 Acres 02 Guntas of Land discloses the name of Sri. R. D. Vajranabhaiah as owner and khatedar in respect of property measuring 05 Acres 00 Guntas in Sy.No.43 of Kambipura Village. The Index of Lands further discloses that Sri. R. D. Vajranabhaiah acquired the said property by virtue of the grant made in his favour vide order dated R.D.182/LBD dated 02/09/1966. Records of Rights bearing R.R.No.683 issued by the Revenue Authorities discloses the name of Sri. R. D. Vajranabhaiah as owner and khatedar in respect of Sy.No.43 measuring 05 Acres 00 Guntas and further discloses that he acquired the said property vide orders passed by the Government vide order bearing No.RD.182.CBD.65 dated 02/09/1966. Receipt Patta in respect of the Larger Property in Sy.No.43 of Kambipura Village discloses the name of Sri. R. D. Vajranabhaiah as pattadar in respect of the property measuring 05 Acres 00 Guntas in Sy.No.43. Pahanies for the period from 1969-70 to 1999-2000 in respect of Sy.No.43/29 measuring 05 Acres 00 Guntas and from 2005-06 to 2007-08 in respect of property measuring 05 Acres 00 Guntas in Sy.No.248 and Pahanies for the period from 2008-09 to 2013-14 in respect of property measuring 01 Acre 00 Guntas in Sy.No.248/1 issued by the Revenue Authorities discloses the names of Sri. Vajranabhaiah, Smt. Pushpalatha Dharival and Sri. S. Harissh as owners and khatedars in respect of portions of the Larger Property and Schedule Property during the relevant periods of time. Phodi Sketch in respect of Sy.No.43 of Kambipura Village issued by the Revenue Authorities and Extract of Division Settlement (KTD Form) are produced, which discloses that the property measuring 05 Acres 00 Guntas in Sy.No.43 was bifurcated from Sy.No.43 and assigned with Sy.No.248 of Kambipura Village. Hissa Survey Tippani and RR Balabagada Nakalu issued by the Revenue Authorities discloses that the property in Sy.No.248 was subjected to phodi and bifurcated into two portions i.e., Sy.No.248/1 and 248/2. Survey/Hadbast Sketch issued by the Revenue Authorities confirms the boundaries of the Schedule Property. Akarbandh in respect of property in Sy.No.248 issued by the Revenue Authorities discloses the extent of property in Sy.No.248 as 02 Hectors 02 Cents. Endorsement dated 17/4/2015 issued by the

Kusuma A. Prithvi

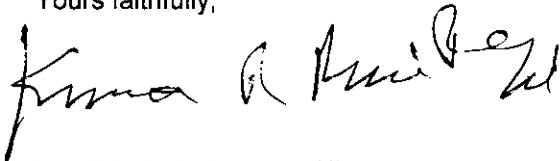
Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirms that there are no proceedings pending under Section 79-A and 79-B of the Karnataka Land Reforms Act in respect of the Schedule Property. Endorsement dated 24/04/2015 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore, confirms that there are no proceedings under the provisions of the Karnataka Schedule Caste and Schedule Tribes (Prohibition of Transfer of Certain Land) Act in respect of the Schedule Property. Endorsement dated 17/08/2015 issued by the Bangalore Development Authority discloses that the Schedule Property is not acquired for any of its project and further the said property is also not part of PRR Part-2. However, if the property was re-surveyed and assigned with New Survey Number and if the notification is issued in respect of old survey number the said endorsement is not applicable.

Encumbrance Certificate for the period from 15/02/1957 to 26/11/1968 in respect of property measuring 05 Acres 00 Guntas in Sy.No.43 issued by the jurisdictional Sub-Registrar reflects NIL Encumbrance during the said period. Encumbrance Certificate for the period from 01/01/1965 to 31/05/1989 in respect of property measuring 05 Acres 00 Guntas in Sy.No.248 (Old Sy.No.43/29) issued by the jurisdictional Sub-Registrar reflects NIL Encumbrance during the said period. Encumbrance Certificate for the period from 01/06/1989 to 31/03/2005 in respect of property measuring 05 Acres 00 Guntas in Sy.No.248 (Old Sy.No.43/29) issued by the jurisdictional Sub-Registrar reflects NIL Encumbrance during the said period. Encumbrance Certificate for the period from 01/04/2004 and 25/12/2014 in respect of property in Sy.No.248 issued by the jurisdictional Sub-Registrar discloses the transactions referred to above during the said period. Encumbrance Certificate for the period from 01/12/2014 and 28/12/2015 issued by the jurisdictional Sub-Registrar in respect of Sy.No.248/1 Old No.43/29 reflects NIL Encumbrance during the said period. Encumbrance Certificate for the period 01/02/2016 to 01/03/2018 in respect of the Schedule Property issued by the jurisdictional Sub-Registrar reflects the transactions referred to above.

Thus on the basis of the documents referred to hereinabove and representations made, I am of the opinion that M/s. Brigade Enterprises Ltd., are the absolute owners of the Schedule Property and their title to the same is clear and marketable and free from all encumbrances during the periods mentioned in the Encumbrance Certificates referred to above. While conducting the title scrutiny, I have assumed the genuineness of all signatures and the conformity of copies or extracts submitted to me. Further, I have also relied on the various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not independently validated the information provided to me with records of the Jurisdictional Sub-Registrar, Revenue Authorities or with any external sources and have not conducted any independent searches at the Courts or forums or Government Offices in relation to the property in respect of any litigations and this opinion shall not be used as evidence in any courts.

The Documents furnished to me are returned herewith.

Yours faithfully,



(KUSUMA R MUNIRAJU)
ADVOCATE.

Kusuma R. Muniraju • Kusuma Kaushik

 B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K.Thyagaraj • M.S. Sanjeeva Kumar
 Geetha H. G. • B N Dileep Kumar • Basavaraj. B.R. • Lola Ravi • N.L. Maheshwara Prasad

 Bangalore,
 Dt: 08/08/2015.

M/s.BRIGADE ENTERPRISES LTD.,
 No.29th & 30th Floors, 'World Trade Center',
 Brigade Gateway Campus,
 26/1, Dr.Raj Kumar Road,
 Malleswaram-Rajajinagar,
 BANGALORE – 560 055.

Sirs,

Sub: Title Opinion in respect of property measuring 04 Acres 00 Guntas in Sy.No.248/2 (Old Sy.No.43/29) situated at Kambipura Village, Kengeri Hobli, Bangalore South Taluk.

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I am furnished with the photocopies of the following documents and my opinion is as follows:-

SL. NO.	DATE	NATURE OF DOCUMENT
1.	02/09/1966	Proceedings of the Government of Mysore in Order No.RD 182 LBD.65, Bangalore issued by the Under Secretary to Government, Revenue Department, Government of Mysore in respect of property measuring 05 Acres 00 Guntas in Sy.No.43 of Kambipura Village.
2.	11/12/1967	Notice issued by the Tahsildar, Bangalore South Taluk regarding payment of upset price of Rs.1500/- towards sanction of 05 Acres 00 Guntas land in Sy.No.43 of Kambipura Village.
3.	24/04/1968	Grant Certificate issued by Tahsildar, Bangalore South Taluk registering the name of Sri.R.D.Vajranabhaiah in respect of property measuring 05 Acres 00 Guntas in Sy.No.43/Block-I of Kambipura Village.
4.		Sketch issued by Tahsildar, Bangalore South Taluk by showing property measuring 05 Acres 00 Guntas in Sy.No.43 of Kambipura Village, which was allotted to the Sri.R.D.Vajranabhaiah.
5.		Caste Certificate of Sri.R.D.Vajranabhaiah issued by Special Tahsildar, Bangalore South Taluk.
6.		Case papers in O.S.No.370/1994 on the file of Civil Judge (Sr.Dn), Bangalore Rural District, Bangalore, filed by Sri.Devathi Sathyanarayana against Sri.R.D.Vajranabhaiah including memo dated 16/02/2006.



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7.	12/12/2005	Deed of Assignment executed by Smt.Jayanthi N.Rao in favour Sri.M.Puttaraju.
8.	23/02/2006	Agreement of Sale executed by Sri. R.D. Vajranabhaiah in favour of Smt.Renuka in respect of property measuring 05 Acres 00 Guntas in Sy.No.43/29 (Old Sy.No.43) of Kambipura Village.
9.		Mutation Register Extract bearing M.R.No.86/2005-06 issued by Village Accountant, Bangalore South Taluk, Bangalore mutating the property measuring 05 Acres 00 Guntas in Sy.No.43 of Kambipura Village in the name of Sri.R.D.Vajranabhaiah.
10.	23/02/2006	General Power of Attorney executed by Sri.R.D.Vajranabhaiah in favour of Sri. M. Puttaraju in respect of property measuring 05 Acres 00 Guntas in Sy.No.43/29 (Old Sy.No.43) of Kambipura Village.
11.	22/05/2006	Sale Deed executed by Sri.R.D.Vajranabhaiah represented by his General Power of Attorney Holder Sri. M. Puttaraju in favour of Smt.Renuka registered as Document No.8024/2006-07 in Book-I and stored in C.D.No.KEND294, in the Office of Sub-Registrar, Kengeri, Bangalore in respect of property measuring 05 Acres 00 Guntas in Sy.No.248 (Old Sy.No.43/Block-I, later 43/29) of Kambipura Village.
12.	22/05/2006	Sale Deed executed by Smt.Renuka in favour of Smt.Pushpalatha Dhariwal, registered as Document No.19978/2006-07, in Book-I and stored in C.D.No.KEND323 in the Office of Sub-Registrar, Kengeri, Bangalore in respect of Property measuring 04 Acres 00 Guntas in Sy.No.248(Old Sy.No.43/29) of Kambipura Village.
13.		Mutation Register Extract bearing M.R.No.16/2006-07 issued by Village Accountant, Bangalore South Taluk, Bangalore mutating the Property measuring 04 Acres 00 Guntas in Sy.No.248 of Kambipura Village in the name of Smt.Pushpalatha Dhariwal.
14.	06/03/2007	Confirmation Deed executed by Sri.R.D.Vajranabhaiah in favour of Smt.Renuka registered as Document No.39297/2006-07, in Book-I and stored in C.D.No.KEND373 in the Office of the Sub-Registrar, Kengeri, Bangalore in respect of Property measuring 05 Acres 00 Guntas in Sy.No.248 (Old Sy.No.43/Block-I, later 43/29) of Kambipura Village.
15.	14/02/2013	Gift Deed executed by Smt.Pushpalatha Dhariwal in favour of her son Sri. Karan S.Jain registered as Document No.11946/2012-13 in Book-I and stored in C.D.No.KEND518 in the Office of the Sub-Registrar Jayanagar (Kengeri), Bangalore in respect of property measuring 01 Acre 00 Guntas in Sy.No.248/2.

Kusuma R. Puttaraju

16.	14/02/2013	Gift Deed executed by Smt.Pushpalatha Dhariwal in favour of her son Sri. Vijay S. Jain registered as Document No.11960/2012-13, in Book-I and stored in C.D.No.KEND518 in the Office of the Sub-Registrar Jayanagar (Kengeri), Bangalore, in respect of property measuring 01 Acre 00 Guntas in Sy.No.248/2.
17.	30/01/2014	Order in proceedings bearing No.R.R.T(D)21/2014-15 passed by the Special Tahsildar, Bangalore South Taluk, Bangalore in respect of proceedings filed by Government against Sri.Vijay S.Jain.
18.	30/01/2014	Order in proceedings bearing No.R.R.T(D)22/2014-15 passed by the Special Tahsildar, Bangalore South Taluk, Bangalore in respect of proceedings filed by Government against Sri.Karan S.Jain.
19.		Mutation Register Extract bearing M.R.No.H48/2014-15 issued by Village Accountant, Bangalore South Taluk, Bangalore mutating the Property measuring 01 Acre 00 Guntas in Sy.No.248/2 of Kambipura Village in the name of Sri.Karan S.Jain.
20.		Mutation Register Extract bearing M.R.No.H63/2014-15 issued by Village Accountant, Bangalore South Taluk, Bangalore mutating the Property measuring 01 Acre 00 Guntas in Sy.No.248/2 of Kambipura Village in the name of Sri.Vijay S.Jain.
21.	28/02/2015	Public Notice published in The Times of India Newspaper regarding proposed Agreement for development and sale of Property measuring 04 Acres in Sy.No.248/2 of Kambipura Village.
22.	28/02/2015	Public Notice published in Kannada Prabha Newspaper regarding proposed Agreement for development and sale of Property measuring 04 Acres in Sy.No.248/2 of Kambipura Village.
23.	01/07/2015	Agreement to Sell executed by (1) Smt.Pushpalatha Dhariwal Alias Pushpalatha Motilal also known as Pushpa Latha S. (2) Sri.Vijay S. Jain and (3) Sri.Karan S. Jain in favour of M/s.Brigade Enterprises Limited registered as Document No.2768/2015-16 in Book-I and stored in C.D.No.JAYD230, in the Office of the Sub-Registrar Jayanagar, Bangalore in respect of property measuring 04 Acres 00 Guntas in Sy.No.248/2 (Old Sy.No.43/29) of Kambipura Village.

Kusuma R. Dhariwal

24.	01/07/2015	General Power of Attorney executed by (1) Smt.Pushpalatha Dhariwal Alias Pushpalatha Motilal also known as Pushpa Latha S. (2) Sri.Vijay S. Jain and (3) Sri.Karan S. Jain in favour of M/s.Brigade Enterprises Limited registered as Document No.178/2015-16 in Book-IV and stored in C.D.No.BMHD709, in the Office of the Sub-Registrar Jayanagar(Bommanahalli), Bangalore in respect of property measuring 04 Acres 00 Guntas in Sy.No.248/2 (Old Sy.No.43/29) of Kambipura Village.
25.	01/07/2015	General Power of Attorney executed by (1) Smt.Pushpalatha Dhariwal Alias Pushpalatha Motilal also known as Pushpa Latha S. (2) Sri. Vijay S. Jain and (3) Sri.Karan S. Jain in favour of M/s.Brigade Enterprises Limited registered as Document No.179/2015-16 in Book-IV and stored in C.D.No.BMHD709, in the Office of the Sub-Registrar Jayanagar(Bommanahalli), Bangalore in respect of property measuring 04 Acres 00 Guntas in Sy.No.248/2 (Old Sy.No.43/29) of Kambipura Village.
26.		Index of Lands and Records of Rights issued by Tahsildar, Bangalore South Taluk in respect of Property bearing Sy.No.43 of Kambipura Village.
27.		Pahanies for the period between 1969-70 and 2005-06 issued by Revenue Authorities in respect of Property bearing Sy.No.43/29 of Kambipura Village.
28.		Pahani for the period 2006-07 issued by Revenue Authorities in respect of Property bearing Sy.No.248 of Kambipura Village.
29.		Pahanies for the period between 2007-08 and 2014-15 issued by Revenue Authorities in respect of Property bearing Sy.No.248/2 of Kambipura Village.
30.		Tippani issued by Village Accountant, Bangalore South Taluk in respect of property bearing Sy.No.43 of Kambipura Village
31.		Tippani issued by Tahsildar, Bangalore South Taluk in respect of property bearing Sy.No.248 of Kambipura Village
32.		Akarbandh issued by Tahsildar, Bangalore South Taluk in respect of property bearing Sy.No.248/2 of Kambipura Village
33.		Village Map of Kambipura Village.

Kusuma R. Reddy

34.	03/02/2015	Endorsement issued by The Special Tahsildar, Bangalore South Taluk, Bangalore disclosing that there are no tenancy claims in respect of property bearing Sy.No.248/2 of Kambipura Village.
35.	10/02/2015	Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore disclosing that no proceedings are initiated under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961 in respect of property bearing Sy.No.248/2 of Kambipura Village.
36.	02/02/2015	Endorsement issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore disclosing that no proceedings are initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
37.		Tax paid Receipt issued by Village Accountant in respect of property bearing Sy.No.248/2 of Kambipura Village.
38.		Certificates of Encumbrance for the period between 01/04/1955 and 25/09/1973 issued by Jurisdictional Sub-Registrar, Bangalore in respect of property bearing Sy.No.43 of Kambipura Village.
39.		Certificates of Encumbrance for the period between 01/01/1965 and 03/05/2005 issued by Jurisdictional Sub-Registrar, Bangalore in respect of property bearing Sy.No.248 of Kambipura Village.
40.		Certificate of Encumbrance for the period between 01/04/2004 and 29/01/2015 issued by Jurisdictional Sub-Registrar, Bangalore in respect of property bearing Sy.No.248/2 of Kambipura Village.

DESCRIPTION OF THE PROPERTY :

All that Property measuring 04 Acres 00 Guntas in Sy.No.248/2 (Old Sy.No.43/29), situated at Kambipura Village, Kengeri Hobli, Bangalore South Taluk and bounded on :

East by : Property bearing Sy.No.237;
 West by : Remaining portion of Property in Sy.No.248/2 of Smt.Renuka and thereafter Kumbalgodu Village Boundary;
 North by : Property bearing Sy.No.238; and
 South by : Remaining portion of Property in Sy.No.43.



SOURCE OF TITLE

The property described above will be hereinafter referred to as Schedule Property for convenience.

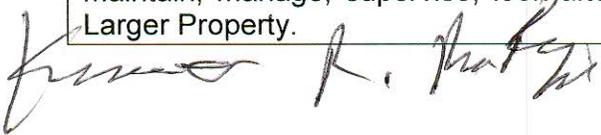
The Schedule Property forms portion of Larger Property measuring 05 Acres 00 Guntas in Sy.No.43/Block-I (Old Sy.No.43), of Kambipura Village. The said Larger Property was originally Gomal Land (Kharab Land) and was granted for upset price in favour of Sri.R.D.Vajranabhaiah, (who was Ex-Military Official and belonged to Jaina Digambara Community [III 'B' Backward Classes]) under Military Rules, vide Government Order bearing No.RD.182//LBD65 dated 02/09/1966 issued by the Government of Mysore. Pursuant to said Government Order, The Tahsildar, Bangalore South Taluk issued a Notice dated 11/12/1967 regarding payment of upset price of Rs.1500/- towards sanction of 05 Acres 00 Guntas land in Sy.No.43 of Kambipura Village and on payment of said upset price, the Grant Certificate was issued in favour of said Sri.R.D.Vajranabhaiah vide Grant Certificate dated 24/04/1968 by imposing condition that, he shall not alienate the Larger Property for a period of 15 years from the date of said Grant. Later Saguvali Chit was issued to Sri.R.D.Vajranabhaiah on 24/04/1968 and possession of the Larger Property also delivered to him by showing location of said Larger Property vide Sketch issued by the Tahsildar, Bangalore South Taluk, Bangalore and thus from the date of grant Sri.R.D.Vajranabhaiah started enjoying the Larger Property as absolute owner and his name was entered in the revenue records as owner and khatedar of the same.

The said Larger Property measuring 05 Acres 00 Guntas in Sy.No.43/Block-I (Old Sy.No.43) of Kambipura Village owned and possessed by Sri.R.D.Vajranabhaiah came to be surveyed by the revenue authorities and was re-numbered as Sy.No.43/29 of Kambipura Village.

Later aforesaid Sri.R.D.Vajranabhaiah entered into an Agreement with Smt.Jayanthi N.Rao by agreeing to sell the Larger Property in her favour in terms of a Agreement of Sale Dated 24/03/1994 (unregistered) and received sale consideration, the copy of said Agreement of Sale is not made available for perusal but said fact was revealed in subsequent documents.

In the meantime one Sri.Devathi Satyanarayana filed a suit against the Sri.R.D.Vajranabhaiah in O.S.370/1994 on the file of Civil Judge (Sr.Dn), Bangalore Rural District, Bangalore for the relief of specific performance of Agreement, by claiming/stating that Sri.R.D.Vajranabhaiah had agreed to sell the Larger Property and entered agreement with him in terms of an Agreement of Sale dated 20/06/1994 (unregistered). The said suit came to be compromised between the parties to the suit and said Sri.Devathi Satyanarayana filed a memo dated 16/02/2006 seeking dismissal of the suit in O.S.370/1994 as settled out of court, accordingly the said suit was dismissed on 16/02/2006.

The said Smt.Jayanthi N.Rao, who is an agreement holder of the Larger Property, assigned all her rights under Agreement of Sale dated 24/03/1994 (unregistered) in favour Sri.M.Puttaraju in terms of a Deed of Assignment dated 12/12/2005 (unregistered). Thereafter Sri. R.D. Vajranabhaiah as Vendor and Smt.Jayanthi N. Rao as Confirming Party agreed to sell the Larger Property in favour of Smt.Renuka in terms of a Agreement of Sale dated 23/02/2006 (unregistered) and simultaneously Sri.R.D.Vajranabhaiah executed a General Power of Attorney dated 23/02/2006 and appointed Sri.M. Puttaraju as his agent to act on his behalf and empowered him to maintain, manage, supervise, look after etc., including power to sell or dispose of the Larger Property.



Subsequently the said Larger Property in Sy.No.43/29 was re-surveyed by the revenue authorities and subjected to phodi, was assigned with new Sy.No.248 of Kambipura Village as evident from revenue records viz. Mutation Register Extract bearing M.R.No.86/2005-06.

Later aforesaid Sri.R.D.Vajranabhaiah represented by his General Power of Attorney Holder Sri.M.Puttaraju sold the Larger Property in favour of Smt.Renuka in terms of a Sale Deed dated 22/05/2006, registered as Document No.8024/2006-07, in Book-I and stored in C.D.No.KEND294, in the Office of the Sub-Registrar, Kengeri, Bangalore and in the said Sale Deed Smt.Jayanthi N. Rao joined on execution of the Sale Deed as Confirming Party and thus from the date of sale in her favour Smt.Renuka started enjoying the Larger Property as owner.

The aforesaid Smt.Renuka on the same day i.e. on 22/05/2006 as Seller and Smt.Jayanthi N. Rao & Sri.R.D.Vajranabhaiah represented by his General Power of Attorney Holder Sri.M.Puttaraju, as Confirming Parties sold the portion of Larger Property measuring 04 Acres 00 Guntas (i.e. Schedule Property herein) in favour of Smt.Pushpalatha Dhariwal in terms of a Sale Deed dated 22/05/2006 registered as Document No.19978/2006-07, in Book-I and stored in C.D.No.KEND323 in the Office of the Sub-Registrar, Kengeri, Bangalore and thus from the date of sale in her favour, Smt.Pushpalatha Dhariwal started enjoying the Schedule Property and her name came to be mutated in the revenue records as owner and khatedar vide Mutation Register Extract bearing M.R.No.16/2006-07.

Thereafter Sri.R.D.Vajranabhaiah executed confirmation deed in favour of Smt.Renuka in terms of a Confirmation Deed dated 06/03/2007, registered as Document No.39297/2006-07, in Book-I and stored in C.D.No.KEND373 in the Office of the Sub-Registrar, Kengeri, Bangalore and confirmed the Sale Deed dated 22/05/2006, registered as Document No.8024/2006-07, in Book-I and stored in C.D.No.KEND294, in the Office of the Sub-Registrar, Kengeri, Bangalore executed by his General Power of Attorney Holder Sri.M.Puttaraju in favour of Smt.Renuka in respect to Larger Property.

The said Larger Property in Sy.No.248 was again re-surveyed by the revenue authorities and subjected to phodi, was bifurcated into two portions i.e., Sy.No.248/1 and 248/2 and portion of property measuring 04 Acres 00 Guntas owned and possessed by Smt.Pushpalatha Dhariwal was assigned with Sy.No.248/2, which is Schedule Property herein.

Subsequently, Smt.Pushpalatha Dhariwal Gifted portion of Schedule Property measuring 01 Acre 00 Guntas out of 04 Acres in favour of her son namely Sri.Karan S.Jain in terms of a Gift Deed dated 14/02/2013, registered as Document No.11946/2012-13, in Book-I and stored in C.D.No.KEND518 in the Office of the Sub-Registrar Jayanagar (Kengeri), Bangalore. Similarly Smt.Pushpalatha Dhariwal Gifted another portion of Schedule Property measuring 01 Acre 00 Guntas out of 04 Acres in favour of her son namely Sri.Vijay S. Jain in terms of a Gift Deed dated 14/02/2013 registered as Document No.11960/2012-13, in Book-I and stored in C.D.No.KEND518 in the Office of the Sub-Registrar Jayanagar (Kengeri), Bangalore, and thus from the date of said Gifts, Sri.Karan S. Jain and Sri.Vijay S.Jain started enjoying their respective portions in Schedule Property and their names were came to be mutated in the revenue records as owners and khatedars vide Mutation Register Extracts bearing M.R.Nos. H48/2014-15 and H63/2014-15 respectively.



Thus in manner stated above, the Schedule Property came to be owned and possessed by Smt.Pushpalatha Dhariwal, Sri.Karan S.Jain and Sri.Vijay S.Jain as detailed below:

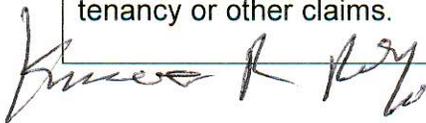
Smt. Pushpalatha Dhariwal -- 02 Acres 00 Guntas.
Sri. Karan S. Jain -- 01 Acre 00 Guntas.
Sri. Vijay S. Jain -- 01 Acre 00 Guntas.

Self declared Notarized Family Tree of Smt.Pushpalatha Dhariwal W/o. Suresh Kumar reveals that the family of Smt.Pushpalatha Dhariwal consists of herself and her husband Sri.Suresh Kumar and her children namely Smt.Kusum, Sri.Vijay S.Jain and Sri.Karan S.Jain as her family members.

Later aforesaid Smt.Pushpalatha Dhariwal Alias Pushpalatha Motilal also known as Pushpa Latha S, Sri.Karan S.Jain and Sri.Vijay S.Jain entered in to an agreement with M/s.Brigade Enterprises Limited and agreed to sell the Schedule Property in favour M/s.Brigade Enterprises Limited in terms of a Agreement to Sell dated 01/07/2015,registered as Document No.2768/2015-16, in Book-I and stored in C.D.No.JAYD230, in the Office of the Sub-Registrar Jayanagar, Bangalore and received entire sale consideration agreed there under and simultaneously they have executed the General Power of Attorney in favour of M/s.Brigade Enterprises Limited in terms of a General Power of Attorney dated 01/07/2015, registered as Document No.179/2015-16, in Book-IV and stored in C.D.No.BMHD709, in the Office of the Sub-Registrar Jayanagar(Bommanahalli), Bangalore and empowered them to deal with Schedule Property including sell or dispose of the Schedule Property, wherein as per the terms of the aforesaid Agreement to Sell and General Power of Attorney, M/s.Brigade Enterprises Limited were entitled purchase and/or deal with Schedule Property including sell or dispose of the Schedule Property and enter in to various agreements/deeds as detailed therein and also for receive advance and balance sale price in respect Schedule Property in any other manner as they deems it fit. Further Smt.Pushpalatha Dhariwal Alias Pushpalatha Motilal also known as Pushpa Latha S, Sri.Karan S.Jain and Sri.Vijay S.Jain also executed additional General Power of Attorney dated 01/07/2015, registered as Document No.178/2015-16, in Book-IV and stored in C.D.No.BMHD709, in the Office of the Sub-Registrar Jayanagar (Bommanahalli), Bangalore, authorizing M/s.Brigade Enterprises Limited to represent them before various authorities and enter in to various agreements as detailed therein in respect Schedule Property in respect to Schedule Property.

Regarding Revenue Documents, Index of Lands and Records of Rights issued by Tahsildar, Bangalore South Taluk shows the name of Sri.R.D.Vajranabhaiah as the earlier owner of property bearing Sy.No.43 of Kambipura Village.

Pahanies for the period between 1969-70 and 2005-06 issued by Revenue Authorities reveals the name of Sri.R.D.Vajranabhaiah as the owner and khatedar of property bearing Sy.No.43/29 of Kambipura Village. Pahani for the period 2006-07 issued by Revenue Authorities reveals the name of Sri.R.D.Vajranabhaiah as the owner and khatedar of property bearing Sy.No.248 of Kambipura Village. Pahanies for the period between 2007-08 and 2014-15 issued by Revenue Authorities reveals the names of Sri.R.D.Vajranabhaiah, Smt.Pushpalatha Dhariwal, Sri.Vijay S. Jain and Sri.Karan S. Jain as the owners and khatedars at relevant periods of time in respect of Property bearing Sy.No.248/2 of Kambipura Village. The said Pahanies do not disclose any tenancy or other claims.



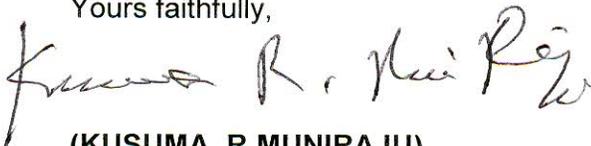
Tippani issued by Village Accountant, Bangalore South Taluk shows the dimension of property bearing Sy.No.43 of Kambipura Village. Tippani issued by Tahsildar, Bangalore South Taluk shows the dimension of property bearing Sy.No.248 of Kambipura Village. Akarbandh issued by Tahsildar, Bangalore South Taluk shows the extent of property bearing Sy.No.248/2 of Kambipura Village. Village Map of Kambipura Village shows the location of the property in Sy.No.43 in the said Village. Endorsement dated 03/02/2015 issued by The Special Tahsildar, Bangalore South Taluk, Bangalore discloses that there are no tenancy claims in respect of property bearing Sy.No.248/2 of Kambipura Village. Endorsement dated 10/02/2015 issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that no proceedings are initiated under Section 79-A & 79-B of Karnataka Land Reforms Act, 1961 in respect of property bearing Sy.No.248/2 of Kambipura Village. Endorsement dated 02/02/2015 issued by The Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that no proceedings are initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978. The property tax in respect to Schedule Property was paid as evidenced by the Tax paid Receipt dated 26/06/2012.

Certificates of Encumbrance for the period between 01/04/1955 and 25/09/1973 issued by Jurisdictional Sub-Registrar, Bangalore do not disclose any charge or encumbrance over the property bearing Sy.No.43 of Kambipura Village during the said period. Certificates of Encumbrance for the period between 01/01/1965 and 03/05/2005 issued by Jurisdictional Sub-Registrar, Bangalore do not disclose any charge or encumbrance over the property bearing Sy.No.248 of Kambipura Village during the said period. Certificate of Encumbrance for the period between 01/04/2004 and 29/01/2015 issued by Jurisdictional Sub-Registrar, Bangalore do not disclose any charge or encumbrance over the property bearing Sy.No.248/2 of Kambipura Village during the said period.

Thus on the basis of documents referred to above and representations made and subject to what is stated hereinabove, I am of the opinion that Smt.Pushpalatha Dhariwal, Sri.Karan S.Jain and Sri.Vijay S. Jain are owners of the Schedule Property and their title to the same is clear and marketable and free from encumbrances during the periods mentioned in the Encumbrance Certificates subject to the Agreement to Sell and General Powers of Attorney both dated 01/07/2015 entered with the M/s.Brigade Enterprises Limited, who are conferred with the right purchase and/or deal with Schedule Property including sell or dispose of the Schedule Property and enter in to various agreements/deeds. While conducting the title scrutiny, I have assumed the genuineness of all signatures and the conformity of photo copies or extracts submitted to me. Further I have also relied on the various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the property or verified physically, possession or boundaries and not independently validated the information provided to me with records of the Jurisdictional Sub-Registrar, Revenue Authorities or with any external sources and have not conducted any independent searches at the Courts or forums or Government Offices in relation to the Schedule Property in respect of any litigations and this opinion shall not be used as evidence in any courts, forums or authorities.

All the documents sent to me are returned herewith.

Yours faithfully,



(KUSUMA. R. MUNIRAJU),
Advocate.

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K.Thyagaraj • M.S. Sanjeeva Kumar • Geetha H. G.
• B N Dileep Kumar • Basavaraj. B.R. • N.L. Maheshwara Prasad • Anuradha.R • Nupur Kabra Mundhra

Dt: 12/03/2018.

M/s. BRIGADE ENTERPRISES LTD.,
29th & 30th Floors, 'World Trade Center',
Brigade Gateway Campus,
26/1, Dr. Raj Kumar Road,
Malleswaram-Rajajinagar,
BANGALORE – 560 055.

Sirs,

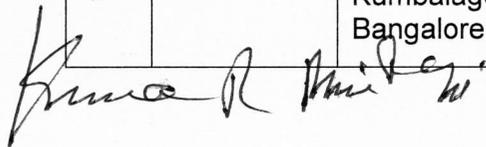
Sub : Title Opinion in respect of Property measuring 04 Acres 00 Guntas in Sy.No.248/2 (Old Sy.No.43/29) situated at Kambipura Village, Kengeri Hobli, Bangalore South Taluk, duly converted for non-agricultural residential purposes vide order of Conversion bearing No.ALN:(S):SR:(KEM)/48/15-16 dated 25/07/2016 issued by The Deputy Commissioner, Bangalore District, Bangalore, presently bearing E-Swattu No.150200300200121296 within the jurisdiction of Kumbalagodu Gramapanchayath, Bangalore South Taluk.

Ref: Title Opinion dated 08/08/2015 on the above property.

* * * * *

I had given my opinion in respect of the title to the above property vide my Opinion dated 08/08/2015. I am made available the following photocopies of the Documents and sought for my opinion and hence this addendum. This addendum be read along with the Title Opinion dated 08/08/2015 on the subject property.

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	25/07/2016	Order of Conversion bearing No.ALN:(S):SR:(KEM)/48/15-16 issued by The Deputy Commissioner, Bangalore District, Bangalore.
2.	03/10/2016	Sale Deed executed by Smt. Pushpalatha Dhariwal alias Pushpalatha Motilala also known as S. Pushpa Latha and others in favour of M/s. Brigade Enterprises Ltd., registered as Document No.5263/2016-17 in Book-I and stored in C.D.No.JPND403, in the office of the Sub-Registrar, Jayanagar (J.P. Nagar), Bangalore.
3.		E-Swattu Extract (Tax Assessment Register Extract in Form 11-B) bearing No.150200300200121296 issued by the Kumbalagodu Gramapanchayath, Bangalore South Taluk, Bangalore.



4.	Tax paid receipt for the period 2017-18 issued by the Kumbalagodu Gramapanchayath, Bangalore South Taluk, Bangalore.
5.	Encumbrance Certificate for the period between 29/01/2015 and 02/03/2018 issued by the jurisdictional Sub-Registrar in respect of the Schedule Property.

DESCRIPTION OF PROPERTY:

All that property measuring 04 Acres 00 Guntas in Sy.No.248/2 (Old Sy.No.43/29) situated at Kambipura Village, Kengeri Hobli, Bangalore South Taluk, duly converted for non-agricultural residential purposes vide order of conversion dated 25/07/2016 bearing No.ALN:(S):SR:(KEM)/48/15-16 issued by The Deputy Commissioner, Bangalore District, Bangalore, presently bearing E-Swattu No.150200300200121296 within the jurisdiction of Kumbalagodu Gramapanchayath, Bangalore South Taluk and bounded by:

East : Property in Sy.No.237;
 West : Property in Sy.No.248/1;
 North : Property in Sy.No.238; and
 South : Property in Sy.No.43.

TITLE:-

In my earlier opinion I had opined that Smt. Pushpalatha Dhariwal, Sri. Karan S Jain and Sri. Vijay S Jain were the full and absolute owners in respect of the Schedule Property, subject to the rights of M/s. Brigade Enterprises Ltd., under the Agreement to Sell and General Power of Attorney both dated 01/07/2015.

Subsequently, the said Smt. Pushpalatha Dhariwal, Sri. Karan S Jain and Sri. Vijay S Jain secured conversion of the Schedule Property from agricultural to non-agricultural residential purposes vide order of conversion dated 25/07/2016 bearing No.ALN:(S):SR:(KEM)/48/15-16 issued by The Deputy Commissioner, Bangalore District, Bangalore and thus the Schedule Property ceased to be an agricultural land and became fit for non-agricultural residential purposes.

Thereafter, the said Smt. Pushpalatha Dhariwal, Sri. Karan S Jain and Sri. Vijay S Jain sold the Schedule Property in favour of M/s. Brigade Enterprises Ltd., in terms of a Sale Deed dated 03/10/2016 registered as Document No.5263/2016-17 in Book-I and stored in C.D.No.JPND403, in the office of the Sub-Registrar, Jayanagar (J. P. Nagar), Bangalore and from the date of purchase M/s. Brigade Enterprises Ltd., became full and absolute owner and the rights under the aforesaid General Power of Attorney merged with the ownership of M/s. Brigade Enterprises Ltd., to the Schedule Property.

Kumar Anil Kumar

The Schedule Property came within the limits of Kumbalagodu Gramapanchayath, who assessed the same for panchayath property taxes and assigned with Khata No.1422/1433/248/2 and issued E-Swattu bearing No.150200300200121296 recording the name of M/s. Brigade Enterprises Ltd., as the owner in respect of the Schedule Property.

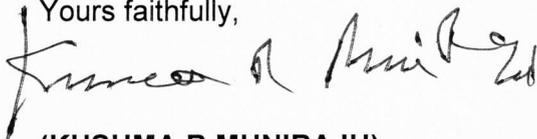
The Panchayath Taxes for the period 2017-18 have been paid as evidenced by the Tax Paid receipt dated 21/08/2017 issued by the Kumbalagodu Gramapanchayath.

Encumbrance Certificate for the period between 29/01/2015 and 02/03/2018 issued by the jurisdictional Sub-Registrar in respect of the Schedule Property discloses the transaction referred to above and do not discloses any other encumbrances.

Thus on the basis of the documents referred to in my Title Opinion dated 08/08/2015 and the documents referred hereinabove and representations made, I am of the opinion that M/s. Brigade Enterprises Ltd., are the absolute owners of the Schedule Property and their title to the same is clear and marketable and free from all encumbrances during the periods mentioned in the Encumbrance Certificates referred to above. While conducting the title scrutiny, I have assumed the genuineness of all signatures and the conformity of copies or extracts submitted to me. Further, I have also relied on the various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not independently validated the information provided to me with records of the Jurisdictional Sub-Registrar, Revenue Authorities or with any external sources and have not conducted any independent searches at the Courts or forums or Government Offices in relation to the property in respect of any litigations and this opinion shall not be used as evidence in any courts.

The Documents furnished to me are returned herewith.

Thanking You,
Yours faithfully,



(KUSUMA R MUNIRAJU)
Advocate