

18<sup>th</sup> November 2017

M/s. Puravankara Limited,  
(formerly Puravankara Projects Limited),  
No.130/1, Ulsoor Road,  
Bangalore.

Dear Sirs,

### Updated Title Report

We have been furnished with the documents which have been listed herein below with regard to all that piece and parcel of residentially converted lands being portion of Survey No. 3/3 measuring 2 Acres 2¼ Guntas, Survey No.7 measuring 25 Guntas, Survey No.9/2A measuring 4 Acres 29 Guntas, Survey No.9/2B measuring 2 Acres 24 Guntas, portion of Survey No.8 measuring 7 Acres 26 Guntas and Survey No.26/1(P) measuring 1 Acre 20 Guntas all situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk and presently bearing Khata No. 394/3/3,7,8,9/2A,9/2B,26/1, Mallasandra Village, Kaggalipura Gram Panchayath, Bangalore South Taluk, in all measuring about 19 Acres 06¼ Guntas or 77,521.51 square metres (i.e., 8,34,446.25 square feet) being part of Development Plan Property morefully set out in Para III for issuing an Updated Title Report in continuation of our earlier Title Reports dated 08.03.2006 and 23.07.2009 ("**Earlier Title Report**") for scrutiny of title:-

### **I. DOCUMENTS FURNISHED**

Sl. No.	Date	Particulars
1.	11.06.2007	Rectification Deed executed by Neela Reddy wife of M.S.Reddy, Sarala Reddy wife of S.V.Siva Reddy, L.Vasundhara wife of L.Venugopal Reddy, K.Ramadevamma wife of Shankar Narayan Reddy, R.Venkatamma wife of late Oblee Reddy, Nirmal Kaur daughter of late S.Kehar Singh, Sarojini Devi wife of K.Jayachandra Reddy, Bommareddy Nagamani wife of late Bommareddy Venkatarami Reddy, Bommareddy Sreemanarayana Reddy son of late Bommareddy Venkatarami Reddy, G.Gopal Vittal son of Venkaiah Naidu, Budili Venugopal Reddy son of B.Narayana

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Sl. No.	Date	Particulars
		Reddy, Devapatla Siva Reddy son of Rami Reddy, M.Ramkoti Reddy son of late M.Ranga Reddy, Chenchu Muniswamy Reddy son of Mayani Yanadi Reddy, K.Suryachandra Rao son of Adinarayana, Kodi Narasimha Reddy son of Rama Narayana Reddy, Srinivasa Reddy Bandi son of Raghupati Reddy, Budili Nagi Reddy son of B.Narayana Reddy, Desai Venkata Reddy Nagabhushana Reddy son of D.Narasimha Reddy, M.Sadashiva son of late A.Nanjappa all represented by their attorney holder Anand Nadig duly confirmed by P.Dayanda Pai son of late P.Narasimha Pai, represented by his attorney holder J.Srinivasan in favour of M/s.Keppel Puravankara Development Private Limited, represented by its Director Mohammed Rosli (registered as Document No.1494/2007-08 in Book-I, stored in CD No.JPND6, in the office of the Sub-Registrar, J.P.Nagar, Bangalore) with regard to Survey No.8;
2.	14.05.2008	Relinquishment Deed executed by Keppel Puravankara Development Private Limited, represented by its Director Low Hong Ming in favour of The Bangalore Development Authority, Bangalore (registered as Document No.734/2008-09 in Book-I, stored in CD No.JPND25, in the office of the Sub-Registrar, J.P.Nagar, Bangalore) with regard to an area of 10835.7 sqm (2 Acres 27Guntas) in Survey No. 3/3, Survey No.7, Survey No.9/2A, Survey No.9/2B, Survey No.8 and Survey No.26/1(P);
3.	12.08.2015	Joint Venture Agreement entered between Keppel Puravankara Development Private Limited, represented by its authorized signatories Yeo Chee Kian and Aashish Ravi Puravankara and Puravankara Projects Limited, represented by its authorized signatory Nani R Choksey (registered as Document No.5915/2015-16 in Book-I, stored in CD No.JPND 321, in office of the Sub-Registrar, Jayanagar (J.P.Nagar), Bangalore) with regard to residentially converted lands bearing Survey No. 3/3 measuring 2 Acres 15 Guntas, Survey No.7 measuring 28 Guntas, Survey No.9/2A measuring 4 Acres 33 ½ Guntas, Survey No.9/2B measuring 2 Acres 24¼ Guntas, Survey No.8 measuring 7 Acres 29½ Guntas and Survey

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Sl. No.	Date	Particulars
		No.26/1(P) measuring 1 Acre 20 Guntas, in all measuring about 19 Acres 30 ¼ Guntas;
4.	12.08.2015	Power of Attorney executed by Keppel Puravankara Development Private Limited, represented by its authorized signatories Yeo Chee Kian and Aashish Ravi Puravankara in favour of Puravankara Projects Limited, represented by its authorized signatory Nani R Choksey (registered as Document No.238/2015-16 in Book-IV, stored in CD No.JPND 321, in office of the Sub-Registrar, Jayanagar (J.P.Nagar), Bangalore) with regard to residentially converted lands bearing Survey No. 3/3 measuring 2 Acres 15 Guntas, Survey No.7 measuring 28 Guntas, Survey No.9/2A measuring 4 Acres 33 ½ Guntas, Survey No.9/2B measuring 2 Acres 24¼ Guntas, Survey No.8 measuring 7 Acres 29½ Guntas and Survey No.26/1(P) measuring 1 Acre 20 Guntas, in all measuring about 19 Acres 30 ¼ Guntas;
5.	05.10.2016	Rectification of Relinquishment Deed executed by Keppel Puravankara Development Private Limited, represented by its attorney holder M/s. Puravankara Projects Limited in favour of The Bangalore Development Authority, Bangalore (registered as Document No.2156/2016-17 in Book-I, stored in CD No.BDAD221, in the office of the Sub-Registrar, Bangalore Development Authority) reduced to 7846.28 square metres in Survey No. 3/3, Survey No.7, Survey No.9/2A, Survey No.9/2B, Survey No.8 and Survey No.26/1(P), in all measuring about 19 Acres 14 ¾ Guntas;
6.		Form 1 for the period 2009-10, issued by the Secretary, K.Gollahalli Gram Panchayath, Kengeri Hobli, Bangalore South Taluk to M/s. Keppel Puravankara Developers Private Limited, with regard to property bearing Khata No.394/3/3,7,8,9/2A,9/2B,26/1;
7.		Form 12 for the period 2009-10, issued by the Secretary, K.Gollahalli Gram Panchayath, Kengeri Hobli, Bangalore South Taluk to M/s. Keppel Puravankara Developers Private Limited, with regard to property bearing Khata No.394/3/3,7,8,9/2A,9/2B,26/1;

Sl. No.	Date	Particulars
8.	30.10.2015	Form 9 (E Khata) for the period 2015-16, issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Branch, K.Gollahalli Gram Panchayath, Kengeri Hobli, Bangalore South Taluk to M/s. Keppel Puravankara Developers Private Limited, with regard to property bearing Khata No.394/3/3,7,8,9/2A,9/2B,26/1;
9.		Tax Paid Receipts for the period 2007-08 to 2010-11 and 2015-16 and 2016-17, issued by office of the Tax Collector, Kaggalipura Gram Panchayath, Bangalore South Taluk to M/s. Keppel Puravankara Developers Private Limited, with regard to property bearing Khata No.394;
<b>Re: Litigation Documents:-</b>		
10.	11.01.2016	Certified copy of Order and Judgement passed in original suit No. 25517/2008 on the file of the Court of the XXVIII Additional City Civil Judge, Mayohall Unit, Bangalore, filed by C.Suguna wife of C.V.Mohan Reddy and Mallarapu Ramachandra Naidu son of M.Chelamaiah Naidu against M/s.Keppel Puravankara Private Limited, with regard to two portions of Survey No.8 measuring 7 Guntas and 6 ½ Guntas respectively and road formed in Survey Nos.3/3, 7, 8, 9/2A and 9/2B;
11.	14.01.2016	Certified copy of Decree passed in original suit No. 25517/2008 on the file of the Court of the XXVIII Additional City Civil Judge, Mayohall Unit, Bangalore, filed by C.Suguna wife of C.V.Mohan Reddy and Mallarapu Ramachandra Naidu son of M.Chelamaiah Naidu against M/s.Keppel Puravankara Private Limited, with regard to two portions of Survey No.8 measuring 7 Guntas and 6 ½ Guntas respectively and road formed in Survey Nos.3/3, 7, 8, 9/2A and 9/2B;
12.		Typed copy of Complaint in suit bearing O.S.No. 599/2011, on the file of the Senior Principal Civil Judge, Bangalore Rural, Bangalore, filed by Renukadevi, Gayathridevi both daughters of Thimarayappa and Prema daughter of late Muniswamappa against Jayamma, Jayarama (since

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Sl. No.	Date	Particulars
		deceased his legal heirs Santosh and Pradeep), Janardhana, Chandrashekara and Rajashekar all five children of late Channappa, Thimmarayappa son of late Kariyanna, Thimmaraju (since deceased his legal heir Yogesh), Ravishankar and Manjunatha all three sons of Thimmarayappa, Manjunatha and Ramesha both sons of late Muniswamappa, with regard to Survey No. 8 measuring 8 Acres 12 Guntas, Survey No. 3/3 measuring 2 Acres 15 Guntas and Survey No. 7 measuring 24 Guntas;
13.		Typed copy of Interlocutory Application filed by Keppel Purvankara Development Private Limited in suit bearing O.S. No. 599/2011, on the file of the I Additional Civil Judge, Bangalore Rural District, Bangalore to implead itself as Defendant No.12;
14.		Certified copy of Order Sheet in suit bearing OS No. 599/2011, on the file of the Principal Civil Judge Bangalore Rural District, Bangalore;
15.		Typed copy of Plaint in suit bearing OS No. 2583/2015, on the file of the Principal City Civil and Sessions Judge, Bangalore, filed by Sharadamma, Vajramma alias V Sarojamma, Saraswathi.T and Jayamma.V all three daughters of late R.Vajrappa against Krishnappa. V, Thimmaiah. V, Venkatarama. V all three sons late R. Vajrappa, Sarala Reddy wife of S.V.Siva Reddy, Shyamala Reddy. K wife of K.Vijaya Bhaskar Reddy, Neela Reddy. M wife of M.Sarvotham Reddy, Poola Ravindranath Reddy and Poola Jayachandra Reddy both sons of P.Venkata Reddy, with regard to Survey No.9/2A measuring 4 Acres 34 Guntas;
16.		Certified copy of Order Sheet in suit bearing OS No. 2583/2015, on the file of the Principal City Civil and Sessions Judge, Bangalore, filed by Sharadamma, Vajramma alias V Sarojamma, Saraswathi.T and Jayamma.V all three daughters of late R.Vajrappa against Krishnappa. V, Thimmaiah. V, Venkatarama. V all three sons late R. Vajrappa, Sarala Reddy wife of S.V.Siva Reddy, Shyamala Reddy. K wife of K.Vijaya Bhaskar

Sl. No.	Date	Particulars
		Reddy, Neela Reddy. M wife of M.Sarvotham Reddy, Poola Ravindranath Reddy and Poola Jayachandra Reddy both sons of P.Venkata Reddy;
17.	15.02.2017	Typed copy of Memorandum of Writ Petition bearing W.P No. 6977/2017, on the file of the High Court of Karnataka, Bangalore, filed by M/s.Keppel Purvankara Development Private Limited against the State of Karnataka, the Revenue Department, the Assistant Director of Land Records, the Tahsildar and the Bangalore Development Authority, with regard to Survey Nos. 9/2A, 9/2B etc;
18.	09.06.2017	Certified copy of Order in Case bearing W.P No. 6977/2017, on the file of the High Court of Karnataka, Bangalore filed by M/s.Keppel Purvankara Development Private Limited against the State of Karnataka, the Revenue Department, the Assistant Director of Land Records, the Tahsildar and the Bangalore Development Authority;
Re: Survey No.3/3:-		
19.	02.11.2017	Search Report bearing S A No. 14209/2017-18, covering the period from 01.04.2004 to 26.09.2017, issued by office of the Senior Sub-Registrar, Begur, Bangalore Urban District, with regard to Survey No.3/3;
Re: Survey No.7:-		
20.	27.09.2017	Search Report bearing S A No. 14212/2017-18, covering the period from 01.04.2004 to 26.09.2017, issued by office of the Senior Sub-Registrar, Begur, Bangalore Urban District, with regard to Survey No. 7;
Re: Survey No.8:-		
21.	16.11.2017	Search Report bearing SA No. 8897/2017-18, covering the period from 08.02.2006 to 16.11.2017, issued by office of the Sub-Registrar, Ganganagar, Bangalore, with regard to Survey No.8 measuring 8 Acres 28 Guntas;
Re: Survey No.9/2A:-		
22.	23.07.2013	Search Report bearing S A No. 12710/2013-14, covering the period from 01.04.2004 to 23.07.2013, issued by

Sl. No.	Date	Particulars
		office of the Senior Sub-Registrar, Jayanagar (J.P. Nagar) Bangalore, with regard to Survey No. 9/2A;
23.	16.11.2017	Search Report bearing S A No. 8899/2017-18, covering the period from 24.07.2013 to 16.11.2017, issued by office of the Sub-Registrar, Ganganagar, Bangalore, with regard to Survey No. 9/2A measuring 4 Acres 34 Guntas;
Re: Survey No.9/2B:-		
24.	23.07.2013	Search Report bearing S A No. 12711/2013-14, covering the period from 01.04.2004 to 23.07.2013, issued by office of the Senior Sub-Registrar, Jayanagar (J.P. Nagar) Bangalore, with regard to Survey No. 9/2B;
25.	16.11.2017	Search Report bearing S A No. 8918/2017-18, covering the period from 24.07.2013 to 16.11.2017, issued by office of the Sub-Registrar, Ganganagar, Bangalore, with regard to Survey No. 9/2B measuring 3 Acres 10 Guntas;
Re: Survey No.26/1:-		
26.	23.07.2013	Search Report bearing S A No. 12712/2013-14, covering the period from 01.04.2004 to 23.07.2013, issued by office of the Senior Sub-Registrar, Jayanagar (J. P. Nagar) Bangalore, with regard to Survey No. 26/1;
27.	16.11.2017	Search Report bearing S A No. 8901/2017-18, covering the period from 24.07.2013 to 16.11.2017, issued by office of the Sub-Registrar, Ganganagar, Bangalore, with regard to portion of Survey No. 26/1 measuring 1 Acre 20 Guntas;
28.	17.11.2017	Search Report bearing S A No. 25412/2017-18, covering the period from 01.04.2015 to 16.11.2017, issued by office of the Senior Sub-Registrar, Jayanagar (Kengeri), Bangalore, with regard to Khata No. 394 measuring 79,925.41 square metres;

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## II. PROPERTY DETAILS

### Development Plan Property:-

All that piece and parcel of residentially converted lands bearing lands bearing Survey No. 3/3 measuring 2 Acres 10¾ Guntas, Survey No.7 measuring 25 Guntas, Survey No.9/2A measuring 4 Acres 29 Guntas, Survey No.9/2B measuring 2 Acres 24 Guntas, portion of Survey No.8 measuring 7 Acres 26 Guntas and Survey No.26/1(P) measuring 1 Acre 20 Guntas all situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, and presently bearing Khata No. 394/3/3,7,8,9/2A,9/2B,26/1, Mallasandra Village, Kaggalipura Gram Panchayath, Bangalore South Taluk, in all measuring about 19 Acres 14 ¾ Guntas or 78,381.45 square metres (i.e., 8,43,702.75 square feet) and bounded as follows:

EAST	Remaining portion of Survey No.26/1, Vajrahalli road and thereafter Survey no.15;
WEST	Lands bearing Survey Nos.6 and 26/1;
NORTH	Lands bearing Survey Nos.3/1, 3/2, 2, 5 and 9/1;
SOUTH	Lands bearing Survey No.26/2 and remaining land in Survey No.26/1;

### Description of Area in Development Plan Property Relinquished to BDA.

All that piece and parcel of property presently being portion of Khata No.394/3/3,7,8,9/2A,9/2B,26/1, Mallasandra Village, Kaggalipura Gram Panchayath, Bangalore South Taluk, measuring about 7846.28 sqm (1 Acre 37½ Guntas) relinquished for park and open spaces and 2839.87 sqm (28 Guntas) relinquished for road in all measuring about 2 acres 25 ½ guntas.

## III. NOTE

This report is in continuation to Earlier Title Reports dated 08.03.2006 and 23.07.2009 ("Earlier Title Report") should be read along with this report and has been prepared for our client M/s. Puravankara Limited, (formerly Puravankara Projects Limited) ('Client') in the context of their development of the Property and

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should not be relied upon for any other purposes. The contents of this Report shall not without our express and written consent be quoted or referred to in any public document or filed in any court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information listed above there are no other documents or information withheld. To the extent that this Report, if it contains or refers to, reports, memoranda, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, opinions or advice.

#### **IV. FLOW OF TITLE:**

1. All that piece and parcel of residentially converted lands being Survey No. 3/3 measuring 2 Acres 15 Guntas, Survey No.7 measuring 28 Guntas, Survey No.9/2A measuring 4 Acres 33 ½ Guntas, portion of Survey No.9/2B measuring 2 Acres 24 ¼ Guntas, portion of Survey No.8 measuring 7 Acres 29 ½ Guntas and Survey No.26/1(P) measuring 1 Acre 20 Guntas all situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk), and presently bearing Khata No. 394/3/3,7,8,9/2A,9/2B,26/1, Mallasandra Village, Kaggalipura Gram Panchayath, Bangalore South Taluk, in all measuring about 19 Acres 30 ¼ Guntas or 79,949.59 square metres (i.e., 8,60,582.25 square feet) is hereinafter referred to as "**Larger Property**".

2. We have in our Earlier Title Reports dated 08.03.2006 and 23.07.2009 observed the title for all that piece and parcel of residentially converted lands being portion of Survey No. 3/3 measuring 2 Acres 2¼ Guntas, Survey No.7 measuring 25 Guntas, Survey No.9/2A measuring 4 Acres 29 Guntas, Survey No.9/2B measuring 2 Acres 24 Guntas, portion of Survey No.8 measuring 7 Acres 26 Guntas and Survey No.26/1(P) measuring 1 Acre 20 Guntas all situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk), and presently being portion of Khata No. 394/3/3,7,8,9/2A,9/2B,26/1, Mallasandra Village, Kaggalipura Gram Panchayath,

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Bangalore South Taluk, in all measuring about 19 Acres 06¼ Guntas or 77,521.51 square metres (i.e., 8,34,446.25 square feet) i.e., Development Plan Property measuring 19 Acres 14 ¾ Guntas less 8 ½ Guntas in Survey No.3/3 vested with Keppel Puravankara Development Private Limited subject to khata being transferred in the name of Keppel Puravankara Development Private Limited, taxes being paid uptodate and endorsement being issued by the Land Acquisition Officer of BDA and KIADB.

3. It was observed that Survey No.8 measuring 6 Acres 29 Guntas sold under Sale Deed dated 14.11.2005 in favour of Keppel Puravankara Development Private Limited recorded various extents and documents details erroneously in the recitals of the said Sale Deed. Therefore, Neela Reddy wife of M.S.Reddy, Sarala Reddy wife of S.V.Siva Reddy, L.Vasundhara wife of L.Venugopal Reddy, K.Ramadevamma wife of Shankar Narayan Reddy, R.Venkatamma wife of late Oblee Reddy, Nirmal Kaur daughter of late S.Kehar Singh, Sarojini Devi wife of K.Jayachandra Reddy, Bommareddy Nagamani wife of late Bommareddy Venkatarami Reddy, Bommareddy Sreemanarayana Reddy son of late Bommareddy Venkatarami Reddy, G.Gopal Vittal son of Venkaiah Naidu, Budili Venugopal Reddy son of B.Narayana Reddy, Devapatla Siva Reddy son of Rami Reddy, M.Ramkoti Reddy son of late M.Ranga Reddy, Chenchu Muniswamy Reddy son of Mayani Yanadi Reddy, K.Suryachandra Rao son of Adinarayana, Kodi Narasimha Reddy son of Rama Narayana Reddy, Srinivasa Reddy Bandi son of Raghupati Reddy, Budili Nagi Reddy son of B.Narayana Reddy, Desai Venkata Reddy Nagabhushana Reddy son of D.Narasimha Reddy, M.Sadashiva son of late A.Nanjappa all represented by their attorney holder Anand Nadig duly confirmed by P.Dayanda Pai son of late P.Narasimha Pai, represented by his attorney holder J.Srinivasan together with M/s.Keppel Puravankara Development Private Limited rectified the various extents and document details mentioned in the recitals of Sale Deed dated 14.11.2005 with regard to Survey No.8 measuring 6 Acres 29 Guntas by way of Rectification Deed dated 11.06.2007 (Document No.1).

4. Keppel Puravankara Development Private Limited made an application to the Bangalore Development Authority for the sanction of Residential Development Plan

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for the development of the Larger Property and relinquished all their rights with regard to 7995.83 sqm towards parks and open space and 2839.87 sqm towards roads and road widening, in all measuring about 10835.7 sqm (2 Acres 27 Guntas) from and out of Larger Property to the Bangalore Development Authority under a Relinquishment Deed dated 14.05.2008 (Document No.2).

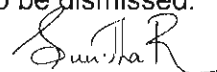
5. It is gathered from the Order and Judgement passed in original suit No. 25517/2008 on the file of the Court of the XXVIII Additional City Civil Judge, Mayohall Unit, Bangalore (Document No.10) that C.Suguna wife of C.V.Mohan Reddy and Mallarapu Ramachandra Naidu son of M.Chelamaiah Naidu filed an original suit bearing No. 25517/2008 against M/s.Keppel Puravankara Private Limited seeking to declare that they are entitled to the right of way to reach two portions of Survey No.8 measuring 7 Guntas and 6 Guntas respectively belonging to them through road formed in Survey Nos.3/3, 7, 8, 9/2A and 9/2B and to grant permanent injunction restraining M/s.Keppel Puravankara Private Limited or their agents from constructing compound wall or obstructing the right of way or the usage of road formed in Survey Nos.3/3, 7, 8, 9/2A and 9/2B by them. The Hon'ble court vide its Order dated 11.01.2016 partly decreed the said suit wherein it was declared that till formation of a new layout and an alternative road to reach two portions of Survey No.8 measuring 7 Guntas and 6 ½ Guntas, the said C.Suguna and Mallarapu Ramachandra Naidu have right to enjoy the road formed in Survey Nos.3/3, 7, 8, 9/2A and 9/2B and that the defendants are permanently restrained from interfering with the plaintiffs enjoyment of road. The said Order dated 11.01.2016 was decreed on 14.01.2016 (Document No.11).

6. The daughters of Thimmarayappa and sisters of Thimmaraju, Ravishankar and Manjunath namely Renukadevi and Gayathridevi and the daughter of late Muniswamappa and sister of Manjunatha and Ramesha namely Prema together filed a suit for partition bearing O.S.No. 599/2011, on the file of the Senior Principal Civil Judge, Bangalore Rural, Bangalore against their father a) Thimmarayappa and brothers Thimmaraju (since deceased his legal heir Yogesh), Ravishankar and Manjunath, b) Ramesha and Manjunatha both sons of late Muniswamappa and children of late Channappa namely Jayamma, Jayarama (since deceased his legal

heirs Santosh and Pradeep), Janardhana, Chandrashekara and Rajashekar seeking for partition of their 1/5<sup>th</sup> share out of 1/3<sup>rd</sup> share in Survey No. 8 measuring 8 Acres 12 Guntas, Survey No. 3/3 measuring 2 Acres 15 Guntas and Survey No. 7 measuring 24 Guntas under Plaint in suit bearing O.S.No. 599/2011, on the file of the Senior Principal Civil Judge, Bangalore (Document.12).

7. Keppel Purvankara Development Private Limited filed an Interlocutory Application No.II ("IA No.II") to implead itself as Defendant No.12 in suit bearing O.S. No. 599/2011 (Document No.13) and the Hon'ble court vide its Order dated 30.08.2017 allowed the said IA No.II and Keppel Purvankara Development Private Limited was permitted to come on record as Defendant No.12 as may be gathered from order sheet in suit bearing O.S. No. 599/2011 (Document No.14). It is further gathered from the Order Sheet of O.S. No. 599/2011 and online case status that the said suit is still pending as on date.

8. We observe that K.Channappa, K.Thimmarayappa and K.Muniswamappa all three sons of late Karianna during their lifetime, along with their respective sons together sold the lands in Survey No. 8 measuring 8 Acres 12 Guntas under various Sale Deeds dated 12.06.1995 (Document Nos. 2 and 4 in our Earlier Title Reports dated 23.07.2009 and Document Nos. 2 to 5, 7, 9,11, 13, 14, 15, 17, 18, 20, 22, 23 and 25 in our Earlier Title Report dated 08.03.2006), the lands in Survey No. 3/3 measuring 2 Acres 15 Guntas under Sale Deeds dated 12.06.1995, (Document No. 2 in our Earlier Title Report dated 23.07.2009 and Document Nos.2, 10 and 16 in our Earlier Title Report dated 08.03.2006) and the lands in Survey No. 7 measuring 24 Guntas under Sale Deed dated 12.06.1995 (Document No.2 in our Earlier Title Reports dated 23.07.2009 and 08.03.2006). The said lands having been sold prior to 20.12.2004, by virtue of provision to Section 6 (1) of Hindu Succession Act, 1956, the sale of the said land to K.V.Naga, V.Sulochana, A.Thara, M.Rammohan Reddy, Neela Reddy, Sarala Reddy, R.Venkatamma, N.Krishna, Y.Subba Raghava Reddy, Mareddy Ramakoti Reddy, K.Suryachandra Rao, Budili Nagi Reddy, Desai Venkata Reddy Nagabushana Reddy, M.Sadashiva and P.Jayaram would not be affected and cannot be invalidated and thus in our view is liable to be dismissed.





9. The daughters of Vajrappa and sisters of V.Krishnappa, V.Thimmaiah and V.Venkatarama namely Sharadamma, Vajramma alias V.Sarojamma, Saraswathi and Jayamma together filed a suit for partition bearing O.S.No.2583/2015 on the file of the Principal City Civil and Sessions Judge, Bangalore, against their brothers V.Krishnappa, V.Thimmaiah, V.Venkatarama and Sarala Reddy wife of S.V.Siva Reddy, Shyamala Reddy. K wife of K.Vijaya Bhaskar Reddy, Neela Reddy. M wife of M.Sarvotham Reddy, Poola Ravindranath Reddy and Poola Jayachandra Reddy both sons of P.Venkata Reddy seeking for partition of their 1/7<sup>th</sup> share in Survey No.9/2A measuring 4 Acres 32 Guntas under Plaint in suit bearing O.S.No. 2583/2015, on the file of the Principal City Civil and Sessions Judge, Bangalore (Document No.15). It is gathered from the Order Sheet of OS No. 2583/2015 (Document No.16) and online case status that the said suit is still pending as on date.

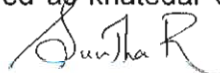
10. We observe that Vajrappa during his lifetime, along with his sons together sold the land in Survey No.9/2 measuring 9 Acres 3 Guntas along with 2 Acres of kharab under Sale Deeds dated 15.03.1967 and 27.06.1994 (Document Nos. 2 and 3 in our Earlier Title Report dated 08.03.2006) which was subsequently assigned Survey Nos.9/2A and 9/2B (Document No.41 and 42 in our Earlier Title Report dated 08.03.2006). The said lands having been sold prior to 20.12.2004, by virtue of provision to Section 6 (1) of Hindu Succession Act, 1956, the sale of the said land to Muniyamma and B.M. Jagadish would not be affected and cannot be invalidated and thus in our view is liable to be dismissed.

11. Keppel Puravankara Development Private Limited ("KPDPL") entered into a Joint Venture Agreement dated 12.08.2015 (Document No.3), with Puravankara Projects Limited ("PPL") for developing the Larger Property on a revenue sharing basis wherein PPL would construct a residential complex under group housing scheme formulated by them. As per the terms of the Joint Venture Agreement, 25% of revenue generated out of sale of the development would fall to the share of KPDPL and PPL would be entitled to 75% of the revenue so generated. Accordingly a Power of Attorney dated 12.08.2015 (Document No.4) authorizing and empowering PPL interlia to sell and dispose off constructed portion / undivided share in the Larger Property was executed by KPDPL.

12. Subsequent to the Joint Venture Agreement due to change in the scheme, the KPDPL represented by their attorney holder PPL applied to the Bangalore Development Authority for modification of sanction Plan with respect to the Larger Property wherein the extent of the Larger Property was reduced from 19 Acres 30.25 Guntas to 19 Acres 14.75 Guntas ("**Development Plan Property**") and in pursuance of the application for modified sanction plan, the modification in the scheme of development in the Development Plan Property was sanctioned by the Town Planning Committee vide Resolution bearing No.46/2016 dated 23.07.2016 and the extent of 7995.83 sqm relinquished towards parks and open space was reduced to 7846.28 square metres and the said change to the Development Plan Property was recorded under a Rectification of Relinquishment Deed dated 05.10.2016 executed by the KPDPL represented by their attorney holder the PPL in favour of the Bangalore Development Authority (Document No.5).

13. Keppel Purvankara Development Private Limited had filed a Writ Petition bearing W.P No. 6977/2017, on the file of the High Court of Karnataka, Bangalore against the State of Karnataka, Revenue Department (Document No.17); the Assistant Director of Land Records, the Tahsildar and the Bangalore Development Authority seeking for a direction that the State of Karnataka and others conduct a survey as requested by KPDPL in order to demarcate the portions of Survey Nos.9/2A, 9/2B etc., relinquished for road widening and also demarcate the road on the eastern side of Survey No.9/2A and 9/2B. The Hon'ble court vide its order dated 09.06.2017 (Document No.18) in Writ Petition Nos.6977/2017 and 11057/2017 disposed off the writ petitions directing the State of Karnataka and others to consider the letter dated 27.03.2015 provided it is within time, authentic and accompanied by relevant documents and pass appropriate orders therein, in accordance with law within a period of six months from the date of receipt of a copy of this order.

14. The Development Plan Property on coming under the jurisdiction of Kaggalipura Gram Panchayath, Kengeri Hobli, Bangalore South Taluk was assessed to non-agricultural tax and KPDPL was registered as khatedar of the Development



Plan Property as may be gathered from Form 1 and 12 issued by the Secretary, Kaggalipura Village Panchayath, Kengeri Hobli, Bangalore South Taluk and Form 9 E Khata issued by the Panchayath Development Officer, Rural Development and Panchayath Raj Department, Kaggalipura Village Panchayath, Kengeri Hobli, Bangalore South Taluk (Document Nos.6 to 8) and it is evident from the tax paid receipts issued by the Secretary, Kaggalipura Village Panchayath, Kengeri Hobli, Bangalore South Taluk to the KPDPL that the property tax with regard to the Development Plan Property has been paid for the period 2007-08 to 2010-11, 2015-16 and 2016-17 (Document No.9). The property tax for the year 2017-18 is recommended to be paid to the Kaggalipura Village Panchayath, Kengeri Hobli, Bangalore South Taluk.

15. The Search Report with regard to Survey No.3/3 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, issued by the concerned Sub-Registrar (Document No.19), discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
14209 /17-18	01.04.2004	26.09.2017	Sale Deed dated 15.11.2005	0	07	Neela Reddy and others (Confirming Party)	Keppel Puravankara Private Ltd. Rep by its Director Thomas Chan	17074/ 05-06
				0	3.5			
				0	1.5			
				0	02			
				0	11			
				0	9.75			
				0	07			
				0	25.75			
			Agreement to Sell dated 21.11.2005	0	19	Anand Nadig GPA Holder for Sarala Reddy	Sunil Kumar	17446/ 05-06

SA. No.	From	To	Transaction	Extent	By	In favour of	Doc. No.
			Sale Deed dated 08.12.2006	0 8.5	I.Gopala Krishna Reddy and others	Keppel Puravankara Development Pvt Ltd	33116/06-07
			Sale Deed dated 24.10.2008	0 19	Sarala Reddy	M/s.Keppel Puravankara Development Private Limited	4199/08-09
			Rectification Deed Dated 05.10.2016	Sq. Mtrs	M/s.Keppel Puravankara Development Private Limited	BDA	2156/16-17
				1201.20			
				422.11			
				1456.40			
				1611.78			
				1201.20			
				1611.78			
				568.10			
				2786.69			

16. The Search Report for the period from 01.04.2004 to 26.09.2017 with regard to Survey No.3/3, furnished to us discloses Sale Deed dated 08.12.2006 with regard to 8 ½ Guntas in Survey No.3/3 which is not subject matter of this title report. We observe that the Search Reports do not disclose Relinquishment Deed dated 14.05.2008 and Joint Venture Agreement dated 12.08.2015. It is recommended to obtain a fresh Search Report for the period 01.04.2005 to till date, with regard to Survey No.3/3 covering the entire extent measuring 2 Acres 15 Guntas.

17. The Search Report with regard to Survey No.7 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, issued by the concerned Sub-Registrar (Document No.20), discloses the following transactions:-

*Sun. Tha R*



SA. No.	From	To	Transactio n	Extent		By	In favour of	Doc. No.
				A	G			
14212 /17-18	01.04.2004	26.09.2017	Sale Deed dated 15.11.2005	0	9	Neela Reddy and others	Keppel Purvankara Private Limited	17072/ 05-06
				0	14			
			Agreement to Sell dated 21.11.2005	0	5	Anand Nadig GPA Holder Sarala Reddy	Sunil Kumar	17422/ 05-06
			Sale Deed dated 24.10.2008	0	5	Sarala Reddy	M/s.Keppel Purvankara Development Private Limited	4204/ 05-06

18. The Search Report for the period from 01.04.2004 to 26.09.2017 with regard to Survey No.7, furnished to us does not disclose Relinquishment Deed dated 14.05.2008, Joint Venture Agreement dated 12.08.2015 and Rectification of Relinquishment Deed dated 05.10.2016. It is recommended to obtain a fresh Search Report for the period 25.01.2006 to till date, with regard to Survey No.7 covering the entire extent measuring 28 Guntas.

19. The Search Report with regard to Survey No.8 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, issued by the concerned Sub-Registrar (Document No.21), discloses the following transactions:-

SA. No.	From	To	Transactio n	Extent		By	In favour of	Doc. No.
				A	G			
88977 17-18	08.02.2006	16.11.2017	Nil	8	28	-	-	-

*Sunil R*

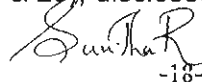
20. The Search Report for the period from 08.02.2006 to 16.11.2017 with regard to Survey No.8, furnished to us does not disclose Sale Deeds dated 11.08.2008, Rectification Deed dated 11.06.2007, Relinquishment Deed dated 14.05.2008, Joint Venture Agreement dated 12.08.2015 and Rectification of Relinquishment Deed dated 05.10.2016. It is recommended to obtain a fresh Search Report for the period 08.02.2006 to till date, with regard to Survey No.8 covering the entire extent measuring 8 Acres 28 Guntas.

21. The Search Report with regard to Survey No.9/2A situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, issued by the concerned Sub-Registrar (Document Nos.22 & 23), discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
12710/13-14	01.04.2004	23.07.2013	Sale Deed dated 29.10.2005	4	33.5	Neela Reddy and others	Keppel Puravankara Development Private Limited	16520/2005-06
8918/17-18	24.07.2013	16.11.2017	Nil	4	34	-	-	-

22. The Search Report for the period from 01.04.2004 to 13.06.2013 with regard to Survey No.9/2A, furnished to us does not disclose Relinquishment Deed dated 14.05.2008 and the Search Report for the period 24.07.2013 to 16.11.2017 does not disclose Joint Venture Agreement dated 12.08.2015 and Rectification of Relinquishment Deed dated 05.10.2016. It is recommended to obtain a fresh Search Report for the period 03.02.2006 to till date, with regard to Survey No.9/2A covering the entire extent measuring 4 Acres 34 Guntas.

23. The Search Report with regard to Survey No.9/2B situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, issued by the concerned Sub-Registrar (Document Nos.24 & 25), discloses the following transactions:-

  
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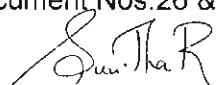
SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
12711/ 13-14	01.04.2004	23.07.2013	Sale Deed dated 16.03.2005	17	20	H.M.Ramdas	M/s.Puravankara Projects Limited	46384/04-05
			Sale Deed dated 29.10.2005	4	33.5	Neela Reddy and others	Keppel Puravankara Development Private Limited	16520/05-06
			Sale Deed dated 15.11.2005	0	07	G.Kalavathi and others	M/s. Keppel Puravankara Development Private Limited	17073/05-06
				0	08			
				0	07			
				0	05			
			Agreement to Sell dated 21.11.2005	0	24.02	Anand Nadig GPA Holder for Sarala Reddy	Sunil Kumar	17432/05-06
			Agreement to Sell dated 21.11.2005	0	22.03	Anand Nadig GPA Holder for Sarala Reddy	Sunil Kumar	17435/05-06
				0	23.5			
					2.75			
			Sale Deed dated 03.01.2006	1	39.25	H.M.Ramadas	M/s.Puravankara Projects	20252/05-06

*Sunil Kumar*

SA.	From	To	Transaction	Extent		By	In favour of	Doc. No.
			Sale Agreement dated 04.01.2006	1	27	H.M.Ramadas and others	H.G.Nagananda	20253/05-06
			Sale Deed dated 24.10.2008	0	26	Sarala Reddy	M/s. Keppel Puravankara Development Private Limited	4203/ 08-09
			Sale Deed dated 24.10.2008	1	11 $\frac{1}{4}$	M. Savithri	M/s. Keppel Puravankara Development Private Limited	4205/ 08-09
8918/17-18	24.07.2013	16.11.2017	Nil	3	10	-	-	-

24. The Search Report for the period from 01.04.2004 to 13.06.2013 with regard to Survey No.9/2B, furnished to us discloses Sale Deeds dated 16.03.2005, 03.01.2006, 04.01.2006 and 29.10.2005. We sought for the copies of the said Sale Deeds dated 16.03.2005, 03.01.2006, 04.01.2006 and 29.10.2005 and on review of the same, we have found that the said Sale Deeds dated 16.03.2005, 03.01.2006 and 04.01.2006 pertain to Survey No.19 and Sale Deed dated 29.10.2005 pertain to Survey No.9/2A. The said error have been occurred due to wrong indexing. Hence, it is recommended to make necessary application for the rectification of the same and to obtain a fresh Search Report. It further does not disclose Relinquishment Deed dated 14.05.2008. The Search Report for the period 24.07.2013 to 16.11.2017 does not disclose Joint Venture Agreement dated 12.08.2015 and Rectification of Relinquishment Deed dated 05.10.2016. It is recommended to obtain a fresh Search Report for the period 03.02.2006 to till date, with regard to Survey No.9/2B covering the entire extent measuring 3 Acres 10 Guntas.

25. The Search Report with regard to Survey No.26/1 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, issued by the concerned Sub-Registrar (Document Nos.26 & 27), discloses the following transactions:-

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SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
12712/13-14	01.04.2004	23.07.2013	Sale Deed dated 29.10.2005	1	20	K.Sandhya represented by her GPA Holder P. Ravindra Pai	M/s. Keppel Puravankara Development Private Limited	16514/05-06
			Relinquishment Deed dated 14.05.2008	19	33.25	M/s. Keppel Puravankara Development Private Limited	The Bangalore Development Authority	734/08-09
8901/17-18	24.07.2013	16.11.2017	Nil	1	20	-	-	-

26. The Search Report for the period from 01.04.2004 to 23.07.2013 with regard to Survey No.26/1, furnished to us do not disclose any transactions other than those discussed in our earlier title report and hereinabove and Search Report for the period 24.07.2013 to 16.11.2017 does not disclose Joint Venture Agreement dated 12.08.2015 and Rectification of Relinquishment Deed dated 05.10.2016. It is recommended to obtain a fresh Search Report for the period 24.07.2013 to till date, with regard to Survey No.26/1 covering the entire extent measuring 4 Acres 28 Guntas.

27. The Search Report with regard to property bearing Khata No. 394 situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk, measuring 79,925.41 square metres issued by the concerned Sub-Registrar (Document No.28), discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
25412/17-18	01.04.2015	16.11.2017	Nil	79,925.41	sq mtr	-	-	-

*Sunil R*

28. The Search Report for the period 01.04.2015 to 16.11.2017, with regard to property bearing Khata No.394 does not disclose any transactions other than those discussed hereinabove. However, the said Search Report does not record the complete khata number. Hence, it is recommended to obtain Search Report for the period covering from the date of assigning of khata No. to till date, with regard to property bearing Khata No. 394/3/3,7,8,9/2A,9/2B,26/1 covering the entire extent;

## V.

## CONCLUSION

Taking into consideration the documents and information furnished and subject to our observations made herein above and subject to Search Reports being updated taxes being paid up to date, we are of the view that:-

(a) Keppel Puravankara Development Private Limited having relinquished certain portions measuring about 7846.28 sqm (1 Acre 37½ Guntas) relinquished for park and open spaces and 2839.87 sqm (28 Guntas) relinquished for road widening together in all measuring 10,686.15 sqm (2 Acres 25½ Guntas) from and out of **Development Plan Property** i.e., all that piece and parcel of residentially converted lands bearing Survey No. 3/3 measuring 2 Acres 10¾ Guntas, Survey No.7 measuring 25 Guntas, Survey No.9/2A measuring 4 Acres 29 Guntas, Survey No.9/2B measuring 2 Acres 24 Guntas, portion of Survey No.8 measuring 7 Acres 26 Guntas and Survey No.26/1(P) measuring 1 Acre 20 Guntas all situated at Mallasandra Village, Uttarahalli Hobli, Bangalore South Taluk), and presently bearing Khata No. 394/3/3,7,8,9/2A,9/2B,26/1, Mallasandra Village, Kaggalipura Gram Panchayath, Bangalore South Taluk, measuring in all about 19 Acres 14 ¾ Guntas or 78,381.45 square metres (i.e., 8,43,702.75 square feet), the remaining area in Development Plan Property measuring 16 Acres 29 ¼ Guntas less 8 ½ Guntas in Survey No.3/3 which is not the subject matter of this report i.e 16 Acres 20 ¾ Guntas in the Development Plan Property ("**Said Property**") continues to vest with Keppel Puravankara Development Private Limited subject however to the outcome of suits which have been discussed in Paras 6 to 10.

(b) M/s.Puravankara Limited (Formerly Puravankara Projects Limited ("**PPL**") has acquired development rights from Keppel Puravankara Development Private Limited



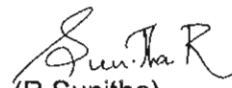
by virtue of the Venture Agreement dated 12.08.2015 to develop the Said Property by constructing group houses and is entitled to 75% of the revenue in the income to be received on sale of the developed group houses in the Said Property.

(c) M/s.Puravankara Limited (formerly Puravankara Projects Limited), have also been authorized by Keppel Puravankara Development Private Limited under a General Power of Attorney dated 12.08.2015 interlia to sell and dispose of constructed portion / undivided share in the Said Property.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,  
Anup S Shah Law Firm,

  
(R.Sunitha)  
Advocate.