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**UNDERTAKEN ON BEHALF OF M/S. REWILD LIFE LLP**

**TITLE DUE DILIGENCE REPORT**

**March 11, 2024**

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## SCOPE OF LEGAL DUE DILIGENCE

We are instructed by M/s. Rewild Life LLP, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 (“**Client**”), to conduct a title due diligence exercise in relation to land measuring 2 (two) acres in Survey No. 14 (old Survey No. 9), situated at Hosanagenahalli Village, Sasalu Hobli, Doddaballapura Taluk, Bengaluru Rural District (“**Subject Land**”). We are given to understand by the Client that the Client is the present owner of the Subject Land.

The aim of this title due diligence exercise is to review various documents and information relating to the Subject Land provided by the Client and to ascertain and identify legal issues or risks, if any, which may adversely affect the right, title and interest of the Client to the Subject Land and issue a report on title addressed to the Client (“**Report**”).

## QUALIFICATIONS

- (i) The information provided in this Report is documentary in nature and is based completely and solely on the review of ordinary copies of documents and information provided by the Client up to December 8, 2023. A list of such documents reviewed is appended to this Report and marked as **Annexure**.
- (ii) The format of the Report is issues based and accordingly full details of the documents and information reviewed may not be reflected herein. This Report is not a certificate of title and consequently should not be treated as a substitute for specific legal advice concerning individual properties, matters, situations or concerns. Given the nature and purpose of this review, to the extent it contains conclusions or analysis, such conclusions or analysis are intended solely to identify potential issues for further consideration.
- (iii) No independent litigation searches in the Court registry has been undertaken as the Courts in Karnataka do not maintain any separate or specific index of litigation concerning immovable property.
- (iv) We have not undertaken any independent inspection of any public, revenue or municipal documents during the course of preparation of this Report.
- (v) We have not undertaken any physical survey of the Subject Land and have not independently verified the contiguity, access, zoning and boundaries of the Subject Land. Information on the existing boundaries, location and extents are based on documents and information provided to us during the course of due diligence by the Client.
- (vi) We have neither carried out any technical, environmental, financial, tax, insurance, employment related or accounting due diligence, nor have we commented on technical, environmental, financial, tax, insurance, employment related or accounting issues, affecting the Subject Land.



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- (vii) The Schedules and Annexures form an integral part of this Report and should be read in conjunction with the main body of the Report.
- (viii) This Report together with all observations and recommendations contained herein are intended for the sole use of the Client and are subject to strict confidentiality obligations on the Client and shall not be shared with any third parties, without our prior written consent. Cyril Amarchand Mangaldas shall not be liable for any reliance placed on this Report or any views contained herein by any third parties.
- (ix) The information included in this Report is not meant to be published and is also not intended to be a substitute for the representations and warranties that the Client may wish to seek from the erstwhile owner or any other person/s. Further, this Report is not intended to deal with all the precautions that the Client needs to exercise over the Subject Land and/ or any portion thereof or any other arrangement in this regard, although related matters which have come to our attention have, to the extent possible, been reflected in this Report.
- (x) We have assumed the authenticity and genuineness of all documents and signatures on such documents and conformity of copies and extracts with the originals of such documents and wherever payments have been made by way of cheque(s) have been duly honoured. We have also assumed the validity of all governmental proceedings and approvals.
- (xi) We express no opinion/ view on current or potential user, zoning, reservations, development and F.S.I. of the Subject Land and this may be independently verified through a qualified architect to ascertain compliance of all conditions stipulated in the planning and development related sanctions and approvals granted in relation to the Subject Land.
- (xii) This Report is confined solely to the laws applicable as on the date of this Report and is subject to any change in applicable laws from the date hereof as well as any contrary view or position that may be taken by any Court, governmental or regulatory authority on issues considered in this Report.

It may be noted that in no circumstances shall the liability of Cyril Amarchand Mangaldas, its partners, associates, consultants or employees, related to the services provided in connection with this review, exceed the amount of professional fees paid to us for the same.

Yours faithfully,  
for **Cyril Amarchand Mangaldas**

**Harsha Sudhindra**  
Partner



## 1. LOCATION AND EXTENT

1.1 We are provided with a copy of documents listed in **Annexure** attached hereto in relation to land measuring 2 (two) acres in Survey No. 14 (old Survey No. 9), situated at Hosanagenahalli Village, Sasalu Hobli, Doddaballapura Taluk, Bengaluru Rural District hereinafter referred as “**Subject Land**”. Based on our review of the revenue documents discussed hereinbelow, we note that the physically available land extent in Survey No. 14 is 2 (two) acres.

1.2 From a combined review of the Sale Deed dated April 5, 2022 (*discussed in paragraph 2.12 hereinbelow*) and *Hudbust* sketch, we note that the boundaries of the Subject Land are as follows:

<b>East by</b>	Land bearing Survey No. 13 of Hosanagenahalli Village;
<b>West by</b>	Land bearing Survey No. 24 of Hosanagenahalli Village;
<b>North by</b>	Land bearing Survey Nos. 15, 16 and 17 of Hosanagenahalli Village; and
<b>South by</b>	Land bearing Survey Nos. 26 and 27 of Hosanagenahalli Village.

1.3 The boundaries mentioned hereinabove indicate that the Subject Land is abutted by other immovable properties on all four sides and it has no specific reference to road/pathway/ right of way through which ingress and egress is available to the Subject Land. In response to our requisitions, the Client has informed us that the Client has already purchased the abutting immovable properties and the access to the Subject Land will be considered as part of the larger development. In this connection, we are provided with a joint survey sketch dated December 15, 2022, issued by the Assistant Director of Doddaballapura Taluk, Bengaluru Rural District (**Document No. 1**). Upon review, we *inter alia* note that: (i) the joint survey is undertaken based on a request made by the Client for the Subject Land and certain other immovable properties abutting the Subject Land, (ii) the location / boundary of the Subject Land tallies with that appearing in the Village Map (discussed hereinbelow) and (iii) the access for such larger lands is identified from the Doddaballapura to Madhugiri main road.

1.4 We are provided with Village Map of Hosanagenahalli Village, issued by the office of the Director, Department of Land Survey, Bengaluru (“**Village Map**”) (**Document No. 2**). Upon review of the Village Map, we *inter alia* note that, Survey No. 14 falls within Hosanagenahalli village limits.

1.5 We are provided with *moola tippani* dated December 7, 1960, *LR tippani/ karda nakal* and re-survey order dated June 13, 2019, in relation to Survey No. 9, all issued by the office of the Revenue Department of Land Records, Doddaballapura in relation to Survey No. 9 (**Document Nos. 3 to 5**). Upon combined review, we *inter alia* note the following:

- (a) originally the land bearing Survey No. 9 was a *gomal* land;
- (b) subsequently, the *gomal* larger land in Survey No. 9 was *phodied/* bi-furcated for the purposes of agricultural use and thereafter such bi-furcated lands were



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granted to different persons for cultivation *vide* Grant Order dated September 18, 1982, bearing No. L.N.D.U.SR 08/1978-79, issued by the Tahsildar, Doddaballapura Taluk (“**Grant Order**”) (*which is morefully discussed herein below*);

- (c) the land extent mentioned under the *Phodi* order dated October 20, 2008, bearing No. 40/2008-09 (read with the (i) Government Circular dated June 20, 2016, bearing No. Sa.Ka.E.08/AL.G.P/2016, (ii) *Phodi* order dated January 4, 2019, bearing No. LND.CR/6/1977-78, (iii) Notification dated October 20, 2008, bearing No. Tham. Di. *Phodi*.Aa/40/2008-09, (iv) Order dated July 20, 2018, bearing No. Bhu. U. Ni/Di. Pho. Du/6/2017-18), passed by the Commissioner, Revenue Department, tallies with that of the Akarband, (*which is more fully discussed herein below*), and RTC Extracts (*which is more fully discussed herein below*);
- (d) the total extent of land comprised in Survey No. 9 was about 124 (one hundred twenty-four) acres 5 (five) guntas and the entire 124 (one hundred twenty-four) acres 5 (five) guntas was referred as *kharab* land;
- (e) land in Survey No. 9 was re-numbered as Survey No. 14 was about 2 (two) acres and no *kharab* land and as per grant order and as per *phodi* the extent of new Survey No. 14 as 2 (two) acres with no *kharab* land *i.e.*, the Subject Land;
- (f) the name of Vishwaroopachar, son of Narasimhachar is mentioned as the *hissadar* of new Survey No.14 *i.e.*, the Subject Land; and
- (g) the shape and dimension of land in Survey No. 14 tallies with that as appearing in the Village Map.

1.6 We are provided with the *Hudbust* sketch dated January 17, 2023, issued by the (Revenue), Department of Land Records, Doddaballapura, in relation to the Subject Land (**Document No. 6**). Upon review, we *inter alia* note that, the land in Survey No. 14 measuring 2 (two) acres was in the possession of the Client and the *Hudbust* sketch records that there is no encroachment from any third party. We further note that the shape of the Subject Land corroborates with the shape as appearing in the *LR tippani/karda nakal* discussed in paragraph 1.5 herein above.

1.7 We are provided with an extract of Karnataka Revision Settlement Akarband (“**Akarband**”), issued by the Assistant Director of Land Records Doddaballapura, Bengaluru Rural District in relation to the Subject Land (**Document No. 7**). Upon review, we *inter alia* note that the total extent recorded in Survey No. 14 is 2 (two) acres with no *kharab*.

## 2. HISTORY OF TITLE

2.1 The earliest document provided to us is the Government Order dated September 1, 1977, bearing No. RD 105 LGP 77, passed by the Government of Karnataka



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**(Document No. 8).** Upon review, we note that, the government had directed the Deputy Commissioner of all districts to take steps towards eviction of encroachments of land belonging to the government and to bring such encroached land for disposal to landless unauthorized occupants as per the normal land grant rules, as per the extents mentioned therein. Pursuant thereto, the Government of Karnataka represented by the Revenue Commissioner and Secretary to Government, Revenue Department, issued a circular dated October 17, 1979, bearing No. RD LGP 79(P) **(Document No. 9).** Upon review, we note that, further instructions were issued by the Revenue Commissioner and Secretary to Government, Revenue Department in relation to grant of land to unauthorised landless occupants and insufficient holders, as per the terms and extents mentioned therein.

2.2 We are provided with a letter dated December 21, 1981, bearing No. LND.RUC.149/1978-79, issued by the Assistant Commissioner, Doddaballapura Sub-division, Bangalore **(Document No. 10).** Upon review, we note that the Assistant Commissioner had conducted a spot inspection to ascertain the occupation of the proposed grantees to the land in question and further it was recommended to the Special Deputy Commissioner for grant of land to 100 (one hundred) unauthorized applicants who were eligible for the grant of land. Thereafter, we are provided with an Official Memorandum dated May 25, 1982, bearing No. B. DIS. LND (1) SR.340/ 1978-79, issued by the Special Deputy Commissioner, Bangalore District and Grant Order **(Document No. 11).** Upon combined review, we *inter alia* note that;

- (a) the land bearing Survey Nos. 8 and 9 of Hosanagenahalli Village, Doddaballapura Taluk was a government *gomal* land in total 230 (two hundred thirty) acres;
- (b) as per provisions of Rule 97(4)<sup>1</sup> of the Karnataka Land Revenue Rules, 1966 land extent of 154 (one hundred fifty-four) acres 20 (twenty) guntas in Survey No. 8 and 75 (seventy-five) acres 20 (twenty) guntas in Survey No. 9 was assigned to the grantees for cultivation; and
- (c) we note that Vishwaroopachar was granted portion of land in Survey No. 9 measuring 2 (two) acres and we further note that Vishwaroopachar falls under the category of “other caste” and does not fall under the category of Scheduled Caste or Scheduled Tribes. Hence, we have not insisted on furnishing the caste certificate of Vishwaroopachar.

2.3 Pursuant to the Grant Order and subsequent to the payment of upset price to the Government treasury the *Saguvali Chit* /Grant Certificate dated September 18, 1982, was issued by the Tahsildar, Doddaballapura Taluk in relation to the Subject Land (“**Grant Certificate**”) **(Document No. 12).** Upon review of the Grant Certificate, we *inter alia* note that:

<sup>1</sup> Rule 97(4) of the Karnataka Land Revenue Rules, 1966 mandates the state to provide for free pasturage for the purpose of grazing cattle in the village.



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- (a) the Grant Certificate for the land measuring 2 (two) acres in Survey No. 9 of Hosanagenahalli Village was issued in favour of Vishwaroopachar; and
- (b) such grant was subject to condition for a period of 15 (fifteen) years of non-alienation.
- 2.4 Pursuant to the grant of occupancy rights, the transfer of *khata* of the Subject Land in the name of Vishwaroopachar was mutated in the revenue records *vide* an entry in the Mutation Register extract bearing MR No. 1/1983-84 (**Document No. 13**).
- 2.5 Thereafter, we are provided with the Notarized Copy of the Affidavit dated January 07, 2022, sworn by Murthy before S. Chandrashekar, Advocate and Notary Public, setting out the family tree of late Vishwaroopachar (grantee) (**Document No. 14**). Upon review, we *inter alia* note that late Vishwaroopachar married to Swarnamma and they have a son, Murthy. V. N.
- 2.6 We are provided with Sale Deed dated July 2, 2005 and registered as document No. 1470/ 2005-06, Book I, stored in CD No. DBPD55, in the office of the Sub-Registrar, Doddaballapura (**Document No. 15**). By way of Sale Deed, (i) Vishwaroopachar, son of Narasimhachar, (ii) Swarnamma, wife of Vishwaroopachar and (iii) V. N. Murthy, son of Vishwaroopachar conveyed the Subject Land in favour P.V Ramesh Raju, son of P. C. Venkataraju. Pursuant to the above such sale, the *khata* mutation of the Subject Land was mutated in the name of B. S. Arun *vide* Mutation Register extract bearing MR No. 37/2005-06 (**Document No. 16**).
- 2.7 We are provided with Sale Deed dated February 9, 2007 and registered as document No. 9656/ 2006-07, Book I, stored in CD No. DBPD107, in the office of the Sub-Registrar, Doddaballapura (**Document No. 17**). By way of Sale Deed, P.V Ramesh Raju, son of P. C. Venkataraju conveyed the Subject Land in favour of B. S. Arun, son of Somanna. Pursuant to the above such sale, the *khata* mutation of the Subject Land was mutated in the name of B. S. Arun *vide* MR No. 18/2006-07 (**Document No. 18**).
- 2.8 Further upon review of the Sale Deed executed in the year 2005 and the Sale Deed executed in the year 2007 we note that, the sale was done on completion of the non-alienation period of 15 (fifteen) years, condition stipulated under the Grant Certificate more fully discussed herein above.
- 2.9 We are provided with Agreement to Sell dated April 25, 2014 and registered as document No. 1015/ 2014-15, Book I, stored in CD No. DBPD317, in the office of the Sub-Registrar, Doddaballapura (“**2014 Agreement**”) (**Document No. 19**). By way of 2014 Agreement, B. S. Arun agreed to sell the Subject Land in favour of Salman Dawood, son of Dawood Mohammed. Further, we also note that (i) Salman Dawood has paid the entire sale consideration under the 2014 Agreement, (ii) no possession was handover to Salman Dawood under 2014 Agreement and (iii) the execution of Sale Deed in favour of Salman Dawood or his nominee was subject to sub-division and allotment of separate survey number along with access being provided to the Subject Land.



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- 2.10** We are provided with Irrevocable General Power of Attorney dated May 5, 2014 and registered as document No. 38/2014-15, Book IV, stored in CD No. DBPD318 in the office of the Sub-Registrar, Doddaballapura (“**2014 GPA**”) (**Document No. 20**). By way of 2014 GPA, B. S. Arun nominated and appointed Salman Dawood as his attorney holder. Further, we also note that Salman Dawood was authorized to (i) sell the land measuring the Subject Land, (ii) obtain permission from the concerned department to sell the said land, (iii) to receive consideration amount from the purchaser, and (iv) to sub-delegate the powers granted, amongst other acts and deeds.
- 2.11** We are provided with Mutation Register extract bearing MR No. T7/2020-21 (**Document No. 21**). Upon review, we *inter alia* note that land in Survey No. 9 which altogether measured 124 (one hundred and twenty-four) acres 5 (five) guntas was subjected to *phodi* and sub-divided into several portions whereunder portion measuring 4 (four) acres land was re-numbered to Survey No. 14 *i.e.*, the Subject Land.
- 2.12** We are provided with Sale Deed dated March 17, 2021 and registered as document No. 10790/ 2020-21, Book I, stored in CD No. DBPD1013, in the office of the Sub-Registrar, Doddaballapura (**Document No. 22**). By way of Sale Deed, B.S. Arun, son of V. Somanna conveyed the Subject Land in favour of Salman Dawood, son of Dawood Mohammed. Pursuant to the above such sale, the *khata* mutation of the Subject Land was mutated in the name of Salman Dawood *vide* MR No. H18/2020-21 (**Document No. 23**).
- 2.13** We are provided with Sale Deed dated April 5, 2022 and registered as document No. 192/2022-23, Book I, stored in CD No. DBPD1280, in the office of the Sub-Registrar, Doddaballapura (**Document No. 24**). By way of Sale Deed, Salman Dawood conveyed the Subject Land in favour of Client, for consideration. Pursuant to the above such sale the *khata* mutation of the Subject Land was mutated in the name of Client *vide* MR No. H14/ 2021-22 (**Document No. 25**).
- 2.14** In the aforesaid manner, the Client came to acquire and hold right, title and interest to the Subject Land as landowner thereof.

### **3. RECORD OF RIGHTS, TENANCY AND CROPS**

We are provided with the following Record of Rights, Tenancy and Crops extracts (“**RTC Extracts**”) (**Document Nos. 26 to 37**) for the following periods:

*Land bearing Survey No. 9, measuring 2 (two) acres:*

- (a) We had sought for the RTC Extracts for the period 1969-70 to 1982-83 in relation to Survey No. 9. In response to our requisition, we are provided with the Endorsement dated November 21, 2023, bearing No. R.K/C. R/178/2023-24, issued by Tahsildar, Doddaballapura Taluk. The Endorsement *inter alia* records that RTC Extracts for the period 1969-70 to 1982-83 are not available.



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- (b) RTC Extracts issued for the year 1983-84 records that the total available extent in Survey No. 9 as 2 (two) acres. Column 9 and 12 of the RTC Extracts records the name of Vishwaroopachar as the *khatedar* and person in possession and cultivator during such period.
- (c) We have sought for the RTC Extracts for the years 1984-85 to 1988-89, in relation to Survey No. 9. In response to our requisition, we are provided with the endorsement dated July 17, 2023, bearing No. R.K/C. R/77/2023, issued by the Tahsildar, Doddaballapura Taluk, Doddaballapura.
- (d) RTC Extracts issued for the years 1989-90 to 1998-99 records that the total available extent in Survey No. 9 as 2 (two) acres. Column 9 of the RTC Extracts records the name of Vishwaroopachar as the *khatedar* and person in possession during such period. Column 12 of the RTC Extracts records the name of Swarnamma, wife of Vishwaroopachar as cultivator during such period. Column 11 of the RTC Extracts records that an alienation period of 15 (fifteen) years was applicable from the date October 18, 1982.

Land bearing Survey No. 9/P7, measuring 2 (two) acres:

- (e) RTC Extracts issued for the years 2000-01 to 2003-04 records that the total available extent in Survey No. 9 /P7 as 2 (two) acres. Column 9 and Column 12 of the RTC Extracts records as Vishwaroopachar as the *khatedar*, person in possession and cultivator during such period. Column 11 of the RTC Extracts records that an alienation period of 15 (fifteen) years was applicable from the date of October 18, 1982.
- (f) RTC Extracts issued for the years 2004- 05 to 2016-17 records that the total available extent in Survey No. 9 /P7 as 2 (two) acres. Column 9 and Column 12 of the RTC Extracts records as B. S. Arun, son of V. Somanna as the *khatedar*, person in possession and cultivator during such period. Column 10 of RTC Extracts records an entry of Mutation Register extract bearing MR No. 18/ 2006-07 more fully discussed in paragraph 2.7 herein above. Column 11 of the RTC Extracts records that an alienation period of 15 (fifteen) years was applicable from the date October 18, 1982.

Land bearing Survey No. 9, measuring 206 (two hundred six) acres 23 (twenty-three) guntas:

- (g) RTC Extracts issued for the years 2018-19 and 2019-20 records that the total available extent in Survey No. 9 as 206 (two hundred six) acres 23 (twenty-three) guntas. Column 9 and Column 12 of the RTC Extracts records (i)'Sarakari Gomala', (ii) Channaveeramma, (iii) Adinarayanappa, (iv) Ramakrishnappa, (v) Venkatalakshamma, (vi) Krishnappa, (vii) Leelavathi, (viii) Shivakumar Achar, (ix) Nanjappa, (x) Gopala Reddy, (xi) Lakshminarasamma, (xii) Gurumurthy, (xiii) B.S. Aruna, (xiv) Rathnamma, (xv) Lakshamma, (xvi) Siddappa, (xvii) Doddachelumappa, (xviii)



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Hanumakka, (xix) Rangappa, (xx) Ramesh Babu, (xxi) D. A. Dinesh, (xxii) Thimmakka, (xxiii) Thimmajamma, wife of late Anjinappa, (xxiv) Ramakka, wife Narayanappa, (xxv) Rangappa, son of Kariyappa, (xxvi) Sampangi, son of Channaiah, (xxvii) Hanumappa, son of Papaiah, (xxviii) Narasimhamurthy, son of Rangappa, (xxix) Chikkarangappa, son of Rangappa, (xxx) Narasimhaiah, son of Nyathappa, (xxxi) Narayanamma, wife of late Lakshamaiah, (xxxii) T. Narasimhamurthy, son of late Lakshmaiah, (xxxiii) Nagaraju, son of late Lakshmaiah, (xxxiv) Gangaraju, son of late Narasappa, (xxxv) Muniraju, son of late Siddappa, (xxxvi) Nagesh, son of late Siddappa and (xxxvii) Anasuyamma, wife of late N. Nagendra as the *khatedars*, persons in possession and cultivators during such period. Column 10 of the RTC Extracts records an entry of Mutation Register extracts bearing MR No.6/2003-04, MR No. 11/ 2005-06, MR No. 14/ 2005-06, MR No. 16/ 2005-06, MR No. 18/2006-07, MR No. 20/ 2005-06, MR No. 26/ 2005-06, MR No.28/ 2005-06, MR No. 29/ 2005-06, MR No. 31/ 2005-06, MR No. 33/2005-06 and MR No. 1/ 2006-07 and such Mutation Register extracts are not pertaining to the Subject Land. Column 11 records an entry of mortgage in favour of Kaveri *Grameena* Bank and such Mortgage is not pertaining to the Subject Land and entries of Mutation Register extracts bearing MR No. 13/ 2010-11, MR No. T2/ 2013-14, MR No. 6/ 2010-11 and MR No. T3/2014-15, MR T1/2012-13, MR No. T1/2016-17, MR No. T2/2016-17, MR No. T4/2014-15, MR No. 1/2008-09, MR No. 1/ 2009-10 and MR No. T9/ 2013-14, are not pertaining to the Subject Land and MR No. 18/2006-07, more fully discussed in paragraph 2.7, is pertaining to the Subject Land and suit bearing OS Nos. 223/ 2013 and 340/ 2013 and such suits are not pertaining to the Subject Land.

- (h) We are provided with the RTC Extracts in relation to Survey No. 9 and Survey No. 9/P7. Upon review we note that, the RTC Extracts for the period 1983-84, 1989-90 to 1992-93 and 1994-95 to 1998-99 the extent of land in Survey No. 9 is recorded as 2 (two) acres, RTC Extracts for the period 2000-01 to 2016-17 the extent of land in Survey No. 9/P7 is recorded as 2 (two) acres and RTC Extracts for the period 2018-19 and 2019-20 the total extent of land in Survey No. 9 is 206 (two hundred and six) acres 23 (twenty three) guntas. Upon review of the RTC Extracts mentioned hereinabove, we note variance in the land extents mentioned therein. We had requested for a clarification and the Client has represented to us that, the total extent of land bearing Survey No. 9 is 206 (two hundred and six) acres 23 (twenty-three) guntas and after the *phodi* the extent of the Survey No. 9 and Survey No. 9/P7 were decreased and *phodied* portions are identified with new survey numbers. Given that the Subject Land is converted to non-agricultural purposes as discussed hereinbelow, we do not see the aforementioned variance as an issue.

Land bearing Survey No. 14, measuring 2 (two) acres:

- (i) RTC Extracts issued for the year 2020-21 records that the total available extent in Survey No. 14 as 2 (two) acres. Column 9 of the RTC Extracts records the



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name of Salman Dawood, son of Dawood Mohammed as the *khatedar* and person in possession and cultivation during such period. Column 12 of the RTC Extracts records the name of B. S. Arun and Salman Dawood, as the person in cultivators during such period. Column 10 of the RTC Extracts records an entry of Mutation Register extract bearing MR No. H18/ 2020-21 more fully discussed in paragraph 2.11 hereinabove.

- (j) RTC Extracts issued for the year 2021-22 records that the total available extent in Survey No. 14 as 2 (two) acres. Column 9 of the RTC Extracts records the name of Client, as the *khatedar* and person in possession. Column 12 of the RTC Extracts records the names of Client and Salman Dawood, as the cultivators during such period. Column 10 of the RTC Extracts records an entry of Mutation Register extract bearing MR No. H14/ 2021-22.
- (k) RTC Extracts issued for the year 2022-23 records that the total available extent in Survey No. 14 as 2 (two) acres. Column 9 and 12 of the RTC Extracts records the name of Client, as the *khatedar* and person in possession and cultivator during such period. Column 10 of the RTC Extracts records an entry of Mutation Register extract bearing MR No. H14/ 2021-22, more fully discussed in paragraph 2.12 herein above.
- (l) RTC Extracts issued for the year 2023-24 records that the total available extent in Survey No. 14 as 2 (two) acres. Column 9 and 12 of the RTC Extracts records the name of Client, as the *khatedar* and person in possession and cultivator during such period. Column 10 of the RTC Extracts records an entry of Mutation Register extract bearing MR No. T19/ 2022-23, more fully discussed in paragraph 6.4 herein above.

#### 4. ENCUMBRANCE CERTIFICATES

We are provided with the following Encumbrance Certificate (“EC”) (Document Nos. 37 to 43), for the following period:

Land bearing Survey No. 9:

- (a) EC issued for the period April 1, 1940 to March 31, 2004, records 3 (three) additional transactions save and except to those recorded hereinabove. In response to our requisitions, we are informed by the Client that the 3 (three) additional transactions reflecting in the EC do not relate to the Subject Land;

Land bearing Survey No. 9/P7, measuring, 2 (two) acres

- (b) Nil EC issued for the period from April 01, 1969 to March 31, 2004;
- (c) EC issued for the period from April 1, 1983 to December 6, 2006 does not record any transactions apart from the transactions discussed hereinabove;



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- (d) EC issued for the period from April 1, 2004 to March 31, 2019 does not record any transactions apart from the transactions discussed hereinabove;
- (e) EC issued for the period from April 1, 2013 to November 3, 2020 does not record any transactions apart from the transactions discussed hereinabove;

Land bearing Survey No. 14, measuring, 2 (two) acres

- (f) EC issued for the period from April 1, 2019 to December 5, 2022 does not record any transactions apart from the transactions discussed hereinabove; and
- (g) Nil EC issued for the period from December 5, 2022 to November 09, 2023. We had sought for and not provided with the copy of the EC from November 10, 2023 to till date.

## 5. MORTGAGES OR CHARGES

As part of our requisitions, we had sought for details of the existing mortgages and charges in relation to the Subject Land and in response to our requisitions, the Client has confirmed that, there are no any subsisting mortgages and charges created in relation to the Subject Land.

## 6. ENDORSEMENTS

As part of our requisitions, we had sought for endorsements issued by various statutory authorities and / or revenue offices *inter alia* commenting on the status of acquisition/s and / or proceedings, if any, relating to the Subject Land and in response to our requisitions, we are provided with following endorsements in relation to Subject Land:

- (a) 'Nil' tenancy certificate dated November 19, 2020, bearing No. L.R.F/7, 7A/153/2020-21, issued by office of the Tahsildar, Doddaballapura Taluk, Doddaballapura, under Form 7 and 7A of the Karnataka Land Reforms Act, 1961 in relation to the Subject Land (**Document No. 44**);
- (b) Endorsement dated June 28, 2022, bearing No. PTCL(Doddaballapura)CR(Endorsement):151/2022, issued by office of the Assistant Commissioner, Doddaballapura, recording that as on the date of issue of the endorsement, no proceedings are initiated under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 in relation to the Subject Land (**Document No. 45**).
- (c) Endorsement dated February 1, 2023, bearing No. K.H.B/L.A/Hosanagenahalli/2022-23, issued by Special Land Acquisitions, Karnataka Housing Board, Bengaluru confirming that the Subject Land or any portion thereof is not subject to any acquisition proceedings (**Document No. 46**);



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- (d) Endorsement dated February 3, 2023 bearing No. S.L.A.O/L.A./NHA.207/CR.81/2022-23, issued by Special Land Acquisitions, National Highway Authority of India confirming that the Subject Land or any portion thereof is not subject to any acquisition proceedings (**Document No. 47**);
- (e) Endorsement dated March 16, 2023, bearing No. K.I.A.D.B/L.A.Q/51/2022-23, issued by Special Land Acquisition officer-2, Karnataka Industrial Areas Development Board KIADB, (BMICP), Bangalore, confirming that the Subject Land or any portion thereof is not subject to any acquisition proceedings (**Document No. 48**); and
- (f) Basis the application filed by the Client to the (State Highway Improvement and Planning Division) Public Works Department seeking information if the Subject Land or any portion there is subject to any acquisition proceedings and accordingly *vide* endorsement dated January 10, 2023 bearing No. SHDPA/Bangalore Circle/SKA-5/2022-23/3588, issued by the Chief Engineer, (State Highway Improvement and Planning Division) Public Works Department, Bangalore, confirming that Subject Land does not comes under the jurisdiction for acquisition from the State Highway Authority (**Document No. 49**).

## 7. CONVERSION ORDERS/ CHANGE OF LAND USE

- 7.1 We are provided with a No Objection Letter dated February 21, 2022, bearing No.H.V.P.No.57/2022-23, issued by the Panchayat Development Officer, Hosahalli Grama Panchayat, Doddaballapura Taluk (**Document No. 50**). Upon review, we *inter alia* note that the authority has issued its no objection for change of land use of the Subject Land from agricultural to residential use. In this regard, it is pertinent to note that the no objection has been obtained in relation to Subject Land for residential use.
- 7.2 We are provided with Change of Land Use Order dated April 11, 2023, bearing No. DPA/TP/CLU/37/2022-23/58, issued by Director of Joint development of Urban and Rural, Doddaballapura Planning Authority, Doddaballapura (**Document No. 51**). Upon review, we *inter alia* note that the following: (i) Client has applied for a change of zoning from 'agricultural' to 'non-agricultural residential' under the Karnataka Town and Country Planning Act, 1961 and has made payment of necessary fees, (ii) the Subject Land and certain other lands were earmarked for 'agricultural' zoning as per zoning regulations of the Bangalore International Airport Area Planning Authority, which has jurisdiction<sup>2</sup>, (iii) the office of the Director of Joint Development of Urban and Rural, Doddaballapura Planning Authority, Doddaballapura has received necessary orders from the Government of Karnataka issued under Section 14 (A) of Karnataka Town and Country Planning Act, 1961 indicating its no-objection for such change as requested by the applicant *i.e.*, the Client and (iv) basis the above, subject to the compliance of the terms and conditions stipulated therein, the office of the Director of Joint Development of Urban and Rural, Doddaballapura Planning Authority,

<sup>2</sup> Government Notification dated February 29, 2016 bearing No. NOE/175/BMR/2015



Doddaballapura has accorded its permission for change of zoning from 'agricultural' to 'non-agricultural residential' in relation to the Subject Land

7.3 We are provided with Official Memorandum for land conversion order dated June 17, 2023, bearing No. 503839, in relation to the Survey No. 14, issued by the office of the Deputy Commissioner, Bengaluru Rural District (**Document No. 52**). From our review, we note that based on an application made by the Client, and upon payment of conversion fine mentioned therein, sanction for conversion was accorded in relation to Survey No. 14, from agricultural to non-agricultural residential *i.e.*, layout purpose, which is subject to certain terms and conditions specified therein. Further, we are provided with the copy of the challan for having paid the conversion fee in relation to conversion of the Subject Land and we had sought for the conversion sketch attached to the conversion order (**Document No. 53**). In response to our requisition Client had provided us with the consolidated conversion sketch in relation to the Subject Land along with other properties for our review which *inter alia* identifies the portion converted in terms of the Official Memorandum discussed hereinabove.

7.4 We are provided with Mutation Register extract bearing MR No. T19/2022-23 (**Document No. 54**). Upon review, we *inter alia* note that the revenue records were recorded in the name of the Client pursuant to the conversion obtained *vide* Official Memorandum dated June 17, 2023, bearing No. 503839 issued by the Deputy Commissioner, Bengaluru Rural District, more fully described in paragraph 6.3 hereinabove.

## 8. TAX PAID RECEIPTS AND KHATA

8.1 We are provided with Tax Paid Receipt dated January 6, 2023, bearing No. 0692482, for the year 2022-23, issued by the Village Accountant in relation to Survey No. 14. Upon review of such document, we *inter alia* note that the Client has remitted the property tax for the year 2022-23 (**Document No. 55**). We had sought for Tax Paid Receipt issued for the year 2023-24 and *khata* certificate issued for the Subject Land in the name of the Client. In response to our requisitions, we are informed that the Client is proposing to set up residential project in the Subject Land and certain other immovable properties abutting the Subject Land and to that extent, the Client is in the process of causing necessary payments to the property tax and shall procure the *khata* certificate in due course of time.

## 9. LITIGATION

We have not conducted any independent litigation search in the court registry as the courts do not maintain any separate index of litigations concerning immovable properties. As part of our due diligence in preparation of the Report, we have not come across any litigation in relation to the Subject Land. In response to our requisitions, the Client has also informed us that the Subject Land is not subject matter of any pending or threatened litigation.

## 10. CORPORATE DOCUMENTS



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**10.1** We are provided with the Limited Liability Partnership Agreement (**Document No. 56**), in relation to the Client, listing out the various objects to be pursued by the Client on its incorporation, which includes developing, operating, selling, purchasing lease or otherwise deal with farmland/ properties/ lands/ hospitality ventures and to acquire land for establishment of hotels, resorts, villas, lodging, stalls, garages, summerhouses, chateaus, castles, inns, hotels, roadhouse, motels, taverns, rest house, guesthouse, etc.

**10.2** We are provided with the Certificate of Incorporation for the Client (**Document No. 57**), indicating the date of incorporation of the Client to be January 27, 2022.

## **11. PUBLIC NOTICE**

In response to our requisition, the Client has provided us the copy of the Public Notice dated July 22, 2021, issued by, Mr. Ramesh Kumar R.V and Mr. Naveen, Advocates of Law Men's Company issued for and on behalf of the Client inviting objections, if any, from the general public in relation to the ownership of the predecessors in title to the Subject Land (**Document No. 58**). The Client has also informed us that Law Men's Company has not received any objection in response to such Public Notice.

Apart from the above, we have not received instructions from the Client to issue public notice calling for objections, if any, on title of the Client to the Subject Land.

## **12. VERIFICATION OF DOCUMENTS**

We have inspected original and certified copy of the documents of title relating to the Subject Land on December 8, 2023. A list of documents inspected as part of original inspection is listed herein as **Annexure** to this Report.

## **13. COMMENTS ON TITLE**

Based on our perusal of the documents mentioned in **Annexure**, steps taken to verify title, relying on the responses to our requisitions provided by the Client from time to time and subject to our observations and recommendations made in this Report and further subject to payment of up-to-date property taxes, we conclude that, M/s. Rewild Life LLP *i.e.*, the Client has valid right, clear and marketable title and interest to the Subject Land.



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ANNEXURE –

LIST OF DOCUMENTS REVIEWED AND INSPECTED

Sl. No.	Particulars of Documents	Nature of the documents inspected (Whether Original / Certified / Photocopy)
1.	Joint survey sketch dated December 15, 2022 issued by the Assistant Director of Doddaballapura Taluk, Bengaluru Rural District.	Original
2.	Village Map of Hosanagenahalli Village, issued on behalf of Director, Department of Land Survey, Bengaluru.	Certified Copy
3.	<i>Moola tippani</i> dated December 7, 1960, issued by the (Revenue), Department of Land Records, Doddaballapura, in relation to Survey No. 9.	Certified Copy
4.	<i>LR tippani/karda nakal</i> , issued by Superintendent (Revenue), Department of Land Records, Doddaballapura in relation to Survey No. 14.	Certified Copy
5.	Re-survey order in relation to land bearing Survey No. 9.	Certified Copy
6.	<i>Hudbust</i> sketch dated January 17, 2023, issued by the (Revenue), Department of Land Records, Doddaballapura in relation to the Subject Land.	Digital copy
7.	Akarband, issued by the Assistant Director of Land Records Doddaballapura, Bengaluru Rural District.	Certified Copy
8.	Government Order dated September 1, 1977, bearing No. RD 105 LGP 77, passed by the Government of Karnataka.	Certified Copy
9.	Circular dated October 17, 1979 bearing No. RD LGP 79(P).	Certified Copy
10.	Letter dated December 21, 1981, bearing No.LND.RUC.149/1978-79, issued by the Assistant Commissioner, Doddaballapura Sub-division, Bangalore.	Certified Copy

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Sl. No.	Particulars of Documents	Nature of the documents inspected (Whether Original / Certified / Photocopy)
11.	Grant Order dated September 18, 1982, bearing No. L.N.D.U.SR 08/1978-79 issued by the Tahsildar, Doddaballapura Taluk and Official Memorandum dated May 25, 1982, bearing No. B. DIS. LND (1) SR.340/1978-79, issued by the Special Deputy Commissioner, Bangalore District.	Certified Copy
12.	Grant Certificate dated September 18, 1982 issued by the Tahsildar Doddaballapura Taluk.	Certified Copy
13.	Mutation Register extract bearing MR No. 1/1983-84, issued by Tahsildar, Doddaballapura Taluk, Doddaballapura.	Digital Copy
14.	Notarized copy of Family tree of late Vishwaroopachar.	Original
15.	Sale Deed dated July 2, 2005, executed by (i) Vishwaroopachar, along with others in favour of P.V Ramesh Raju and registered as document No. 1470/ 2005-06, Book I, stored in CD No. DBPD55, in the office of the Sub-Registrar, Doddaballapura.	Original
16.	Mutation Register extract bearing MR No. 37/2005-06.	Digital Copy
17.	Sale Deed dated February 9, 2007 executed by P.V Ramesh Raju in favour of B. S. Arun and registered as document No. 9656/ 2006-07, Book I, stored in CD No. DBPD107, in the office of the Sub-Registrar, Doddaballapura.	Original
18.	Mutation Register extract bearing MR No. 18/2006-07.	Digital Copy
19.	Agreement to Sell dated April 25, 2014, executed by B. S. Arun in favour of Salman Dawood and registered as document No. 1015/ 2014-15, Book I, stored in CD No. DBPD317, in the office of the Sub-Registrar, Doddaballapura.	Original
20.	Irrevocable General Power of Attorney dated May 5, 2014 executed by B. S. Arun nominated and	Original



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Sl. No.	Particulars of Documents	Nature of the documents inspected (Whether Original / Certified / Photocopy)
	appointed Salman Dawood and registered as document No. 38/2014-15, Book IV, stored in CD No. DBPD318, in the office of the Sub-Registrar Doddaballapura.	
21.	Mutation Register extract bearing MR No. T7/2020-21.	Original
22.	Sale deed dated March 17, 2021 executed by B.S Arun in favour Salman Dawood and registered as document No. 10790/2020-21, Book I, stored in CD No. DBPD1013, in the office of the Sub-Registrar, Doddaballapura.	Original
23.	Mutation Register extract in MR No. H18/ 2020-21.	Digital Copy
24.	Sale Deed dated April 5, 2022, executed by Salman Dawood in favour of the Client and registered as document No.192/2022-23, Book I, stored in CD No. DBPD1280, in the office of the Sub-Registrar, Doddaballapura.	Original
25.	Mutation Register extracts bearing MR No. H14/ 2021-22.	Original
26.	Endorsement dated November 21, 2023, bearing No. R.K/C. R/178/2023-24, issued by Tahsildar, Doddaballapura Taluk.	Certified Copy
27.	RTC Extracts issued for the years 1983-84 records that the total available extent in Survey No. 9 as 2 (two) acres.	Certified Copy
28.	Endorsement dated July 17, 2023, bearing No. R.K/C. R/77/2023, issued by Tahsildar, Doddaballapura Taluk, Doddaballapura.	Original
29.	RTC Extracts issued for the years 1989-90 to 1998-99 records that the total available extent in Survey No. 9 as 2 (two) acres.	Certified Copy



Sl. No.	Particulars of Documents	Nature of the documents inspected (Whether Original / Certified / Photocopy)
30.	RTC Extracts issued for the years 2000-01 to 2003-04 records that the total available extent in Survey No. 9 /P7 as 2 (two) acres.	Certified Copy
31.	RTC Extracts issued for the years 2004-05 to 2016-17 records that the total available extent in Survey No. 9 /P7 as 2 (two) acres.	Original
32.	RTC Extracts issued for the years 2018-19 and 2019-20 records that the total available extent in Survey No. 9 as 206 (two hundred six) acres 23 (twenty-three) guntas.	Original
33.	RTC Extracts issued for the year 2020-21 records that the total available extent in Survey No. 14 as 2 (two) acres.	Original
34.	RTC Extracts issued for the year 2021-22 records that the total available extent in Survey No. 14 as 2 (two) acres.	Original
35.	RTC Extracts issued for the year 2022-23 records that the total available extent in Survey No. 14 as 2 (two) acres.	Original
36.	RTC Extracts issued for the year 2023-24 records that the total available extent in Survey No. 14 as 2 (two) acres.	Original
37.	EC issued for the period April 1, 1940 to March 31, 2004.	Original
38.	Nil EC issued for the period from April 01, 1969 to March 31, 2004.	Certified Copy
39.	EC issued for the period from April 1, 1983 to December 6, 2006.	Photo Copy
40.	EC issued for the period from April 1, 2004 to March 31, 2019.	Original



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Sl. No.	Particulars of Documents	Nature of the documents inspected (Whether Original / Certified / Photocopy)
41.	EC issued for the period from April 1, 2013 to November 3, 2020.	Original
42.	EC issued for the period from April 1, 2019 to December 5, 2022.	Original
43.	Nil EC issued for the period from December 5, 2022 to November 09, 2023.	Original
44.	'Nil' tenancy certificate dated November 19, 2020 bearing No. L.R.F/7, 7A/153/2020-21, issued by office of the Tahsildar, Doddaballapura Taluk, Doddaballapura.	Original
45.	Endorsement dated June 28, 2022, bearing No. PTCL(Doddaballapura)CR(Endorsement):151/2022, issued by office of the Assistant Commissioner, Doddaballapura.	Original
46.	Endorsement dated February 1, 2023, bearing No. K.H.B/LA/Hosanagenahalli /2022-23, issued by Special Land Acquisitions, Karnataka Housing Board, Bengaluru.	Original
47.	Endorsement dated February 3, 2023, bearing No. S.L.A.O/LA/NHA.207/CR.81/2022-23, issued by Special Land Acquisitions, National Highway Authority of India.	Original
48.	Endorsement dated March 16, 2023, bearing No. K. I.A.D. B/L.A.Q/51/2022-23, issued by Special Land Acquisitions, Karnataka Industrial Areas Development Board KIADB, (BMICP), Bangalore.	Original
49.	Endorsement dated January 10, 2023, bearing No. CDO/PIU/Bangalore/SKA5/2022-23/3588, issued by the Chief Engineer, (State Highway Improvement and Planning Division) Public Works Department, Bangalore.	Original
50.	No Objection Letter dated February 21, 2022, bearing No. H.V.P.No.57/2022-23, issued by the	Original



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Sl. No.	Particulars of Documents	Nature of the documents inspected (Whether Original / Certified / Photocopy)
	Panchayat Development Officer, Hosahalli Grama Panchayat, Doddaballapura Taluk.	
51.	Change of Land Use Order dated April 11, 2023 bearing No. DPA/TP/CLU/37/2022-23/58, issued by Director of Joint development of Urban and Rural, Doddaballapura Planning Authority, Doddaballapura.	Original
52.	Official Memorandum for land conversion order dated June 17, 2023, bearing No. 503839, in relation to the Survey No.14, issued by the office of the Deputy Commissioner, Bengaluru Rural District.	Original
53.	Challan for having paid the conversion fee and consolidate conversion sketch, in relation to conversion of the Subject Land.	Original
54.	Mutation Register extracts MR No. T19/ 2022-23.	Digital Copy
55.	Tax Paid Receipt dated January 6, 2023, bearing No. 692482, issued by the Village Accountant in relation to Survey No. 14.	Original
56.	Limited Liability Partnership Agreement in relation to the Client.	Photocopy
57.	Certificate of Incorporation dated January 27, 2022.	Photocopy
58.	Public Notice dated July 22, 2021, issued by, Mr. Ramesh Kumar R.V and Mr. Naveen, Advocates of Law Men's Company.	Original

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