



4th September, 2012

M/s. Relationship Properties Private Limited,
70, Nagindas Master Road, Fort,
Mumbai - 400 023.

Dear Sirs,

Attn: Mr. Rajesh Baxi

We act as Legal Advisors to Relationship Properties Private Limited, who have forwarded us the photocopies of the documents of title with regard to (a) all that piece and parcel of Property bearing New Municipal No. 1/1, Hosakere Road, Ward No.31, (PID No.31-42-1/1), Bangalore measuring in all about 42 Acres or 18,29,520 square feet (earlier portion of amalgamated Property bearing Municipal No.1, Hosakere Road, Bangalore which comprised of old Municipal No.1 to 4/5, Hosakere Road, Binnypet Ward, Ward No.31, Bangalore and old Municipal Nos.1 to 89, Binnypet Residential Quarters, Binnypet Ward, Ward No.31, Bangalore which even earlier bearing old Survey Nos.10, 11, 12 of Boganahalli Village and Survey No.32 of Guttahalli Village, Halsur Hobli, Bangalore Taluk and Survey No.42-47, Jodi Kempapura Village, Halsur Hobli, Bangalore Taluk) which is set out in Item No.1 of the Schedule hereto and (b) all that piece and parcel of Property being portion of New Municipal No. 1, Hosakere Road, Ward No.121, (PID No.31-42-1), Bangalore measuring in all about 5.04 Acres or 219542.4 square feet (earlier portion of amalgamated Property bearing Municipal No.1, Hosakere Road, Bangalore which comprised of old Municipal No.1 to 4/5, Hosakere Road, Binnypet Ward, Ward No.31, Bangalore and old Municipal Nos.1 to 89, Binnypet Residential Quarters, Binnypet Ward, Ward No.31, Bangalore which even earlier bearing old Survey Nos.10, 11, 12 of Boganahalli Village and Survey No.32 of Guttahalli Village, Halsur Hobli, Bangalore Taluk and Survey No.42-47, Jodi Kempapura Village, Halsur Hobli, Bangalore Taluk) which is more fully set out in Item No.2 of the Schedule hereto.

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Privileged & Confidential

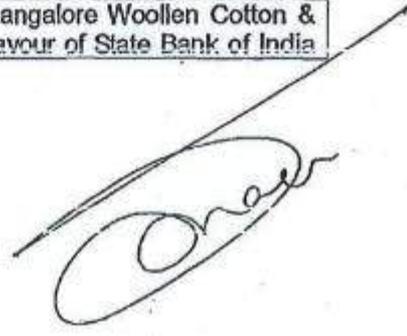
BANGALURU | CHENNAI

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E-mail: legal@anupshahlawfirm.com

TITLE DOCUMENTS

Sl. No.	Date	Particulars
1.	16.02.1930	Indenture executed by The South India Industrials Limited in favour of K.Nanjundappa son of K.Channabasappa (registered as Document No.1976 in Book I, Volume-134 at Pages 192 to 211 in the office of Sub Registrar, Bangalore City);
2.	22.02.1930	Indenture executed by K.Nanjundappa son of K.Channabasappa in favour of The Bangalore Wollen Cotton & Silk Mills Company Limited (registered as Document No.2015 in Book I, Volume 134, Pages 212 to 223 in the office of the Sub Registrar Gandhinagar, Bangalore City);
3.	02.01.1934 04.01.1934	Gazette Notification bearing No. L.4909-MI.79-32-34 issued by the Deputy Secretary to Government, Government of Mysore and published in the Mysore Gazette on 04.01.1934;
4.	10.03.1934	Indenture executed by Government of his Highness the Maharaja of Mysore in favour of The Bangalore Wollen Cotton & Silk Mills Co., Ltd (registered as Document No. 2360/34-35 in Book I, Volume 281 at Pages 252 to 265 in the office of Sub Registrar, Bangalore) along with plan (filed in the Supplemental file of Book I, Volume I at Pages 35 to 36 in the office of Sub Registrar, Bangalore);
5.	21.10.1938	Typed copy of Notification bearing No .L.3178-V.P. 62-36-2 issued in the office of the Secretary to Government, Local Self Government Department, Government of Mysore;
6.	17.12.1959	Typed copy of Notification bearing No. LLH 116 CRB 57, issued by the Deputy Secretary, Government of Mysore (Part I);
7.	17.12.1959	Typed copy of Notification bearing No. LLH. 116 CRB 57 issued by the Deputy Secretary, Government of Mysore (Part II);
8.	20.09.1967	Trust Deed executed by The Bangalore Woollen Cotton & Silk Mills Company Limited in favour of State Bank of India



S. No.	Date	Particulars
		(registered as Document No.4201/1967, Book I, Volume 1745 at pages 95 to 188 in the office of the joint Sub Registrar, Madras);
9.	03.10.1969	Order of Amalgamation passed by the High Court of Mysore at Bangalore in Company Petition No. 8 of 1969 read with Company Application No. 42 of 1969;
10.	31.10.1973	Sale Deed executed by Binny Limited in favour of Binny Mill Workers and other Labourers Co-operative Housing Society Limited (registered as Document No.2565/73-74 in Book I, Volume 385, at Pages 225 to 233 in the office of Sub Registrar, Srirampuram, Bangalore);
11.	02.07.1974.	Sale Deed executed by M/s. Binny Limited in favour of Employees State Insurance Corporation (registered as Document No.1312/74-75 in Book I, Volume 421, at Pages 239 to 244 in the office of the Sub-Registrar, Srirampuram, Bangalore);
12.	30.06.1978	Deed of Exchange executed between the Corporation of the City of Bangalore and Binny Limited (registered as Document No.303/79-80, Volume 2722 at Pages 128 to 132 in the office of the Sub Registrar, Bangalore, Gandhinagar);
13.	23.11.1983	Deed of Re conveyance executed by State Bank of India (Trustees for the Holders of Debenture Stock Issued by the Bangalore Woollen Cotton and Silk Mills Company Limited) in favour of Binny Limited (registered as Document No. 3586/1983, Book-I, Volume No.418, at Pages 291 to 296 in the office of District Registrar, Madras South);
14.	02.06.1992	Proceedings of the Meeting held with Binny Representatives by the Corporation Officers (Estate Office R.S.1.PR.108/91-92), Bangalore Mahanagara Palike;
15.	05.03.1999	Memorandum of Understanding by Binny Mills Management and Binny Ex-Employees;
16.	31.08.1999	Lease Extension Agreement entered between M/s. Binny Limited (Bangalore Woollen, Cotton & Silk Mills Limited) and Karnataka Power Transmission Corp. Ltd (formerly known as Karnataka Electricity Board);

pg no - 85 & 86
m/s Binny

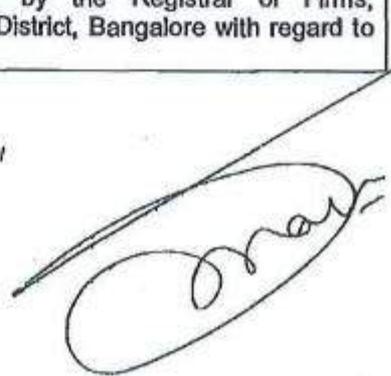
N.A

19-1-99

Sl. No.	Date	Particulars
17.	11.09.2003	Assessment Extract issued by the office of Assistant Revenue Officer, Bangalore Mahanagara Palike, Bangalore;
18.	24.09.2003	Order of the High Court of Judicature at Madras in Writ Petition No. 14856 of 2003 in WP No.14856 of 2003, W.P.M.P Nos.18599, 18600 of 2003 and W.V.M.P.Nos.1399 to 1402 of 2003;
19.	23.10.2003	Order of BIFR in case No. 48 of 1993 in Re:Binny Limited (BL) on the file of Board For Industrial and Financial Reconstruction;
20.	11.03.2004	Order of the BIFR in case No. 48 of 1993 in Re:Binny Limited (BL) on the file of Board For Industrial and Financial Reconstruction;
21.	23.12.2004	Sale Deed executed by ETA Karnataka Estates Limited in favour of Somanna Trust (Reg) (registered as Document No.SRI-1-04454/2004-05, Book I, stored in C.D. No.SRID28 in the office of the Sub Registrar Srirampuram, Bangalore District) (along with the sketch);
22.	23.09.1994	Certified Copy of Exchange Deed executed between M/s. Bangalore Woollen Cotton And Silk Mills Limited, represented by M/s. Binny Limited and Nishani Shamama son of Nishani Lingappa (registered as Document No. 1916/94-95, Book I, Pages 246-250, Volume 1709 of the office of the Sub Registrar, Bangalore);
23.	02.07.2008	Deed of Partnership entered between (1) ETA Karnataka Estates Limited, (2) ETA Star Property Developers Limited, (3) ETA Constructions (India) Limited, (4) ETA Properties & Investments Private Limited, (5) ETA Builders Private Limited (6) Maricar Estates Private Limited, (7) ETA Estates Private Limited;
24.	16.08.2008	Certified copy of Form 'A' Extract (Extract for Register of Partnership Firm), under section 59 of the Indian Partnership Act,1932 issued by the office of Registrar of Firms, Shivajinagar Registration District with regard to M/s.ETA Star Infopark;

[Handwritten Signature]

Sl. No.	Date	Particulars
25.	16.08.2008	Registration Certificate In Form 'C' Extract issued to M/s.ETA Star Infopark by the Registrar of Firms, Shivajinagar, Bangalore;
26.	14.12.2009	Sale Deed executed by ETA Karnataka Estates Limited in favour of Karnataka Power Transmission Corporation Limited (registered as Document No.SRI-1-01774/2009-10, Book I, stored in C.D.No. SRID88 in the office of the Senior Sub Registrar, Srirampura, Bangalore District);
27.	02.08.2010	Joint Development Agreement entered between ETA Karnataka Estates Limited and ETA Karnataka Constructions (India) Limited (registered as Document No.1355/2010-11 in Book-I stored in C.D.No.SRID 94 in the Office of the Sub-Registrar, Srirampuram, Bangalore);
28.	31.03.2011	Rectification Deed entered between ETA Karnataka Estates Limited and ETA Karnataka Constructions (India) Limited;
29.	28.03.2011	Joint Development Agreement entered between ETA Star Infopark, ETA Karnataka Estates Limited, ETA Constructions (India) Limited and Relationship Properties Private Limited (registered as Document No.3523/2010-11 in Book-I stored in C.D.No.SRID 102 in the Office of the Sub-Registrar, Srirampuram, Bangalore);
30.	28.03.2011	Power of Attorney executed by ETA Star Infopark, ETA Karnataka Estates Limited, ETA Constructions (India) Limited in favour of Relationship Properties Private Limited (registered as Document No.63/2010-11 in Book-IV stored in C.D.No.SRID 102 in the Office of the Sub-Registrar Srirampuram, Bangalore);
31.	30.03.2011	Power of Attorney executed by ETA Star Infopark, ETA Karnataka Estates Limited, ETA Constructions (India) Limited in favour of Relationship Properties Private Limited (registered as Document No.62/2010-11 in Book-IV stored in C.D.No.SRID 102 in the Office of the Sub-Registrar, Srirampura);
32.	11.04.2011	Form A Extract issued by the Registrar of Firms, Shivajinagar Registration District, Bangalore with regard to ETA Star Infopark;



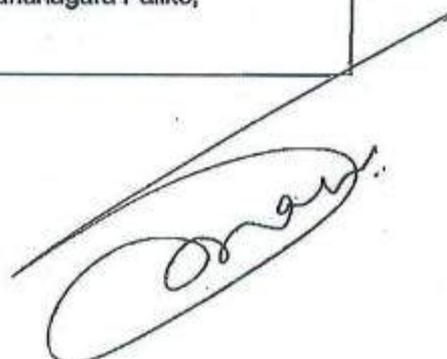
SURVEY RECORDS

S. No.	Date	Particulars
33.		P.T. Sheet bearing No.775 with regard to Survey Nos. 43, 44, 45, 46, 47 and 321 in Kempapura Agrahara and Survey Nos. 19, 21,22, 23, 24 of Boganhalli Village issued by the office of the Enquiry Officer, City Survey Department, Bangalore;
34.		City Survey Sketch bearing No.2699/1 issued by the office of Enquiry Officer, City Survey Department, Bangalore;
35.		City Survey Sketch bearing No.2699/2 issued by the office of Enquiry Officer, City Survey Department, Bangalore;
36.		City Survey Sketch bearing No.2699/3 issued by the office of Enquiry Officer, City Survey Department, Bangalore;
37.		Property Registrar Card issued by the office of enquiry officer, Bangalore with regard to City Survey Nos.2699/1, 2699/2 and 2699/3 to ETA Karnataka Estates Limited;

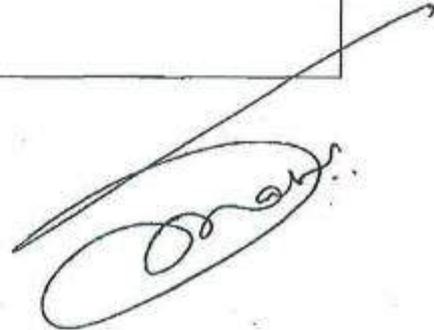
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10. NIEPALI RECORDS

S. No.	Date	Particulars
38.	17.08.2004	Khatha Certificate bearing No. DA (B) 31/PR 37/2004-05 issued by the office of Assistant Revenue Officer, Binnypet Ward, Bangalore Mahanagara Palike;
39.	17.08.2004	Khatha Certificate bearing No. DA (B) 31/PR 37/2004-05 issued by the office of Assistant Revenue Officer, Bangalore Mahanagara Palike;
40.	25.09.2004	Khatha Endorsement bearing No. Va. Gu (B) 31/KTR 74/2004-05 issued by the office of Assistant Revenue Officer, Binnypet Range, Bangalore Mahanagara Palike;



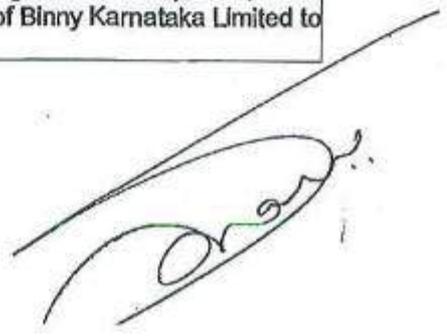
S. No.	Date	Particulars
✓41.	25.09.2004	Khatha Endorsement bearing No. Vagu (B) 31/KTR 74/2004-05 issued by the office of Assistant Revenue Officer, Binnypet Range, Bangalore Mahanagara Palike with regard to Property bearing Municipal No. 1 to 89, Hosakere Road, Binny Mills, Binnypet, Ward No. 31, Bangalore;
✓42.	10.12.2004	Khatha Certificate bearing D.A.(B)31/PR 89/2004-05 issued by the office of the Assistant Revenue Officer, Bangalore Mahanagara Palike;
✓43.	23.06.2005	Notice Cum Special Notice bearing No.Sa.Kan.Aa.B Wa31:KTR19/05-06 issued by the office of Assistant Revenue Officer, (Binnypet Range) Bangalore Mahanagara Palike, Bangalore;
✓44.	25.06.2005	Khatha Certificate bearing No. DA(B)31/PR 54/05-06 issued by the office of Assistant Revenue Officer, (Binnypet Range), Bangalore Mahanagara Palike, Bangalore;
✓45.	25.06.2005	Assessment Register Extract issued by the office of Assistant Revenue Officer (Binnypet Range), Bangalore ;
✓46.	20.07.2005	Confirmation Letter issued by the office of Assistant Revenue Officer, (Binnypet Range) Bangalore Mahanagara Palike, Bangalore;
✓47.	14.09.2006	Special Notice bearing Wale/PR/KTR 82/2006-07 issued by the office of Revenue Officer, Binnypet Range, Bangalore Mahanagara Palike;
✓48.	13.04.2010	Khatha Certificate bearing No.BMP/REV/2010-11/KC/474340 issued by the office of the Assistant Revenue Officer, Bangalore Mahanagara Palike, Bangalore:
✓49.	13.04.2010	Khatha Extract bearing No.BMP/REV/2010-11/KE/499515 issued by the office of the Assistant Revenue Officer, Bangalore Mahanagara Palike, Bangalore:



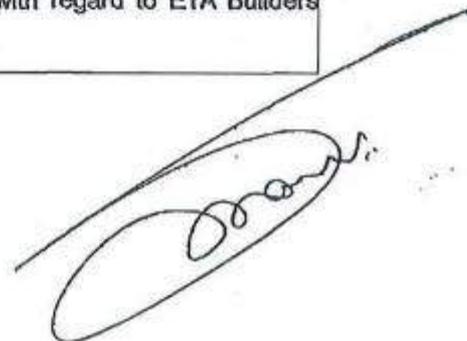
Sl No.	Date	Particulars
50.	01.09.2010	Special Notice bearing No.Va-121/ KTR- 103/09-10 M.T.R /15 /10-11 Issued by the Assistant Revenue Officer, Chikkapete Range, Bruhat Bangalore Mahanagara Palike, Bangalore;
51.	01.09.2010	Katha Certificate bearing No.BMP/REV/2010-11/KC/510274, Issued by the Assistant Revenue Officer, Citizen Service Centre, West Range, Malleshwaram Palike Office, Bruhat Bangalore Mahanagara Palike;
52.	26.08.2003	Tax paid receipts for the period 2002-2003, 2003-2004 issued by Tax Collector, Bangalore Mahanagara Palike;
53.	09.08.2004	Tax paid receipts for the period 1991-92 (II half) to 2003-04 and 2004-05 issued the Tax Collector, Bangalore Mahanagara Palike;
54.	15.09.2006	Tax Paid receipts for the period 2000-01 to 2005-06 with regard to property bearing Municipal No.1 situated at J.I.R.Nagar Main Road, K.H. Ranganath Colony, Ward No.44, Bangalore;
55.	03.05.2005	Tax paid receipts for the period 2005-2006 issued by Tax Collector, Bangalore Mahanagara Palike;
56.	28.07.2009	Tax paid receipts for the period 2009-2010 with regard to Tax Collector, Bruhat Bangalore Mahanagara Palike;

COMPANY RECORDS

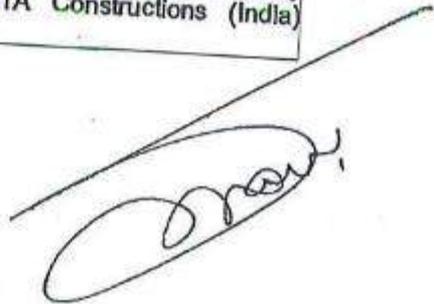
Sl No.	Date	Particulars
57.	24.03.2004	Memorandum of Implementation and Compliance between Binny Limited and Binny Karnataka Limited;
58.	05.05.2004	Fresh Certificate of Incorporation consequent on change of Name issued by the office of the Registrar of Companies, Tamil Nadu, Chennai changing the name of Binny Karnataka Limited to ETA Karnataka Estates Limited;



Sl No.	Date	Particulars
59.		Certificate of Registration of Company Law Board order for Change of State, issued by the Assistant Registrar of Companies with regard to M/s.ETA Star Property Developers Limited;
60.	09.11.2005	Certificate of Incorporation, issued by the Deputy Registrar of Companies, Karnataka, Bangalore changing the name from ETA Star Property Developers Private Limited to ETA Star Property Developers Limited;
61.	31.01.2006	Fresh Certificate of Incorporation consequent on change of name, issued by the Registrar of Companies, Karnataka, Bangalore;
62.	20.06.2006	Certificate of Incorporation, issued by the Registrar of Companies, Karnataka, Bangalore Incorporating ETA Properties and Investments Private Limited;
63.	24.06.1988	Certificate of Incorporation of Maricar Estates Private Limited, issued by the Additional Registrar of Companies;
64.	01.08.1996	Certificate of Incorporation, issued by the Additional Registrar of Companies, Tamilnadu with regard to Binny Karnataka Limited;
65.	26.08.1996	Certificate for Commencement of Business Issued by the Additional Registrar of Companies, Tamil Nadu for Binny Karnataka Limited;
66.	05.05.2004	Fresh Certificate of Incorporation consequent on Change of Name issued by the Registrar of Companies, Tamilnadu, Chennai for a change of name from Binny Karnataka Limited to ETA Karnataka Estates Limited;
67.	18.01.1995	Certificate of Incorporation Issued by the Registrar of Companies, Karnataka, Bangalore with regard to ETA Constructions (India) Private Limited;
68.	21.04.2006	Certificate of Registration of Alteration of Objects, issued by the Assistant Registrar of Companies, Karnataka, Bangalore of M/s.ETA Constructions (India) Limited;
69.	12.06.2001	Certificate of Incorporation Issued by the Registrar of Companies, Karnataka, Bangalore with regard to ETA Builders Private Limited;



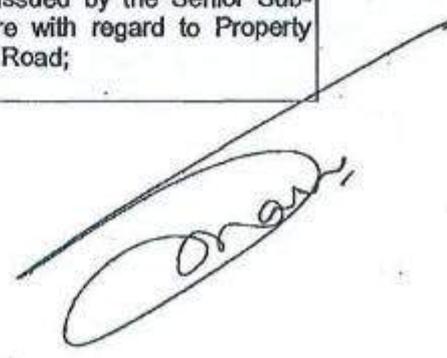
Sr. No.	Date	Particulars
70.	10.02.2006	Fresh Certificate of Incorporation consequent on change of Name issued by the Assistant Registrar of Companies, Karnataka, Bangalore, from ETA Constructions (India) Private Limited to ETA Constructions (India) Limited;
71.	05.03.2010	Certificate issued by the Company Secretary, ETA Karnataka Estates Limited;
72.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to Maricar Estates Private Limited;
73.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to ETA Star Property Developers Limited;
74.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to ETA Properties and Investments Private Limited;
75.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to ETA Builders Private Limited;
76.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to ETA Karnataka Estates Limited;
77.	08.03.2011	Certificate issued by the S.Janardhan & Associates, with regard to ETA Constructions (India) Limited;
78.	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.Maricar Estates Private Limited;
79.	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.ETA Star Property Developers Limited;
80.	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.ETA Properties and Investments Private Limited;
81.	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.ETA Constructions (India) Limited;



S/No	Date	Particulars
82	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.ETA Karnataka Estates Limited;
83	16.03.2011	Search Report issued by BG Associates, Company Secretaries, with regard to M/s.ETA Builders Private Limited;

Search Reports issued by the Registrar with regard to Book Registration

S/No	Date	Particulars
84	28.04.2011	Search Report bearing SA.No.209/11-12, covering the period from 01.04.1929 to 31.03.1959, issued by the Sub-Registrar, Gandhinagar, Bangalore with regard to Municipal No.1 & 2 Old No.1 to 90, old sy nos 10, 11, 12 Bhoganahalli, Guttahalli Village, Hosur Hobli, (Survey No.32) Bangalore;
85	12.04.2011	Search Report bearing SA.No.257/11-12, covering the period from 01.03.1959 to 30.09.1966, issued by the Office of the Senior Sub-Registrar, Chamrajapete, Bangalore with regard to Municipal No.1 & 2 Old No.1 to 90, old sy nos 10, 11, 12 Bhoganahalli, Guttahalli Village, Hosur Hobli, (Survey No.32) Bangalore;
86	07.05.2010	Search Report bearing SA.No.896/10-11, covering the period from 01.10.1966 to 31.03.2004, issued by the Office of the Sub-Registrar, Vijayanagar, Bangalore with regard to Municipal No.1 & 2 Old No.1 to 90, old sy nos 10, 11, 12 Bhoganahalli, Guttahalli Village, Hosur Hobli, (Survey No.32) Bangalore;
87	21.05.2011	Search Report bearing SA.No.1084/11-12, covering the period from 01.04.1978 to 30.07.1979, issued by the Office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No.10, 11, 12 & Survey No.32 Guttahalli Village, Survey No.42, Jodi Kempapura Village;
88	12.04.2011	Search Report bearing SA.No.256/11-12, covering the period from 01.03.1959 to 30.09.1966, issued by the Senior Sub-Registrar, Chamarajpet, Bangalore with regard to Property bearing Municipal No.1, Hosakere Road;

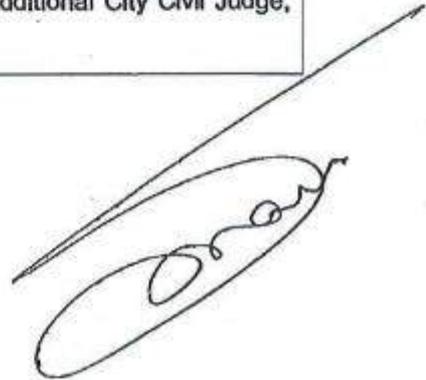


Sl. No.	Date	Particulars
		property earlier bearing Municipal No.1 to 89 of Binny Mills, Residential Quarters / Binnypet Labour Colony and Municipal No.1 to 4/5 of Hosakere Toad) Binnypet, Bangalore;

LITIGATION DOCUMENTS

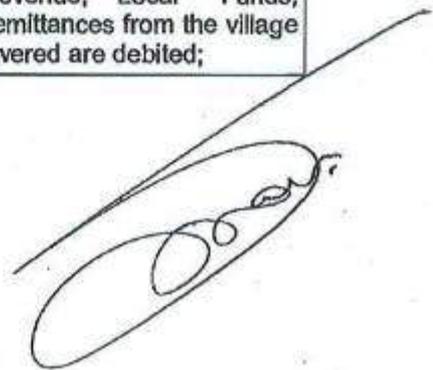
Sl. No.	Date	Particulars
95.	17.12.2004	Certified Copy of Order and Judgment in Case bearing O.S. No.8457/1995 in the Court of the Additional City Civil Judge, Bangalore;
96.	13.01.2005	Typed copy of Memorandum of Regular First Appeal bearing R.F.A. bearing No.74/2005 on the file of the High Court of Karnataka at Bangalore;
97.	08.09.2010	Certified copy of Order Sheet in Case bearing R.F.A. No.74/2005 filed before High Court of Karnataka at Bangalore;
98.		Copy of Judgement passed by the Hon'ble High Court of Karnataka in Case bearing RFA No.74/2005;
99.	05.08.2011	Order Sheet Extract in Special Leave to Appeal (Civil) No.22404/2011, on the file of the Supreme Court of India;
100.		Order Sheet Extract in Special Leave to Appeal (Civil) No.22404/2011, on the file of the Supreme Court of India;
101.	11.12.2008	Certified Copy of Plaint in case bearing O.S. No.8263/2008 on the file of the Additional City Civil Judge, Bangalore;
102.	22.03.2010	Typed copy of Interim Application bearing I.A.No.3 in case bearing O.S.No.8263/2008 on the file of the Additional City Civil Judge, Bangalore;
103.	23.03.2010	Certified Copy of Order Sheet in case bearing O.S. No.8263/2005 on the file of the Additional City Civil Judge, at Bangalore;

89 no - 24, 25, 26, 27



Sl. No.	Date	Particulars
104.	07.02.2005	Certified Copy of Plaint in Case bearing O.S. No.1036/2005 on the file of the Court of the Additional City Civil Judge at Bangalore;
105.	07.02.2005	Certified Copy of Plaint in Case bearing O.S. No.1036/2005 on the file of the Court of the Additional City Civil Judge at Bangalore;
106.		Certified Copy of Order Sheet in case bearing O.S. No.1036/2005 on the file of Principal City Civil and Sessions Judge at Bangalore;
107.	07.02.2005	Certified Copy of Plaint in Case bearing O.S. No.1034/2005 on the file of the Additional City Civil Judge at Bangalore;
108.	25.03.2010	Certified Copy of Order Sheet in case bearing O.S. No.1034/2005 on the file of the Court of the Additional City Civil Judge at Bangalore.(2 Nos);
109.		Copy of Plaint and order sheet in case bearing O.S. No.7756/1995 on the file of the Court of the City Civil Judge at Bangalore;

Sl. No.	Part	Description
(1)	Acre	40 Guntas or 43,560 Square Feet;
(2)	Akarband	A Register showing the area and rate of assessment, etc., in detail of the survey numbers of a village
(3)	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
(4)	Gunta	1/40th of an Acre or 121 square yards or 1089 Square Feet;
(5)	Hobli	The sub-division of a Taluk;
(6)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;



S.No.	Term	Description
(1)	Acre	40 Guntas or 43,560 Square Feet;
(7)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
(8)	Palupatti/Panchayat Parikath	Customary Oral Partition effected between the co-owners/ family members in the presence of the Panchayatdars.
(9)	Pole	One pole is equal to 5.0292 metres.
(10)	Survey Number	A Portion of land of which the area and other particulars are separately entered under an Indicative number in the land records;
(11)	Sub-division	A Portion of a survey number of which area a Survey Number and assessment are separately entered in the land records under an Indicative number subordinate to that of the Survey Number of which it is a portion.

PROPERTY DETAILS

Item No.1 :- All that piece and parcel of Property bearing New Municipal No. 1/1, Hosakere Road, Ward No.31, (PID No.31-42-1/1), Bangalore (earlier portion of amalgamated Property bearing Municipal No.1, Hosakere Road, Bangalore which comprised of old Municipal No.1 to 4/5, Hosakere Road, Binny Ward, Ward No.31, Bangalore and old Municipal Nos.1 to 89, Binny Residential Quarters, Binny Ward, Ward No.31, Bangalore which were even earlier bearing old Survey Nos.10, 11, 12 of Boganahalli Village and Survey No.32 of Guttahalli Village, Halsur Hobli, Bangalore Taluk and Survey No.42-47, Jodi Kempapura Village, Halsur Hobli, Bangalore Taluk) which is measuring in all about 42 Acres or 18,29,520 square feet and bounded as follows :-

East	Hosakere Road (Tank Bund Road Towards Sirsi Circle to Mysore Road);
West	Goripalya, Ranganatha Colony and New Binny Layout;
North	Private Property, Item No.2 and Portion of Municipal No.1 retained by ETA Karnataka Estates Private Limited;
South	Goripalya;



Item No.2 :- All that piece and parcel of Property being portion of New Municipal No. 1, Hosakere Road, Ward No.121, (PID No.31-42-1), Bangalore (earlier portion of amalgamated Property bearing Municipal No.1, Hosakere Road, Bangalore which comprised of old Municipal No.1 to 4/5, Hosakere Road, Binny Ward, Ward No.31, Bangalore and old Municipal Nos.1 to 89, Binny Residential Quarters, Binny Ward, Ward No.31, Bangalore which were even earlier bearing old Survey Nos.10, 11, 12 of Boganahalli Village and Survey No.32 of Guttahalli Village, Halsur Hobli, Bangalore Taluk and Survey No.42-47, Jodi Kempapura Village, Halsur Hobli, Bangalore Taluk) which is measuring in all about 5.04 Acres or 219542.4 square feet and bounded as follows:-

EAST	Remaining portion of Property bearing same Municipal.No.1;
WEST	Property bearing Municipal No.1/1 (Item No.1);
NORTH	New Binny Layout Road;
SOUTH	Property bearing Municipal No.1/1 (Item No.1);

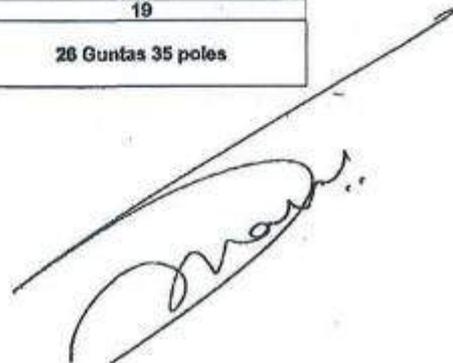


This Report has been prepared for our client Relationship Properties Private Limited ('Client') in the context of their development of Item No.1 with M/s.ETA Star Infopark and Item No.2 with M/s.ETA Karnataka Estates Private Limited (the Owners) and should not be relied upon for any other purpose. The contents of this Report shall not without our express written be quoted or referred to in any public document, or filed with any government authority or agency or in court proceedings or other statutory body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed with our consent. This Report is not issued nor should be construed to be issued or deemed to be issued under any provisions of any State or Central statutes. The information in this Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by our Client and not based on any independent investigation in any department or any Court or at the office of any other authority having judicial/quasi judicial powers to ascertain if any legal proceedings are pending in respect of the Property. Further, we have not physically inspected the Property,

Including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. To the extent that this Report contains or refers to and relies on the reports, memoranda, opinion, search reports from any other person/s, that person/s shall remain exclusively responsible for them. 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 made available to us there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. This Report is specific to the transaction mentioned above and should not be assumed to state the general principles of law applicable to transactions of this kind.

1. The Bangalore Woollen Cotton and Silk Mills Company Limited ('BWCSMCL'), purchased the lands popularly known as "City Brick and Tile Works" which is detailed in the table given below, measuring in all about 27 Acres 26 Guntas 35 Poles in Boganahalli and Guttahalli Village, formerly Halsur Hobli, Bangalore Taluk, ("City Brick and Tile Works"), from K.Nanjundappa under a Sale Deed dated 22.02.1930 (Document No.2). The said K. Nanjundappa had acquired the same from the South India Industrials Limited under a Sale Deed dated 16.02.1930 (Document No.1).

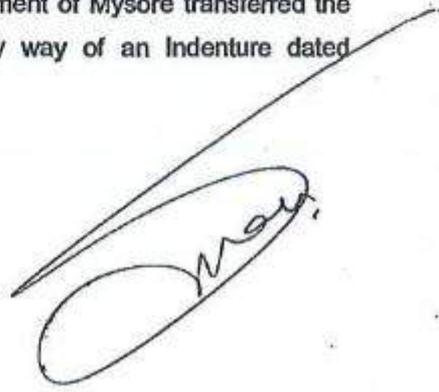
Sl No.	Old Survey No	Village	Acres	Guntas
1.	23	Boganahalli	8	38
2.	19	Boganahalli	2	17
3.	23	Boganahalli	4	35 Poles
4.	21 (I)	Boganahalli	2	28
5.	21 (II)	Boganahalli		20
6.	15 (still earlier 24)	Boganahalli	8	24
7.	32	Guttahalli		19
Total extent of land acquired by BWCSMCL			27	26 Guntas 35 poles



2. We gather from the Sale Deeds dated 16.02.1930 (Document No.1) and 22.02.1930 (Document No.2) that City Brick and Tile Works was within the Bangalore City Municipal Limits and a part of the above lands was bearing Municipal No.1 and 2, Hosakere Road, Bangalore and the rest were comprised in new Survey No. 10/1, 11 and 12, (earlier bearing Survey No.15, 19, 21 and 23), Boganahalli Village, Halsur Hobli, Bangalore Taluk and Survey No. 32, Guttahalli Village, Bangalore Taluk. Is hereinafter referred to as 'Binnyfields', for the sake of brevity and convenience.

3. Though BWCSMCL acquired 27 Acres 26 Guntas 35 Poles vide a Sale Deed dated 22.02.1930 (Document No.2), we have been given to understand that BWCSMCL was always in possession of an extent measuring in all about 33.212 Acres. This is corroborated by the entries in subsequent documents such as Trust Deed dated 20.09.1967 (Document No.8) and the Order of Amalgamation dated 03.10.1969 issued by the High Court of Mysore at Bangalore, (Document No.9), both of which reflect that Binnyfields measures in all about 33.212 Acres.

4. The Government of Mysore arrived at an agreement with BWCSMCL which is recorded in the Gazette Notification bearing No.L.4909-MI.79-32-34 dated 02.01.1934 issued by the Deputy Secretary to Government, Government of Mysore and published in the Mysore Gazette on 04.01.1934 (Document No.3), wherein the Government of Mysore agreed to acquire and transfer to BWCSMCL, lands in Jodi Kempapura Agrahara Village, Kasaba Hobli, Bangalore Taluk measuring in all about 45 Acres, which is detailed in table given below and which shall hereinafter be referred to as "Binnypet" or "Jodi Kempapura Agrahara lands" for sake of brevity and convenience, in exchange for lands in Survey No.8, 9 and 10 of Boganahalli Village which belonged to BWCSMCL. The Government of Mysore transferred the Jodi Kempapura Agrahara lands to BWCSMCL by way of an Indenture dated 10.03.1934 (Document No.4).

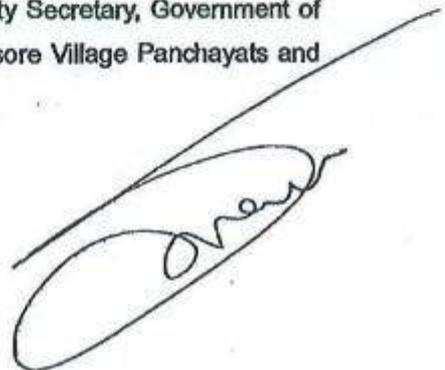


New Survey No	Acres	Guntas
44	3	39
46	11	30
47 (2 Plots)	6	17
321 (old No.42)	3	25
43	6	22
45	9	13
Govt. land	1	24
Government Vord	1	30
Total	45	00

5. We observe the Survey number assigned after resurvey to Survey No.42 of Jodi Kempapura has been erroneously reflected in Gazette Notification bearing No.L.4909-MI.79-32-34 dated 02.01.1934 (Document No.3) as Survey No. Is 303 instead of Survey No.321. This was however rectified and set right in the subsequent Indenture dated 10.03.1934 (Document No.4) executed by the Government of Mysore.

6. The Government of Mysore vide a Notification bearing No.L.3178-V.P.62-36-2 dated 21.10.1938 issued by the office of the Secretary to Government, Local Self Government Department (Document No.5), declared an extent of 47 Acres 3 Guntas of land in Jodi Kempapura Agrahara, Hosahalli and Hanumanthanagar including Binnypet as a separate local area under the jurisdiction of a special committee known as "Binnypet Committee" and thus bringing Binnypet within the jurisdiction of Binnypet Town Municipal Council.

7. The Government of Mysore, by way of a Notification bearing No.LLH 116 CRB 57 dated 17.12.1959 (Part I), issued by the Deputy Secretary, Government of Mysore (Document No.6), under Section 192 (1) of Mysore Village Panchayats and

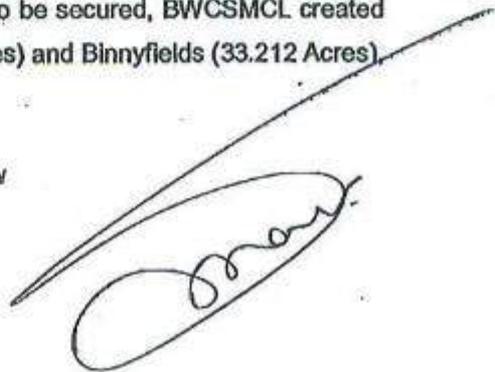


Local Boards Act, 1959 read with Section 21 of the Mysore General Clauses Act, quashed the Notification dated 21.10.1938 (Document No.5).

8. A portion of Binnyfields having already come within the jurisdiction of the Bangalore Municipal Corporation, the remaining portion of the lands in Binnyfields and Binnypet together measuring about 69.34 Acres were also brought within the jurisdiction of the Corporation of City of Bangalore by way of another Notification bearing No.LLH. 116 CRB 57 dated 17.12.1959 (Part II) issued by the Deputy Secretary, Government of Mysore (Document No.7), issued under Section 3 (9) of the City of Bangalore Municipal Corporation Act, 1949. We observe that the portion described as Government Land and Voni in the Indenture dated 10.03.1934 (Document No.4) measuring in all about 3 Acres 14 Guntas in Binnypet does not appear to be mentioned in the Notification of 17.12.1959 (Document No.7). We have relied upon the copies of the Document Nos. 5 to 7 and not insisted on the documents relating to assessment to tax and assigning of municipal number, in light of the subsequent documents which are also more than 30 years old which reflect the assignment of municipal number to Binnypet and Binnyfields.

9. The Government of Karnataka acquired the Binnypet lands for construction of a residential area for the BWCSML's workers and transferred the same to BWCSML in exchange for lands in Boganahalli in the year 1934. Pursuant thereto Binnypet lands was brought within the jurisdiction of the Binnypet Town Municipal Council in the year 1938. Thereafter Binnypet Town Municipal Council merged with the Bangalore City Corporation; and the Bangalore City Corporation has assessed the Binnypet lands to tax in continuation of its predecessor, Binnypet Town Municipal Council and taxes were paid to the Bangalore City Corporation.

10. BWCSMCL has issued debenture stock and to secure the payments of the principal and interest and other monies intended to be secured, BWCSMCL created an English Mortgage Interalla of Binnypet (45 Acres) and Binnyfields (33.212 Acres)



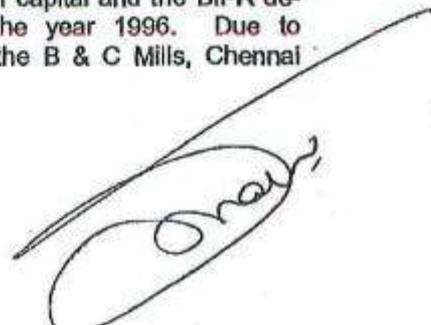
In favour of State Bank of India, the trustees for stockholders under Trust Deed dated 20.09.1967 (Document No.8).

11. BWCSMCL filed a Company Petition No. 8 of 1969 and Binny Limited filed a Company Application No. 42 of 1969 under Sections 391(2) and 394 of the Companies Act 1956, before the High Court of Mysore, at Bangalore seeking for sanction of the scheme of amalgamation. The High Court of Mysore at Bangalore, vide an Order dated 03.10.1969 (Document No.9) in Company Petition No.8 of 1969 read with Company Application No.42 of 1969, accorded sanction to the scheme of amalgamation. All the property rights specified in first, second and third part of Schedule II and other property, powers and claims of the BWCSMCL stood transferred and vested in Binny Limited by operation of law. Binny and Binnyfields are reflected in Part I of Schedule II to the Order dated 03.10.1969 (Document No.9).

12. Binny Limited with the consent of the stockholders obtained a release from the mortgage and reconveyance of Binny and Binnyfields amongst other properties, under a Deed of Re-conveyance dated 23.11.1983 (Document No.13) executed by State Bank of India, as Trustees for the holders of debenture stock issued by the BWCSMCL.

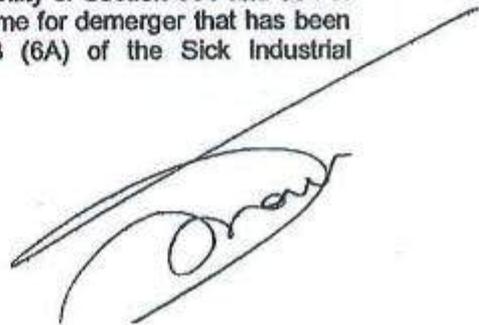
13. We gather from the Order dated 24.09.2003 of the High Court of Judicature at Madras in WP No.14856 of 2003, W.P Nos.18599, 18600 of 2003 and W.P Nos.1399 to 1402 of 2003 (Document No.18), as under:-

- a. Binny Limited was declared as Sick Industrial Company and was registered with the Board for Industrial and Financial Reconstruction (BIFR) in 1993. The BIFR sanctioned a scheme of Rehabilitation, which envisaged the induction of ETA Group as co-promoters of Binny Limited and the settlement of dues of its secured creditors on a one-time settlement (OTS) basis.
- b. As a part of implementing the scheme of rehabilitation the promoters/ co-promoters brought in substantial funding by way of capital and the BIFR de-registered Binny Limited from its purview in the year 1996. Due to unprecedented floods in Chennai in July 1996, the B & C Mills, Chennai



operations were suspended. The scheme for rehabilitation sanctioned on OTS of dues of secured creditors, was declared as failed in the year 1999.

- c. The B & C Workers Union challenged the BIFR Order dated 12.01.1996 deregistering Binny Limited from its purview and the High Court of Madras, vide an Order dated 25.02.1998 quashed the BIFR de-registration Order dated 12.01.1996 and directed the BIFR to consider the implementation of scheme de-nova.
- d. The BIFR as per the direction of the High Court of Madras reviewed the implementation of the sanctioned scheme of rehabilitation of 1994 and declared the same as failed, vide its Order issued in September 1999.
- e. A fresh Rehabilitation scheme was sanctioned by BIFR on 13.12.2001 and at a review held on 01.07.2002, the BIFR declared the scheme of December 2001 also as failed and issued a show cause notice for winding up of Binny Limited. The BIFR also gave one month's time to the Company / Existing Promoters to come up with acceptable revised proposal.
- f. A revised draft of rehabilitation scheme was submitted to BIFR for sanction. BIFR refused to sanction the revised scheme of rehabilitation by its Order dated 24.02.2003.
- g. Binny Limited filed an Appeal before the Appellate Authority for Industrial and Financial Reconstruction (AAIFR) praying for sanction of the revised scheme of rehabilitation. The AAIFR vide its Order dated 9.5.2003 dismissed the Appeal.
- h. Binny Limited filed a Writ Petition bearing WP No.14856 of 2003, before the High Court of Judicature at Madras and the Hon'ble High Court by its Order dated 24.09.2003 (Document No.18) set aside the BIFR Order dated 24.02.2003 and AAIFR Order dated 09.05.2003 and directed the BIFR to approve the scheme of rehabilitation submitted by Binny Limited.
- i. The BIFR following the direction of the Hon'ble High Court vide its Order dated 22.10.2003 in Case No.48/93 (Document No.19), sanctioned the scheme of rehabilitation under Section 18 of Sick Industrial Companies (Special Provisions) Act, 1985, interalia demerging / hiving / transferring certain assets and liabilities of Binny Limited to Binny Karnataka Limited and the effective date of demerger was 01.04.2003.
- j. Binny Limited requested BIFR to issue suitable orders to give effect to the demerger of its assets and liabilities. The BIFR vide an Order dated 11.03.2004 in Case No.48/93 (Document No.20), exempted Binny Limited and Binny Karnataka Limited from the applicability of Section 391 and 394 of the Companies Act, 1956, especially the scheme for demerger that has been sanctioned by the BIFR under Section 18 (6A) of the Sick Industrial

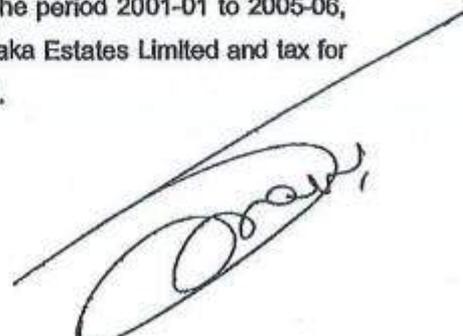


and we further gather from the Khatha Certificate dated 25.06.2005 (Document No.44) and the Assessment Register Extract dated 25.06.2005 (Document No.45) for the period 2005-2006 that ETA Karnataka Estates Limited is registered as kathedar of the same in the records of the Bangalore Mahanagara Palike.

20. We gather from the Khatha Extract bearing No.BNP/REV/2010-11/KE/499515 dated 13.04.2010 (Document No. 49) and Khatha Certificate bearing No. BNP/ REV/ 2010-11/ KC/474340 dated 13.04.2010 (Document No. 48) that ETA Karnataka Estates Limited is presently holding 24,66,832 Square Feet or 56.63 Acres in Property bearing New Municipal No.1, Hosakere Road, Binnypet, Ward No. 31, Binnypet, Bangalore (Old Survey No. 42 to 47, 10, 11, 12, 32) and that they have been registered as kathedar thereof in the records of the Bruhat Bangalore Mahanagara Palike.

21. We observe that the extent of land remaining with ETA Karnataka Estate Limited as per the documents of title is 54.03 Acres but the latest Katha Extracts issued by the Bruhat Bangalore Mahanagara Palike discloses the total extent as 56.63 Acres. As only a portion out of the total extent of 54.03 Acres measuring 47.04 Acres is the subject matter of this Report, we have not insisted upon reconciliation of the difference in extents.

22. The tax paid receipts dated 26.08.2003 and 09.08.2004 disclose that property tax for the period 1991-92 (2nd half) to 2004-05, (Document No.52 and 53) have been paid by Binny Woolen Cotton and Silk Mills with regard to Property bearing No.1-89 and 1-4/5, Binnypet, Ward No.31, Bangalore and the tax paid receipts dated 03.05.2005, 28.07.2009, 15.09.2006 and 29.04.2010 (Document Nos.54, 55 & 56) discloses that the property tax for the period 2001-01 to 2005-06, 2009-10 and 2010-11 have been paid by ETA Karnataka Estates Limited and tax for the period 2011-12 and 2012-13 is required to be paid.



Companies (Special Provisions) Act, 1985 and permitted Binny Limited to proceed further with bifurcation of its assets and liabilities to Binny Karnataka Limited as per the prescribed provisions of the sanctioned scheme and accordingly on sanction of scheme under Section 18(6A) of the Sick Industrial Companies (Special Provisions) Act 1985, the assets bifurcated to Binny Karnataka Limited stood transferred and vested to Binny Karnataka Limited and the liabilities bifurcated to Binny Karnataka Limited became the liability of Binny Karnataka Limited. On account of vesting of the property by virtue of Section 18(6A) of the Sick Industrial Companies (Special Provisions) Act 1985, the said scheme does not attract any stamp duty under the Karnataka Stamp Act, 1957.

- k. Binny Limited and Binny Karnataka Limited filed a Memorandum of Implementation and Compliance dated 24.03.2004 (Document No.57) recording the compliance of demerger in terms of BIFR Order dated 22.10.2003 in Case No.48/93.

14. The Binny Karnataka Limited was incorporated under the Companies Act on 01.08.1996 as gathered from Certificate of Incorporation and Certification of commencement of business (Document Nos. 64 & 65). The fresh Certificate of Incorporation consequent of Certificate of change of name dated 05.05.2004 (Document Nos.58 & 66), discloses Binny Karnataka Limited underwent a change of name to ETA Karnataka Estates Limited with effect from 05.05.2004.

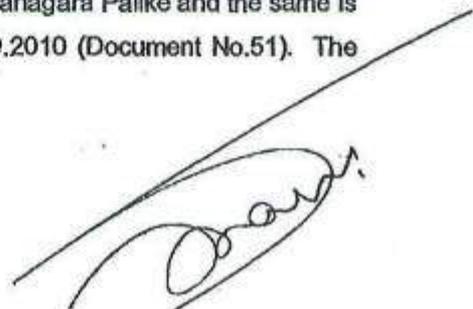
15. Over the years, several parcels of lands measuring in all about 9.3423 Acres out of the total extent of 33.212 Acres in Binnyfields and out of 45 Acres in Binnypet, were sold, transferred, exchanged /acquired as detailed in table given hereunder:-

Transaction Date	Registration details	Name of Transferee	In Acres	In Square Feet	In Square Metres	In Square Yards
Sale Deed dated 31.10.1973 (Document No.10)	2565/73-74	Binny Mill Workers and other Laborers Co-operative Housing Society Limited	6.163	268460.50	249405.56	29628.92
Sale Deed dated 02.07.1974 (Document No. 11)	1312/74-75	Employees State Insurance Corporation	0.6010	26181 (26812)	2432.21	2909
Exchange Deed dated 30.06.1978 (Document No.	303/79-80	Corporation of the City of Bangalore	0.3415	14877	1382.07	1653

23. We gather from the City Survey Sketch bearing No.2699/1, 2699/2 and 2699/3 (Document Nos.34, 35 & 36), Property Register Card (Document No.37) and the P.T. Sheet bearing No.775 (Document No.33) that lands in Survey No. 43, 44, 45, 46, 47 and 321 of Kempapura Agrahara measure about 40 Acres 28 Guntas and lands in Survey Nos. 19, 21, 22, 23, 24 of Bogannahalli Village measuring about 29 Acres 06 Guntas, in all measuring 69 Acres 34 Guntas. We observe that the Government Land and Voni measuring about 3 Acres 14 Guntas as may be gathered from Indenture dated 10.03.1934 (Document No.4) has not been included while arriving at total extent 69 Acres 34 Guntas. The City Survey Extracts reflect both Binnypet and Binnyfields as it stood originally together and does not reflect the various transfers done thereafter over the years.

24. ETA Karnataka Estates Limited, (2) ETA Star Property Developers Limited, (3) ETA Constructions (India) Limited, (4) ETA Properties & Investments Private Limited, (5) ETA Builders Private Limited (6) Maricar Estates Private Limited, (7) ETA Estates Private Limited together constituted themselves into a partnership under the name and style ETA Star Infopark, under of a Deed of partnership dated 02.07.2008 (Document No.23). ETA Karnataka Estates Limited by way of its capital contribution contributed an extent of 41.9325 Acres being part of Municipal No.1, Binnypet, Hosakere Road, Bangalore. The remaining extent retained by ETA Karnataka Estates Limited is 14.63 Acres.

25. On an application made by ETA Star Infopark, the Bangalore Mahanagara Palike vide an Special Notice bearing No. Va-121/KTR-103/09-10 dated 01.09.2010 (Document No.50), bifurcated property bearing Municipal No.1, Hosakere Road, Binnypet, Ward No.31, Bangalore and on such bifurcation an extent of 18,29,520 square feet (42 Acres) which has been contributed as capital to ETA Star Infopark was assigned Municipal Sub No.1/1, Hosakere Road, Binnypet, Ward No.121, Bangalore and the said property is for sake of brevity and convenience hereinafter referred to as "Item No.1" and ETA Star Infopark has been registered as kathedar of the same in the records of the Bruhat Bangalore Mahanagara Palike and the same is also evidenced by the Katha Certificate dated 01.09.2010 (Document No.51). The



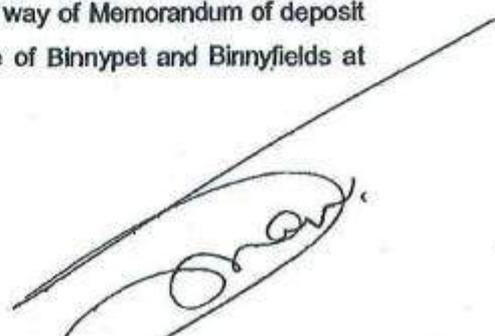
balance extent of 6,37,310 square feet (14.63 Acres) remaining with ETA Karnataka Estate Limited in Municipal No.1 was retained with the old Municipal No.1, Hosakere Road, Binnypet, Ward No.121, Bangalore and same is hereinafter referred to as 'Municipal No.1' for sake of brevity and convenience and the katha was registered in the name of ETA Karnataka Estate Limited in the records of the Bruhat Bangalore Mahanagara Palike for Municipal No.1.

26. The Form 'C' extract (Document No.25) discloses that the Partnership Firm "ETA Star Infopark" has been registered with the Registrar of Firms.

27. The Form 'A' Extract dated 16.08.2008 and 11.04.2011 (Document Nos.24 & 32), discloses that (1) ETA Karnataka Estates Limited, (2) ETA Star Property Developers Limited, (3) ETA Constructions (India) Limited, (4) ETA Properties & Investments Private Limited, (5) ETA Builders Private Limited (6) Maricar Estates Private Limited and (7) ETA Estates Private Limited are the Partners of "ETA Star Infopark" in the records of Registrar of Firms as on 11.04.2011 (Document No.32), Form A Extract with regard to ETA Star Infopark may be updated.

28. Mr.A.S.Sriram, Company Secretary of ETA Karnataka Estates Limited, has issued a Certificate dated 05.03.2010 (Document No.71), confirming that there are no mortgages, charges or liens against Binnypet property bearing Municipal No.1 and there are no winding up proceedings filed against ETA Karnataka Estates Limited and that ETA Karnataka Estates Limited has not made any reference to the BIFR nor the Company become liable for reference to BIFR. Khalid AK Buhari, Ashraf Abdul Rahman Buhari and Mohammed Hassan, we are informed are the members of the Board of Directors of ETA Karnataka Estates Limited.

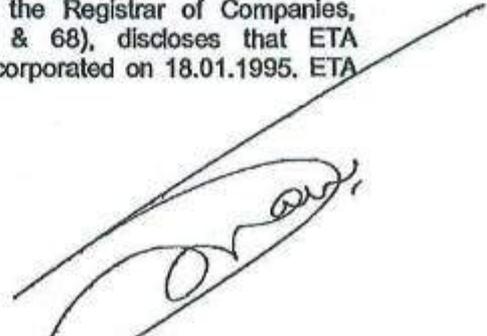
29. At the instance of Anup S Shah Law Firm, Mrs. Kirti Balakrishnan Partner of BG & Associates, carried out a search at the Ministry of Company Affairs Website (Document No.82) and reported that M/s.ETA Karnataka Estates Limited had created a charge over Binnyfields and Binnypet Property by way of Memorandum of deposit of Title Deeds dated 07.10.2004 and the mortgage of Binnypet and Binnyfields at



Bangalore which was further extended for the enhancement of loan. Subsequent thereto Binnypet and Binnyfields against which the charge was created earlier was substituted by other properties ETA Karnataka Estates Limited situated at Byaderahalli, Bangalore and as such presently there is no charge against Binnyfields and Binnypet Property belonging to M/s.ETA Karnataka Estates Limited.

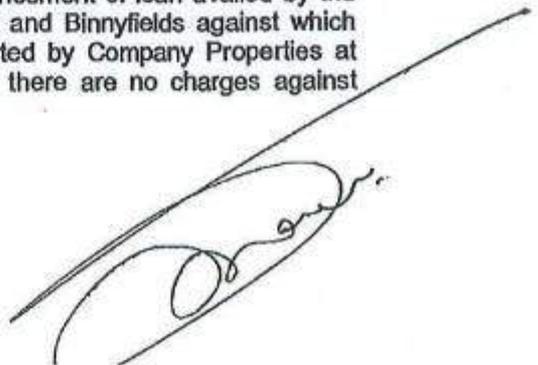
As regards the other partners of ETA Star Infopark, we have received the following:-

- a) The Certificate of Incorporation issued by the Registrar of Companies, Karnataka, Bangalore (Document No.60) discloses that ETA Star Property Developers Private Limited was incorporated on 09.11.2005. Consequent upon Change of Name it was incorporated as ETA Star Property Developers Limited on 31.01.2006 vide Fresh Certificate of Incorporation (Document No.61). The registered office of ETA Star Property Developers Limited was changed from State of Karnataka to State of Tamil Nadu which is recorded vide Certificate dated 14.09.2007 (Document No.59).
- b) V.Chandrasekaran, Partner of N.C.Rajagopal & Co., Chartered Accountants, vide Certificate dated 7.3.2011 (Document No.73) has confirmed that there are no winding up proceedings against ETA Star Property Developers Limited, nor any such proceedings being threatened, further confirmed that there are no proceedings in the Court, pursuant to the provisions of the Companies Act, 1956 for amalgamation, de merger or any scheme with the creditors.
- c) The Certificates of Incorporation issued by the Registrar of Companies, Karnataka, Bangalore (Document Nos.62 and Document No.69), discloses that ETA Properties and Investments Private Limited was incorporated on 20.06.2006 and ETA Builders Private Limited was incorporated on 12.07.2011.
- d) V.Chandrasekaran, Partner of N.C.Rajagopal & Co., Chartered Accountants, on request of the Company, carried out a search in the books and records of ETA Properties and Investments Private Limited and ETA Builders Private Limited (Document Nos.74, 75 and 76), has confirmed that there are no winding up proceedings either against ETA Properties and Investments Private Limited or ETA Builders Private Limited and ETA Karnataka Estates Private Limited nor any such proceedings being threatened. We are further informed that there are no proceedings in the Court, pursuant to the provisions of the Companies Act, 1956 for amalgamation, de merger or any scheme with the creditors.
- e) The Certificate of Incorporation issued by the Registrar of Companies, Karnataka, Bangalore (Document Nos.67 & 68), discloses that ETA Constructions (India) Private Limited, was incorporated on 18.01.1995. ETA



Constructions (India) Private Limited, underwent a change of name and a Fresh Certificate of Incorporation (Document No.70), Consequent on Change of Name dated 10.02.2006 was issued by the Registrar of Companies, Karnataka, Bangalore changing the name of the Company from ETA Constructions (India) Private Limited to ETA Constructions (India) Limited with effect from 10.02.2006.

- f) The Certificate issued by S.Janardhan & Associates, Chartered Accountants (Document No.77), after verifying the relevant records confirmed that there are no mortgage, charges or liens, registered or unregistered being created by the ETA Constructions (India) Limited against property bearing Municipal No.1, Hosakere Road, Binnypet, Bangalore to an extent of 5.04 Acres. The Company has not made any reference to the BIFR nor the Company has become liable to make a reference to BIFR and the report further confirms that the Company has not passed any resolution for the sale, lease of the Property bearing Municipal No.1, Hosakere Road, Binnypet, Bangalore to an extent of 5.04 Acres as a Developer.
- g) The Certificate of Incorporation issued by the Additional Registrar of Companies, Tamilnadu (Document No.63), discloses that M/s.Maricar Estates Private Limited, was incorporated on 24.07.1988.
- h) The Certificate dated 07.03.2011 issued by Rajagopal & Co, Chartered Accountants (Document No.72), after verifying the relevant records confirmed that no mortgages, charges or liens either registered or unregistered has been created by M/s.Maricar Estates Private Limited. The Company has not made any reference to the BIFR or has the Company has become liable for a reference to BIFR. The report further informs us that there are no proceedings in the Court, pursuant to the provisions of the Companies Act, 1956 for amalgamation, de merger or any scheme with the creditors. PSM Syed Abdul Cader and Khalid AK Buhari, we gather are the Directors of Maricar Estates Private Limited.
- i) At the instance of Anup S Shah Law Firm, Mrs. Kirti Balakrishnan, Partner of BG & Associates, carried out a search at the MCA Website and reported under their Search Reports (Document Nos. 78 & 79) that there are no charges available in the MCA Portal with regard to M/s. ETA Star Property Developers Limited and Maricar Estates Private Limited. BG & Associates vide their Search Reports (Document No.80, 81 & 83) have reported that M/s.ETA Builders Private Limited, M/s.ETA Properties and Investments Private Limited, ETA Constructions (India) Limited had created a charge over Binnyfields and Binnypet Property by way of Memorandum of deposit of Title Deeds dated 07.10.2004 and the mortgage of Binnypet and Binnyfields at Bangalore was further extended for the enhancement of loan availed by the Said Company, subsequent thereto Binnypet and Binnyfields against which the charge was created earlier was substituted by Company Properties at Byderahalli, Bangalore and hence presently there are no charges against



Binnyfields and Binnypet Property belonging to M/s.ETA Karnataka Estates Limited and M/s.Karnataka Star Infopark.

- j) V.Chandrasekaran, Partner of N.C.Rajagopal & Co., Chartered Accountants, carried out a search on 7.3.2011 (Document No.78), reported that there are no proceedings pending against ETA Estates Private Limited or any such proceedings being threatened.

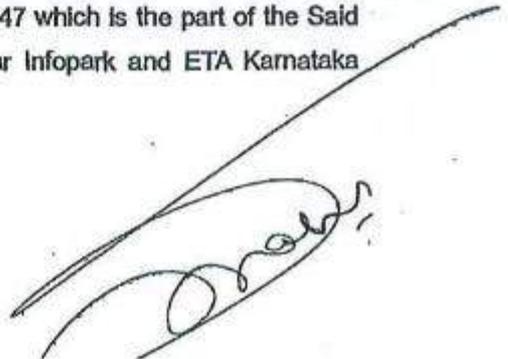
30. ETA Karnataka Estates Limited, the owner of Municipal No.1 entered into a Joint Development Agreement dated 02.08.2010 (Document No.27), with M/s.ETA Constructions (India) Limited for the development of a portion of Municipal No.1, measuring 10.8337 Acres, and subsequently the Joint Development Agreement was modified by a Rectification Deed dated 31.03.2011 (Document No.28), wherein both the parties agreed to reduce the area of the portion of Municipal No.1 offered for Joint Development Agreement from 10.8337 Acres to 5.7937 Acres. The 8.8363 Acres remaining with ETA Karnataka Estates Limited is hereinafter referred to as "Remaining 8.8363 Acres in Municipal No.1".

31. M/s. ETA Star Infopark the owner of Item No.1 and ETA Karnataka Estates Limited the owner of the remaining 8.8363 Acres in Municipal No.1, with the consent of ETA Constructions (India) Limited in consultation with Relationship Properties Private Limited has formulated a scheme for the development of Item No.1 and a portion of 5.04 Acres from and out of the remaining 8,863 acres in Municipal No.1 ('Item No.2'). by constructing a multi-storeyed residential building thereon under a Joint Development Agreement dated 28.03.2011 on a revenue sharing basis in the ratio of 69 % to Relationship Properties Private Limited and 31% to ETA Star Infopark and ETA Karnataka Estates Limited. ETA Star Infopark, ETA Karnataka Estates Limited and ETA Constructions (India) Limited have as required under Joint Development Agreement dated 28.03.2011 interalia authorized Relationship Properties Private Limited to sell the lands in Item No.1 and Item No.2, together hereinafter referred to as "Said Lands" or "Said Property", by way of two Powers of Attorney dated 28.03.2011 and 30.03.2011 (Document Nos.29, 30 & 31).

32. **LITIGATIONS :-**

I. One Abdul Sattar, Anwar Pasha and others filed a suit against Binny Limited being O.S.No.7756/1995, on the file of the Court of City Civil Judge, Bangalore, seeking for a permanent injunction restraining Binny from interfering with the suit schedule property, which suit came to be dismissed on 17.06.1996 as office objections were not compiled (Document No. 109). On checking the details of the property as set out in the suit filed by Anwar Pasha, it is evident the same is regarding property bearing old Survey No. 224- 234 which subsequently sometime during 1963 came to be phoddied and assigned new Survey No. 47 and some lands bearing old 101/1, 101/2, 101/3 which were renumbered as new Survey No.21/2. On the other hand the lands of Binny Mills include old Survey No. 47, which it had bought in the year 1934. These lands having been assessed to non-agricultural tax as far back as in 1938 and having come within the jurisdiction of the Bangalore City Corporation and have been assessed to tax and assigned municipal number in the year 1959-60. As such we would safely conclude that Anwar Pasha would not have any right to the lands in old Survey No. 47 of Binny as he is claiming ownership of lands bearing new survey No.47 (old Survey No.224-234). All the survey numbers referred to above are situated in Kempapura Village.

II. Anwar Pasha was seeking to interfere with the possession of the lands in Survey No.47 (part of the Said Property) as a result, Binny Limited filed a suit being O.S.No.8457/95 in the Court of City Civil Judge at Bangalore (Document No.95) for permanent injunction and the Hon'ble Court has decreed and granted perpetual injunction against the said Anwar Pasha restraining him from interfering with the property of Binny. Anwar Pasha being aggrieved by the said order and decree, filed a Regular First Appeal No.74/2005 in the High Court of Karnataka, Bangalore (Document No.96, 97 and 98), which came to be dismissed. Anwar Pasha being aggrieved by the said order preferred a Special Leave Petition being S.L.P. No.22404/2011 in which an order of status-quo has been granted on 05.08.2011 (Document Nos.99 & 100). The lands in Survey No.47 which is the part of the Said Property is presently in possession of the ETA Star Infopark and ETA Karnataka



Sl. No.	From	To	Property Details	Instrument	By	In favour of	Document No.
3308/05-06	10.03.34	30.09.66	Survey No.44, 45, 47, 42,43, 45, 8, 9 & 10.	Exchange Deed-23.03.34	Bangalore Deputy Commissioner, Bangalore on behalf of Government	Woolen & Cotton Silks and Co .Ltd, Bangalore	(Doc No.2360, vol.No.281 at pages 25 to 265)
322/11-12	01.10.66	31.03.70	Municipal No. 1 -89 (old Municipal No.1 -90), Binnypet Residential Quarters & Binnypet, Labour Colony, Sy No.42-47, Jodi Kempapura Village	NIL	NIL	NIL	NIL

The Search Report covering the period from 10.03.1934 to 31.03.1970 does not disclose any other transactions other than those discussed herein above;

34. Search Report with regard to the Property bearing Municipal No.1, Hosakere Road (Old Municipal No.1 to 4/5, Hosakere Road, Earlier Portions of Municipal No.1 to 5, Hosakere Road, even earlier old Survey Nos.10, 11, 12 of Boganahalli Village, Bangalore), measuring 33.212 Acres, issued by the concerned Sub-Registrar, (Document Nos.88 & 89) discloses as under:-

Sl. No.	From	To	Property Details	Instrument	By	In favour of	Document No.
256/11-12	01.03.59	30.09.66	Municipal No.1, Hosakere Road (Old Municipal No.1 to 4/5, Hosakere Road, Earlier Portions of Municipal No.1 to 5, Hosakere Road, even earlier Old Survey Nos.10, 11,	NIL	NIL	NIL	NIL
321/11-12	01.10.66	31.03.70	Municipal No.1, Hosakere Road (Old Municipal No.1 to 4/5, Hosakere Road, Earlier Portions of Municipal No.1 to 5, Hosakere Road, even earlier Old Survey Nos.10, 11,	NIL	NIL	NIL	NIL

S.No.	From	To	Property Address	Transaction	By	In Favour of	Reference Details
			12 of Boganhalli Village, Bangalore measuring 33,212 Acres				

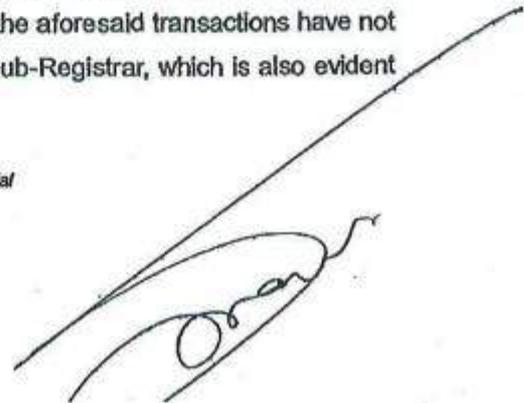
The Search Report covering the period from 01.03.1959 to 31.03.1970, does not disclose any transactions other than those discussed herein above.

35. Search Report with regard to the Property bearing Municipal Nos.1 to 90 (Old Survey Nos.10,11,12), Boganhalli Village, Survey No.32, Guttahalli Village, Hosur Hobli, Bangalore, issued by the concerned Sub-Registrar Office (Document No.84 to 86) discloses as under:-

S.No.	From	To	Property Address	Transaction	By	In Favour of	Reference Details
209/11-12	01.04.29	31.03.59	Municipal No.1 & 2 Old No.1 to 90, old sy nos 10, 11, 12 Bhoganhalli, Guttahalli Village, Hosur Hobli, (Survey No.32) Bangalore	Sale Deed-17.02.1930	1.B.Rama Rao, Mohammed Hussain, H.M.Ebrahim Sab	K.Nanjundappa	(Document No.1976, Vol.No.137 at pages 192 to 211)
					2.K.Nanjundappa	Woolen Cotton Silks Company	(Document No.2015, Vol.No.134 at pages 212 to 223)
257/11-12	01.03.59	30.09.66	Municipal No.1, Hosakere Road, Binnypet (old No.1 to 69) earlier Municipal No.1 to 5 old Municipal No.1 to 90, Binnypet Labour	Nil	Nil	Nil	Nil

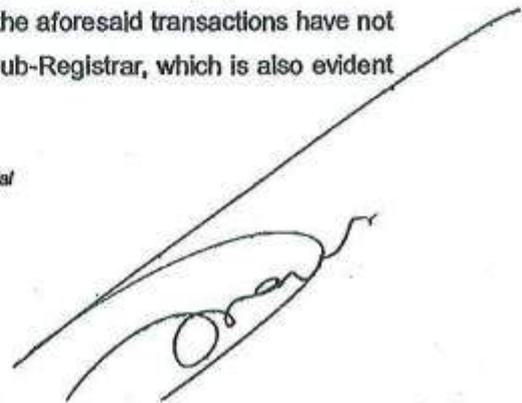
Survey No.	Year	Transfer to	Transfer from	Transfer Date	Transfer Details		
			Colony, Bangalore and old Survey No.32, Guttahalli Village, Halasur Hobli, Bangalore measuring 78.212 Acres				
806/03-04	01.10.66	31.03.04	Municipal No.1 & 2, Sy.No.10/1 -8,163 Acres	Sale Deed - 31.10.1973	K.V.Rama Chandra Bala Krishna	Venkatappa, R.Rangaswamy + M.Muniswamy	(Document No.2565, Vol. No.385 at pages 225 to 233)
			Municipal No.1 & 2, measuring eastern side-50.9, western side-184	Sale Deed- 02.07.1974	Binny Limited	The Employees State Insurance Company	(Document No.1312, Volume No.421 at pages 239 to 244)
			Municipal No.58, measuring 10,890 Square Feet	Exchange Deed - 23.09.1994	Nishant Shammanna	M/s.Binny Limited	(Document No.1916)

The transaction reflected in Search Report from 01.04.1929 to 31.03.2004 have been discussed in detail, herein above, we observe that the Trust Deed dated 20.09.1967 (registered as Document No.4201/67), Reconveyance Deed dated 23.11.1983 (Document No.3586/83) and the Exchange Deeds dated 26.04.1978 (Document No.303/78-79) and 26.04.1979 (Document No.303/78-79) have not been reflected in the Search Report for the period 01.04.1929 to 31.03.2004. On scrutiny of the Exchange Deed, Trust Deed and Reconveyance and on inquiry with the Sub-Registrar Office, we are given to understand that the aforesaid transactions have not been registered in the office of the jurisdictional Sub-Registrar, which is also evident from the details given in the table below:-



Sl. No.	Date	Period	Particulars	By	In favour of	Documents	
			Colony, Bangalore and old Survey No.32, Guttahalli Village, Halasur Hobli, Bangalore measuring 78.212 Acres				
896/03-04	01.10.66	31.03.04	Municipal No.1 & 2, Sy.No.10/1 -6,163 Acres	Sale Deed - 31.10.1973	K.V.Rama Chandra Bala Krishna	Venkatappa, R.Rangaswamy M.Muniswamy	(Document No.2565, Vol. No.385 at pages 225 to 233)
			Municipal No.1 & 2, measuring eastern side-50.9, western side-184	Sale Deed- 02.07.1974	Binny Limited	The Employees State Insurance Company	(Document No.1312, Volume No.421 at pages 239 to 244)
			Municipal No.58, measuring 10,890 Square Feet	Exchange Deed - 23.09.1994	Nishant Shammanna	M/s.Binny Limited	(Document No.1916)

The transaction reflected in Search Report from 01.04.1929 to 31.03.2004 have been discussed in detail, herein above, we observe that the Trust Deed dated 20.09.1967 (registered as Document No.4201/67), Reconveyance Deed dated 23.11.1983 (Document No.3586/83), and the Exchange Deeds dated 26.04.1978 (Document No.303/78-79) and 26.04.1979 (Document No.303/78-79) have not been reflected in the Search Report for the period 01.04.1929 to 31.03.2004. On scrutiny of the Exchange Deed, Trust Deed and Reconveyance and on inquiry with the Sub-Registrar Office, we are given to understand that the aforesaid transactions have not been registered in the office of the jurisdictional Sub-Registrar, which is also evident from the details given in the table below:-

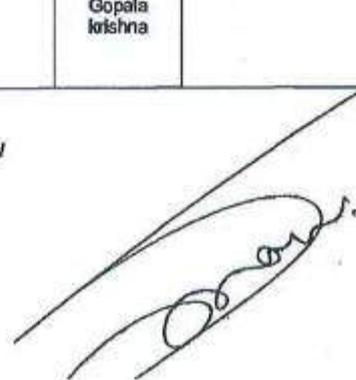


Sr. No.	Date	To	Property	Transaction	Particulars	Document No.	
1084/11-12 (Doc No.87)	01.04.78	30.07.79	Old Survey No.10,11,12 & Sy No.32, Gutlahalli Village Survey No.42 to 47, Jodi Kempapura Village	1) Exchange - 26.04.78	Corporation of the City Bangalore	Binny Limited Bangalore	(Doc. No. 303, Vol. No.2722 pages 128 - 132) Gandhinagar
				2) Exchange Deed- 26.04.79	Corporation of City of Bangalore	M/s. Binny Limited	(Doc. No.303, Vol. No.2722 pages 150 - 152) Gandhinagar
-	-	-	-	Trust Deed- 20.09.67	The Bangalore Woollen Cotton & Silk Mills Company Limited	State Bank of India	(Doc.No.4201/87, Vol.No.418 at pages 95 to 188) at office of the joint Registrar, Chennai
-	-	-	-	Re conveyance Deed- 23.11.83	State Bank Of India	Binny Limited	(Doc.No.3586/93, Vol.No.418 at pages 291 to 296) at the office of the District Registrar, Chennai

36. Search Report with regard to the Property bearing Municipal No.1 and Municipal No.1/1, Hosakere Road, (earlier bearing Municipal No.1, Hosakere Road, forming part of property earlier bearing Municipal No.1 to 89 of Binny Mills, Residential Quarters / Binny Labour Colony and Municipal No.1 to 4/5 of Hosakere Road), Binny, Bangalore, Issued by the concerned Sub-Registrar (Document Nos.92 to 94) discloses as under:-

Sr. No.	Date	To	Property	Transaction	Particulars	Document No.	
324/11-12	01.04.00	31.03.04	Municipal No.1/1, PID No.31-42-1/1, M.No 1 old ML.No.1 to 89, earlier old Sy No.10,11,12, Bogalahalli Village, Hosakere Road, Binny,	NIL	NIL	NIL	NIL

S.No.	From	To	Property Details	Transaction	By	In Favor of	Reference No/Date
			Bangalore measuring 42 Acres / 18,29,520 sq.R				
			Municipal No.1/1, Hosakere Road (forming part of Property earlier bearing Municipal No.1 to 89 of Binny Mills, Residential Quarters / Binnypet Labour Colony and Municipal No.1 to 4/5 Hosakere Road)	Joint Development Agreement- 31.03.2011	1) ETA Star Infopark 2)ETA Kamataka Estates Limited 3) ETA Constructions Limited	Relationship Properties Private Limited	(Doc.No.3523/10-11, C.D.No.SRID 102)
3690/11 -12	01.04.04	30.09.11	M.L.No.1 to 89 and 1,2/2-3,3-4/ & 4/5, Survey Nos.42 to 47 and 10/1, 11, 12 & 32, Bhogenahalli, Survey No.12, Hosakere Road Binnypet,	Sale Deed- 23.12.04	ETA Kamataka Estates Ltd	Somanna Trust rep by Trustee B.S.Naveen	(Doc.No.4454/04-05, C.D.No.SRID28)
			Municipal No.1, Hosakere Road, Binnypet (Old Nos 1 to 89 of Binnypet and Old Nos.1, 2/2,3/3, 4/4 &4/5, Hosakere Road, Bangalore), measuring 32292 sq ft	Sale Deed- 17.12.09	ETA Kamataka Estates Ltd	Kamataka Power Transmission Corporation Ltd rep by its Executive Engineer (Electricity), Major Works, North Division, Gopala Krishna	(Doc. No.1774/09-10, C.D.No.SRID88)



Case No.	From	To	Particulars	By	Reference	Remarks
			Property bearing Municipal Nos.1 to 89 of Binny Mills Residential Quarters, Binny pet, Labour colony and Municipal No.1 of Hosakere Road, * Municipal Ward No.31 of Binny pet, Bangalore measuring 4,71,916 sq ft	Joint Development Agreement- 30.08.10	M/s.ETA Kamatak a Estates Ltd,	M/s.ETA Constructions (India) Ltd (Doc.No.1355/2010-11, C.D.No.SRID94)
			Property earlier bearing Municipal No.1 to 89, Binny Mills Residential Quarters/Binny pet Labour Colony and M.L.Nos.1-6 of Hosakere Road, Binny pet, Bangalore measuring 252373.57	Supplemental Deed- 31.03.11	M/s.ETA Kamatak a Estates Ltd rep by its Authorised Signatory M.Ashraf AR Buhari	M/s. ETA Constructions (India) Ltd rep by Authorised signatory Mohammed Marikayar (Doc.No.3521/10-11, C.D.No.SRID 102)
3923/12-13	01.09.11	18.05.12	NIL	NIL	NIL	NIL

The Search Report covering the period from 01.04.2000 to 18.05.2012 does not disclose any other transactions other than those discussed herein above.

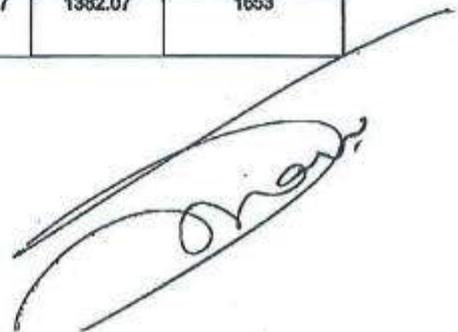
Companies (Special Provisions) Act, 1985 and permitted Binny Limited to proceed further with bifurcation of its assets and liabilities to Binny Karnataka Limited as per the prescribed provisions of the sanctioned scheme and accordingly on sanction of scheme under Section 18(6A) of the Sick Industrial Companies (Special Provisions) Act 1985, the assets bifurcated to Binny Karnataka Limited stood transferred and vested to Binny Karnataka Limited and the liabilities bifurcated to Binny Karnataka Limited became the liability of Binny Karnataka Limited. On account of vesting of the property by virtue of Section 18(6A) of the Sick Industrial Companies (Special Provisions) Act 1985, the said scheme does not attract any stamp duty under the Karnataka Stamp Act, 1957.

k. Binny Limited and Binny Karnataka Limited filed a Memorandum of Implementation and Compliance dated 24.03.2004 (Document No.57) recording the compliance of demerger in terms of BIFR Order dated 22.10.2003 in Case No.48/93.

14. The Binny Karnataka Limited was incorporated under the Companies Act on 01.08.1996 as gathered from Certificate of Incorporation and Certification of commencement of business (Document Nos. 64 & 65). The fresh Certificate of Incorporation consequent of Certificate of change of name dated 05.05.2004 (Document Nos.58 & 66), discloses Binny Karnataka Limited underwent a change of name to ETA Karnataka Estates Limited with effect from 05.05.2004.

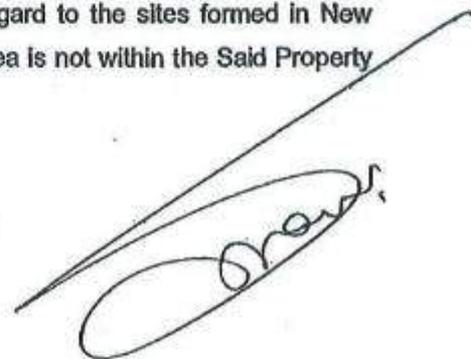
15. Over the years, several parcels of lands measuring in all about 9.3423 Acres out of the total extent of 33.212 Acres in Binnyfields and out of 45 Acres in Binnypet, were sold, transferred, exchanged /acquired as detailed in table given hereunder:-

Transaction Date	Registration details	Name of Transferee	In Acres	In Square Feet	In Square Metres	In Square Yards
Sale Deed dated 31.10.1973 (Document No.10)	2565/73-74	Binny Mill Workers and other Laborers Co-operative Housing Society Limited	6.163	268460.50	249405.66	29828.92
Sale Deed dated 02.07.1974 (Document No. 11)	1312/74-75	Employees State Insurance Corporation	0.6010	26181 (26812)	2432.21	2909
Exchange Deed dated 30.06.1978 (Document No.	303/79-80	Corporation of the City of Bangalore	0.3415	14877	1382.07	1653



Transaction Date	Registration details	Name of Transferee	In Acres	In Square Feet	In Square Metres	In Square Yards
12)						
Exchange Deed dated 30.06.1978 (Document No.12)	303/79-80	Corporation of the City of Bangalore	.0057	252	23.41	28
02.06.1992 (acquisition for formation of Road) (Document No. 14)	—	Bangalore Mahanagara Palike	0.0929	4050	376.94	449.63
Exchange Deed dated 23.09.1994 (Document No.22)	1916/94-95	Nishani Shamanna	0.25	10890	1011.68	1210
Lease 31.08.1999 (Document No.16)	Unregistered	Karnataka Power Transmission Corporation Limited	0.1469	6400	594.56	711.11
Sale Deed dated 23.12.2004 (Document No.21)	4454/2004-05	Somanna Trust	1	43,560	4046.72	4840
Sale Deed dated 14.12.2009 (Document No.26)	1774/2009-10	Karnataka Power Transmission Corporation Limited	0.7513	32,292	2999.92	3588
Total			9.3423	406950.588	37805.709	45216.732

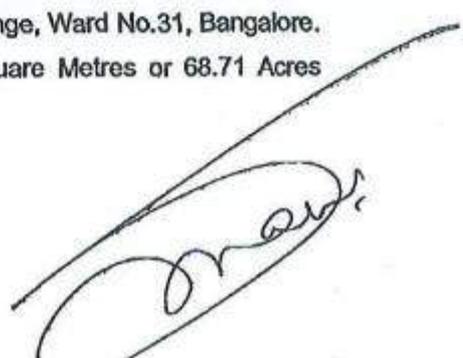
16. We have also been furnished with a photocopy of a Memorandum of Understanding dated 05.03.1999 (Document No.15) recording the arrangement between and Binny Mills Management and Binny ex-employees, wherein it was agreed that sites would be formed in an extent of 8 Acres in Binny and would be allotted to its ex-employees. We are given to understand that taking into consideration the roads and amenities also provided, in all an extent of 14.5 Acres out of Binny lands and Binnyfields lands were set aside for formation of a Layout for the ex-employees of Binny Limited ("New Binny Layout"). M/s.Binny Limited have already executed several sale deeds with regard to the sites formed in New Binny Layout in favour of its ex-employees. This area is not within the Said Property and not subject matter of this Report.



17. A portion of Binnypet and Binnyfields measuring in all about 1,376 Square metres situated at Hosakere Road, Bangalore was developed separately by ETA Karnataka Estates Limited. On an application made by ETA Karnataka Estates Limited on 01.08.2006, the Assistant Revenue Officer, Bangalore Mahangara Palike vide Special Notice bearing Wale/PR/KTR/82/2006-07 dated 14.09.2006 (Document No.47) assessed to tax the said portion of Binnyfields and Binnypet measuring in all about 14810 Square Feet (1,376 Square Metres) or 0.339 Acres and assigned a New Municipal No.1, J.J.R. Nagar Main Road, K.H.Ranganatha Colony, Ward No.44, Bangalore. The said portion measuring 14810 square feet is not a subject matter of this Report. We have taken the same into consideration only for the purpose of arriving at the extent measuring 54.03 Acres which is presently held by ETA Karnataka Estates Limited.

18. The Assessment Extracts dated 11.09.2003 (Document No.17) for the period 2000-2003, Khatha Endorsements dated 25.09.2004 (Document No.40 and 41) and Khatha Certificates dated 17.08.2004 (Document Nos.38 and 39), Katha Certificates dated 10.12.2004 (Document No.42), Special Notice dated 23.06.2005 (Document No.43) and Confirmation Letter dated 20.07.2005 (Document No.46) disclose that the Binnypet lands earlier bearing Survey No.42 to 47, Jodi Kempapura Village, measuring in all about 1,76,242.44 Square Metres (43.551 Acres) with Buildings and structures were assigned Municipal Nos.1 to 89, Binnypet Residential Quarters, Ward No.31, Bangalore and Binnyfields which was earlier bearing Survey No.10, 11, 12 and 32, Boganahalli Village measuring in all about 1,01,815.75 Square Metres (25.160 Acres), was assigned Municipal No.1 to 4/5 Hosakere Road, Binnypet Ward No.31, Bangalore.

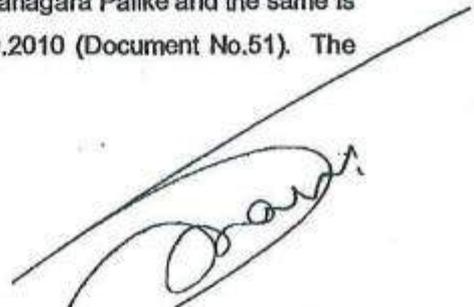
19. The Notice-cum-Special Notice dated 23.06.2005 (Document No.43), and the Confirmation Letter dated 20.07.2005 (Document No.46), discloses that the kathas of Binnypet and Binnyfields have been amalgamated and have been assigned a single Municipal No.1, Hosakere Road, Binnypet, Binnypet Range, Ward No.31, Bangalore. The amalgamated property measures 2,78,058.19 Square Metres or 68.71 Acres



23. We gather from the City Survey Sketch bearing No.2699/1, 2699/2 and 2699/3 (Document Nos.34, 35 & 36), Property Register Card (Document No.37) and the P.T. Sheet bearing No.775 (Document No.33) that lands in Survey No. 43, 44, 45, 46, 47 and 321 of Kempapura Agrahara measure about 40 Acres 28 Guntas and lands in Survey Nos. 19, 21, 22, 23, 24 of Boganahalli Village measuring about 29 Acres 06 Guntas, in all measuring 69 Acres 34 Guntas. We observe that the Government Land and Voni measuring about 3 Acres 14 Guntas as may be gathered from Indenture dated 10.03.1934 (Document No.4) has not been included while arriving at total extent 69 Acres 34 Guntas. The City Survey Extracts reflect both Binnypet and Binnyfields as it stood originally together and does not reflect the various transfers done thereafter over the years.

24. ETA Karnataka Estates Limited, (2) ETA Star Property Developers Limited, (3) ETA Constructions (India) Limited, (4) ETA Properties & Investments Private Limited, (5) ETA Builders Private Limited (6) Maricar Estates Private Limited, (7) ETA Estates Private Limited together constituted themselves into a partnership under the name and style ETA Star Infopark, under of a Deed of partnership dated 02.07.2008 (Document No.23). ETA Karnataka Estates Limited by way of its capital contribution contributed an extent of 41.9325 Acres being part of Municipal No.1, Binnypet, Hosakere Road, Bangalore. The remaining extent retained by ETA Karnataka Estates Limited is 14.63 Acres.

25. On an application made by ETA Star Infopark, the Bangalore Mahanagara Palike vide an Special Notice bearing No. Va-121/KTR-103/09-10 dated 01.09.2010 (Document No.50), bifurcated property bearing Municipal No.1, Hosakere Road, Binnypet, Ward No.31, Bangalore and on such bifurcation an extent of 18,29,520 square feet (42 Acres) which has been contributed as capital to ETA Star Infopark was assigned Municipal Sub No.1/1, Hosakere Road, Binnypet, Ward No.121, Bangalore and the said property is for sake of brevity and convenience hereinafter referred to as "Item No.1" and ETA Star Infopark has been registered as kathedar of the same in the records of the Bruhat Bangalore Mahanagara Palike and the same is also evidenced by the Katha Certificate dated 01.09.2010 (Document No.51). The



22nd April, 2014

M/s. Relationship Properties Private Limited,
70, Nagindas Master Road,
Fort, Mumbai – 400 023.

Dear Sirs,

Attn: Mr. Rajesh Baxi

We act as Legal Advisors to Relationship Properties Private Limited, who have forwarded us with certain additional documents which have been listed herein below for updating our earlier Title Report dated 4th September, 2012 ("**Earlier Title Report**"), with regard to all that piece and parcel of immovable property being portion of Municipal No. 1/1, Hosakere Road, Ward No.31, (PID No.31-42-1/1), Bangalore measuring in all about 47.04 Acres or 20,49,062.40 square feet (earlier bearing Municipal No.1 and Municipal No.1/1 Hosakere Road, Binnypet, Bangalore and still earlier bearing Municipal No.1, Hosakere Road, Binnypet, Bangalore and even previously bearing Municipal No.1 to 4/5, Hosakere Road, Binnypet Residential Quarters, Binnypet Ward, Ward No.31, Bangalore and Municipal Nos 1 to 89, Binnypet Residential Quarters, Binnypet Ward, Ward No.31 and old Survey Nos.10,11,12 of Boganahalli Village, Survey No.32 of Guttahalli Village, Halsur Hobli, Bangalore Taluk and Survey No.42-47, Jodi Kempapura Village, Halasur Hobli, Bangalore Taluk) and bounded as follows:-

East	Hosakere Road (Tank Bund Road Towards Sirsi Circle to Mysore Road);
West	Goripalya, Ranganatha Colony and New Binny Layout;
North	New Binny Layout Road, Private Property and Portion of Municipal No.1/1 retained by ETA Karnataka Estates Private Limited;
South	Goripalya;

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-1-
Privileged & Confidential

BENGALURU | CHENNAI

• No.34, 7th Cross, Vasanth Nagar, Cunningham Road, Bengaluru - 560 052. Tel: +91 80 4242 3000, Fax: +91 80 4242 3030

E-mail: legal@anupshahlawfirm.com

I. TITLE DOCUMENTS

Sl. No.	Date	Particulars
1.	16.02.1930	Indenture executed by The South India Industrials Limited in favour of K.Nanjundappa son of K.Channabasappa (registered as Document No.1976 in Book I, Volume-134 at Pages 192 to 211 in the office of Sub Registrar, Bangalore City);
2.	22.02.1930	Indenture executed by K.Nanjundappa son of K.Channabasappa in favour of The Bangalore Wollen Cotton & Silk Mills Company Limited (registered as Document No.2015 in Book I, Volume 134, Pages 212 to 223 in the office of the Sub Registrar Gandhinagar, Bangalore City);
3.	02.01.1934 04.01.1934	Gazette Notification bearing No. L.4909-MI.79-32-34 issued by the Deputy Secretary to Government, Government of Mysore and published in the Mysore Gazette on 04.01.1934;
4.	10.03.1934	Indenture executed by Government of his Highness the Maharaja of Mysore in favour of The Bangalore Wollen Cotton & Silk Mills Co., Ltd (registered as Document No. 2360/34-35 in Book I, Volume 281 at Pages 252 to 265 in the office of Sub Registrar, Bangalore) along with plan (filed in the Supplemental file of Book I, Volume I at Pages 35 to 36 in the office of Sub Registrar, Bangalore);
5.	21.10.1938	Typed copy of Notification bearing No. L.3178-V.P. 62-36-2 issued in the office of the Secretary to Government, Local Self Government Department, Government of Mysore;
6.	17.12.1959	Typed copy of Notification bearing No. LLH 116 CRB 57, issued by the Deputy Secretary, Government of Mysore (Part I);
7.	17.12.1959	Typed copy of Notification bearing No. LLH. 116 CRB 57 issued by the Deputy Secretary, Government of Mysore (Part II);
8.	20.09.1967	Trust Deed executed by The Bangalore Woollen Cotton & Silk Mills Company Limited in favour of State Bank of India (registered as Document No.4201/1967, Book I, Volume 1745 at pages 95 to 188 in the office of the joint Sub Registrar, Madras);



Sl. No.	Date	Particulars
9.	03.10.1969	Order of Amalgamation passed by the High Court of Mysore at Bangalore in Company Petition No. 8 of 1969 read with Company Application No. 42 of 1969;
10.	31.10.1973	Sale Deed executed by Binny Limited in favour of Binny Mill Workers and other Labourers Co-operative Housing Society Limited (registered as Document No.2565/73-74 in Book I, Volume 385, at Pages 225 to 233 in the office of Sub Registrar, Srirampuram, Bangalore);
11.	02.07.1974	Sale Deed executed by M/s. Binny Limited in favour of Employees State Insurance Corporation (registered as Document No.1312/74-75 in Book I, Volume 421, at Pages 239 to 244 in the office of the Sub-Registrar, Srirampuram, Bangalore);
12.	30.06.1978	Deed of Exchange executed between the Corporation of the City of Bangalore and Binny Limited (registered as Document No.303/79-80, Volume 2722 at Pages 128 to 132 in the office of the Sub Registrar, Bangalore, Gandhinagar);
13.	23.11.1983	Deed of Re conveyance executed by State Bank of India (Trustees for the Holders of Debenture Stock issued by the Bangalore Woollen Cotton and Silk Mills Company Limited) in favour of Binny Limited (registered as Document No. 3586/1983, Book-I, Volume No.418, at Pages 291 to 296 in the office of District Registrar, Madras South);
14.	02.06.1992	Proceedings of the Meeting held with Binny Representatives by the Corporation Officers (Estate Office R.S.1.PR.108/91-92), Bangalore Mahanagara Palike;
15.	05.03.1999	Memorandum of Understanding by Binny Mills Management and Binny Ex-Employees;
16.	31.08.1999	Lease Extension Agreement entered between M/s. Binny Limited (Bangalore Woollen, Cotton & Silk Mills Limited) and Karnataka Power Transmission Corp. Ltd (formerly known as Karnataka Electricity Board);
17.	11.09.2003	Assessment Extract issued by the office of Assistant Revenue Officer, Bangalore Mahanagara Palike, Bangalore;

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Sl. No.	Date	Particulars
18.	24.09.2003	Order of the High Court of Judicature at Madras in Writ Petition No. 14856 of 2003 in WP No.14856 of 2003, W.P.M.P Nos.18599, 18600 of 2003 and W.V.M.P.Nos.1399 to 1402 of 2003;
19.	23.10.2003	Order of BIFR in case No. 48 of 1993 in Re: Binny Limited (BL) on the file of Board For Industrial and Financial Reconstruction;
20.	11.03.2004	Order of the BIFR in case No. 48 of 1993 in Re: Binny Limited (BL) on the file of Board For Industrial and Financial Reconstruction;
21.	23.12.2004	Sale Deed executed by ETA Karnataka Estates Limited in favour of Somanna Trust (Reg) (registered as Document No. SRI-1-04454/2004-05, Book I, stored in C.D. No. SRID28 in the office of the Sub Registrar Srirampuram, Bangalore District) (along with the sketch);
22.	23.09.1994	Certified Copy of Exchange Deed executed between M/s. Bangalore Woollen Cotton And Silk Mills Limited, represented by M/s. Binny Limited and Nishani Shamama son of Nishani Lingappa (registered as Document No. 1916/94-95, Book I, Pages 246-250, Volume 1709 of the office of the Sub Registrar, Bangalore);
23.	02.07.2008	Deed of Partnership entered between (1) ETA Karnataka Estates Limited, (2) ETA Star Property Developers Limited, (3) ETA Constructions (India) Limited, (4) ETA Properties & Investments Private Limited, (5) ETA Builders Private Limited (6) Maricar Estates Private Limited, (7) ETA Estates Private Limited;
24.	16.08.2008	Certified copy of Form 'A' Extract (Extract for Register of Partnership Firm), under section 59 of the Indian Partnership Act,1932 issued by the office of Registrar of Firms, Shivajinagar Registration District with regard to M/s.ETA Star Infopark;
25.	16.08.2008	Registration Certificate in Form 'C' Extract issued to M/s.ETA Star Infopark by the Registrar of Firms, Shivajinagar, Bangalore;

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Sl. No.	Date	Particulars
26.	14.12.2009	Sale Deed executed by ETA Karnataka Estates Limited in favour of Karnataka Power Transmission Corporation Limited (registered as Document No.SRI-1-01774/2009-10, Book I, stored in C.D.No. SRID88 in the office of the Senior Sub Registrar, Srirampura, Bangalore District);
27.	02.08.2010	Joint Development Agreement entered between ETA Karnataka Estates Limited and ETA Karnataka Constructions (India) Limited (registered as Document No.1355/2010-11 in Book-I stored in C.D.No.SRID 94 in the Office of the Sub-Registrar, Srirampuram, Bangalore);
28.	19.02.2011	Relinquishment Deed executed by ETA Karnataka Estates Limited (represented by its Authorised Signatory Chinma Bhat) in favour of The Bangalore Development Authority (represented by its Executive Engineer S. Venugopal Rao son of late S. Sham Rao) (registered as Document No.BDA-1-02666-2010-1 in Book-I stored in BDAD162 in the Office of the Sub-Registrar, Additional District Registrar, Bangalore Development Authority, Bangalore);
29.	31.03.2011	Rectification Deed entered between ETA Karnataka Estates Limited and ETA Karnataka Constructions (India) Limited;
30.	28.03.2011	Joint Development Agreement entered between ETA Star Infopark, ETA Karnataka Estates Limited, ETA Constructions (India) Limited and Relationship Properties Private Limited (registered as Document No.3523/2010-11 in Book-I stored in C.D.No. SRID 102 in the Office of the Sub-Registrar, Srirampuram, Bangalore);
31.	28.03.2011	Power of Attorney executed by ETA Star Infopark, ETA Karnataka Estates Limited, ETA Constructions (India) Limited in favour of Relationship Properties Private Limited (registered as Document No.63/2010-11 in Book-IV stored in C.D.No. SRID 102 in the Office of the Sub-Registrar Srirampuram, Bangalore);
32.	30.03.2011	Power of Attorney executed by ETA Star Infopark, ETA Karnataka Estates Limited, ETA Constructions (India) Limited in favour of Relationship Properties Private Limited (registered as Document No.62/2010-11 in Book-IV stored in C.D.No.SRID 102 in the Office of the Sub-Registrar, Srirampura);

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Sl. No.	Date	Particulars
33.	11.04.2011	Form A Extract issued by the Registrar of Firms, Shivajinagar Registration District, Bangalore with regard to ETA Star Infopark;
34.	14.04.2011	Deed of Expulsion entered between ETA Karnataka Estates Limited, ETA Constructions (India) Limited, ETA Properties and Investments Private Limited, ETA Builders Private Limited, Maricar Estates Private Limited and ETA Star Property Developers Limited;
35.	21.04.2011	Deed of Reconstitution entered between ETA Karnataka Estates Limited, ETA Constructions (India) Limited, ETA Properties and Investments Private Limited, ETA Builders Private Limited, Maricar Estates Private Limited, Ashraf Abdul Rahman Buhari and Khalid A.K.Buhari;
36.	22.03.2012	Deed of Retirement Cum Reconstitution entered between 1) ETA Constructions (India) Limited 2) ETA Karnataka Estates Limited 3) ETA Properties and Investments Private Limited 4) ETA Builders Private Limited 5) Maricar Estates Private Limited 6) Ashraf Abdul Rahman Buhari son of Syed Abdul Rahman Buhari 7) Khalid A.K. Buhari son of M.K.M. Abdul Kader;
37.	11.04.2012	Form A Extract issued by the Registrar of Firms, Shivajinagar Registration District, Bangalore with regard to ETA Star Infopark;
38.	11.04.2014	Form A Extract issued by the Registrar of Firms, Shivajinagar Registration District, Bangalore with regard to ETA Star Info Park;
39.	11.04.2014	Certified copy of Form C Extract issued by the Registrar of Firms, Shivajinagar Registration District, Bangalore with regard to ETA Star Info Park;
40.	13.12.2013	Amalgamation Agreement executed by ETA Star Infopark and ETA Karnataka Estates Limited (registered as Document No.4857/2013-14 in Book-I, stored in CD No.SRID 156 in the Office of the Sub-Registrar, Srirampuram, Bangalore);
41.	17.12.2013	Rectification Deed executed by ETA Star Infopark and ETA Karnataka Estates Limited (registered as Document No.4918/2013-14 in Book-I, stored in CD No.SRID 156 in the Office of the Sub-Registrar, Srirampuram, Bangalore);

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Sl. No.	Date	Particulars
42.	21.11.2013	Relinquishment Deed executed by ETA Karnataka Estates Limited and Relationship Properties Private Limited (registered as Document No.2391/2013-14 in Book-I stored in CD.No.BDAD 196 in the Office of the Sub-Registrar Bangalore Development Authority) with regard to 2,77,634.50 square feet in Municipal No.1 and 1/1;

SURVEY RECORDS

Sl. No.	Date	Particulars
43.		P.T. Sheet bearing No.775 with regard to Survey Nos. 43, 44, 45, 46, 47 and 321 in Kempapura Agrahara and Survey Nos. 19, 21,22, 23, 24 of Boganahalli Village issued by the office of the Enquiry Officer, City Survey Department, Bangalore;
44.		City Survey Sketch bearing No.2699/1 issued by the office of Enquiry Officer, City Survey Department, Bangalore;
45.		City Survey Sketch bearing No.2699/2 issued by the office of Enquiry Officer, City Survey Department, Bangalore;
46.		City Survey Sketch bearing No.2699/3 issued by the office of Enquiry Officer, City Survey Department, Bangalore;
47.		Property Registrar Card issued by the office of enquiry officer, Bangalore with regard to City Survey Nos.2699/1, 2699/2 and 2699/3 to ETA Karnataka Estates Limited;

MUNICIPAL RECORDS

Sl. No.	Date	Particulars
48.	17.08.2004	Khatha Certificate bearing No. DA (B) 31/PR 37/2004-05 issued by the office of Assistant Revenue Officer, Binnypet Ward, Bangalore Mahanagara Palike;

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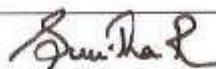
Sl. No.	Date	Particulars
49.	17.08.2004	Khatha Certificate bearing No. DA (B) 31/PR 37/2004-05 issued by the office of Assistant Revenue Officer, Bangalore Mahanagara Palike;
50.	25.09.2004	Khatha Endorsement bearing No. Va. Gu (B) 31/KTR 74/2004-05 issued by the office of Assistant Revenue Officer, Binnypet Range, Bangalore Mahanagara Palike;
51.	25.09.2004	Khatha Endorsement bearing No. Vagu (B) 31/KTR 74/2004-05 issued by the office of Assistant Revenue Officer, Binnypet Range, Bangalore Mahanagara Palike with regard to Property bearing Municipal No. 1 to 89, Hosakere Road, Binny Mills, Binnypet, Ward No. 31, Bangalore;
52.	10.12.2004	Khatha Certificate bearing D.A.(B)31/PR 89/2004-05 issued by the office of the Assistant Revenue Officer, Bangalore Mahanagara Palike;
53.	23.06.2005	Notice Cum Special Notice bearing No.Sa.Kan.Aa.B Wa31:KTR19/05-06 issued by the office of Assistant Revenue Officer, (Binnypet Range) Bangalore Mahanagara Palike, Bangalore;
54.	25.06.2005	Khatha Certificate bearing No. DA(B)31/PR 54/05-06 issued by the office of Assistant Revenue Officer, (Binnypet Range), Bangalore Mahanagara Palike, Bangalore;
55.	25.06.2005	Assessment Register Extract issued by the office of Assistant Revenue Officer (Binnypet Range), Bangalore ;
56.	20.07.2005	Confirmation Letter issued by the office of Assistant Revenue Officer, (Binnypet Range) Bangalore Mahanagara Palike, Bangalore;
57.	14.09.2006	Special Notice bearing Wale/PR/KTR 82/2006-07 issued by the office of Revenue Officer, Binnypet Range, Bangalore Mahanagara Palike;

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Sl. No.	Date	Particulars
58.	13.04.2010	Khatha Certificate bearing No. BMP/ REV /2010-11/ KC/ 474340 issued by the office of the Assistant Revenue Officer, Bangalore Mahanagara Palike, Bangalore;
59.	13.04.2010	Khatha Extract bearing No. BMP/ REV/ 2010-11/ KE /499515 issued by the office of the Assistant Revenue Officer, Bangalore Mahanagara Palike, Bangalore;
60.	01.09.2010	Special Notice bearing No.Va-121/ KTR- 103/09-10 M.T.R /15 /10-11 issued by the Assistant Revenue Officer, Chikkapete Range, Bruhat Bangalore Mahanagara Palike, Bangalore;
61.	01.09.2010	Katha Certificate bearing No.BMP/REV/2010-11/KC/510274, issued by the Assistant Revenue Officer, Citizen Service Centre, West Range, Malleshwaram Palike Office, Bruhat Bangalore Mahanagara Palike;
62.	23.02.2013	Khatha Certificate bearing No.BMP/REV/2012-13/KC/735681 issued by the Assistant Revenue Officer, Civil Service Centre, West Range, Malleshwaram Palike office, Bruhat Bangalore Mahanagara Palike with regard to Municipal No.1/1 Hosakere Road, Bangalore;
63.	18.02.2014	Khatha Certificate bearing No.BMP/REV/2013-14/KC/830940 issued by the Assistant Revenue Officer, Civil Service Centre, Centre office, S.R Circle, Bruhat Bangalore Mahanagara Palike;
64.	18.02.2014	Khatha Certificate bearing No.BMP/REV/2013-14/KC/830941 issued by the Assistant Revenue Officer, Civil Service Centre, Centre office, S.R Circle, Bruhat Bangalore Mahanagara Palike with regard to Property bearing Municipal No.1/1 Hosakere Road, Bangalore;
65.	20.02.2014	Khatha Certificate bearing No.BMP/REV/2013-14/KC/831774 issued by the Assistant Revenue Officer, Civil Service Centre, Centre office, S.R Circle, Bruhat Bangalore Mahanagara Palike with regard to Municipal No.1 (old No. 42 to 47 10, 11, 12, 32) Hosakere Road, Bangalore;

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Sl. No.	Date	Particulars
66.	23.02.2013	Khatha Extract bearing No.BMP/REV/2012-13/KE/800256 issued by the issued by the Assistant Revenue Officer, West Range, Malleswaram Palike office, Bruhat Bangalore Mahanagara Palike with regard to Municipal No.1/1 Hosakere Road, Ward No.31 Binnypet, Bangalore;
67.	18.02.2014	Khatha Extract bearing No.BMP/REV/2013-14/KE/907055 issued by the issued by the Assistant Revenue Officer, Civil Service Centre, Centre office, S.R Circle, Bruhat Bangalore Mahanagara Palike with regard to Municipal No.1 (old No. 42 to 47 10, 11, 12, 32) Hosakere Road, Ward No.31 Binnypet, Bangalore;
68.	18.02.2014	Khatha Extract bearing No.BMP/REV/2013-14/KE/907056 issued by the issued by the Assistant Revenue Officer, Civil Service Centre, Centre office, S.R Circle, Bruhat Bangalore Mahanagara Palike with regard to Municipal No.1/1 Hosakere Road, Ward No.31 Binnypet, Bangalore;
69.	20.02.2014	Khatha Extract bearing No.BMP/REV/2013-14/KE/907959 issued by the issued by the Assistant Revenue Officer, Civil Service Centre, Centre office, S.R Circle, Bruhat Bangalore Mahanagara Palike with regard to Municipal No.1 (old No. 42 to 47 10, 11, 12, 32) Hosakere Road, Ward No.31 Binnypet, Bangalore;
70.	20.02.2014	Khatha Extract bearing No.BMP/REV/2013-14/KE/907963 issued by the issued by the Assistant Revenue Officer, Civil Service Centre, Centre office, S.R Circle, Bruhat Bangalore Mahanagara Palike discloses that the khatha of the property bearing New Municipal No.1/1 Hosakere Road, Ward No.31 Binnypet, Bangalore;
71.	26.08.2003	Tax paid receipts for the period 2002-2003, 2003-2004 issued by Tax Collector, Bangalore Mahanagara Palike;
72.	09.08.2004	Tax paid receipts for the period 1991-92 (II half) to 2003-04 and 2004-05 issued the Tax Collector, Bangalore Mahanagara Palike;



Sl. No.	Date	Particulars
73.	15.09.2006	Tax Paid receipts for the period 2000-01 to 2005-06 with regard to property bearing Municipal No.1 situated at J.J.R.Nagar Main Road, K.H. Ranganath Colony, Ward No.44, Bangalore;
74.	03.05.2005	Tax paid receipts for the period 2005-2006 issued by Tax Collector, Bangalore Mahanagara Palike;
75.	28.07.2009	Tax paid receipts for the period 2009-2010 with regard to Tax Collector, Bruhat Bangalore Mahanagara Palike;
76.	29.04.2013	Tax paid receipts for the period 2013-14 issued by the Tax Collector, Bruhat Bangalore Mahanagara Palike;
77.	17.02.2014	Special Notice bearing No. Va-121/K.T.R.126/2013-14 M.T.R.37/2013-14, issued by the Assistant Revenue Officer, Chikkapete Division, Bruhat Bangalore Mahanagara Palike;
78.	09.12.2011	Licence bearing No.JDTP/LP/31/2010-11, issued by the Additional Director, Bangalore Mahanagara Palike, Bangalore;
79.	26.10.2013	Letter bearing No. BD// NaYoSa/ DLP-50/ 09-10/ 3506/2013-14, issued by the office of the Joint Director, City Development Division, Bangalore Development Authority, Bangalore;
80.	30.11.2013	Work Order bearing No.BDA/ NaYoSa/ DLP-50/ 2009-10/ 4037/2013-14, issued by the Commissioner, Bangalore Development Authority, Bangalore;

COMPANY RECORDS

Sl. No.	Date	PARTICULARS
81.	24.03.2004	Memorandum of Implementation and Compliance between Binny Limited and Binny Karnataka Limited;
82.	05.05.2004	Fresh Certificate of Incorporation consequent on change of Name issued by the office of the Registrar of Companies, Tamil Nadu, Chennai changing the name of Binny Karnataka Limited to ETA Karnataka Estates Limited;

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Sl. No.	Date	PARTICULARS
83.		Certificate of Registration of Company Law Board order for Change of State, issued by the Assistant Registrar of Companies with regard to M/s.ETA Star Property Developers Limited;
84.	09.11.2005	Certificate of Incorporation, issued by the Deputy Registrar of Companies, Karnataka, Bangalore changing the name from ETA Star Property Developers Private Limited to ETA Star Property Developers Limited;
85.	31.01.2006	Fresh Certificate of Incorporation consequent on change of name, issued by the Registrar of Companies, Karnataka, Bangalore;
86.	20.06.2006	Certificate of Incorporation, issued by the Registrar of Companies, Karnataka, Bangalore incorporating ETA Properties and Investments Private Limited;
87.	24.06.1988	Certificate of Incorporation of Maricar Estates Private Limited, issued by the Additional Registrar of Companies;
88.	01.08.1996	Certificate of Incorporation, issued by the Additional Registrar of Companies, Tamilnadu with regard to Binny Karnataka Limited;
89.	26.08.1996	Certificate for Commencement of Business issued by the Additional Registrar of Companies, Tamil Nadu for Binny Karnataka Limited;
90.	05.05.2004	Fresh Certificate of Incorporation consequent on Change of Name issued by the Registrar of Companies, Tamilnadu, Chennai for a change of name from Binny Karnataka Limited to ETA Karnataka Estates Limited;
91.	18.01.1995	Certificate of Incorporation issued by the Registrar of Companies, Karnataka, Bangalore with regard to ETA Constructions (India) Private Limited;
92.	21.04.2006	Certificate of Registration of Alteration of Objects, issued by the Assistant Registrar of Companies, Karnataka, Bangalore of M/s.ETA Constructions (India) Limited;

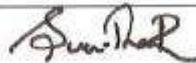
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Sl. No.	Date	PARTICULARS
93.	12.06.2001	Certificate of Incorporation issued by the Registrar of Companies, Karnataka, Bangalore with regard to ETA Builders Private Limited;
94.	10.02.2006	Fresh Certificate of Incorporation consequent on change of Name issued by the Assistant Registrar of Companies, Karnataka, Bangalore from ETA Constructions (India) Private Limited to ETA Constructions (India) Limited;
95.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to Maricar Estates Private Limited;
96.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to ETA Star Property Developers Limited;
97.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to ETA Properties and Investments Private Limited;
98.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to ETA Builders Private Limited;
99.	07.03.2011	ROC-Search Report, issued by V.Chandrashekar, Partner of N.C.Rajagopal & Co with regard to ETA Karnataka Estates Limited;
100.	08.03.2011	Certificate issued by the S.Janardhan & Associates, with regard to ETA Constructions (India) Limited;
101.	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.Maricar Estates Private Limited;
102.	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.ETA Star Property Developers Limited;
103.	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.ETA Properties and Investments Private Limited;

Sl. No.	Date	PARTICULARS
104.	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.ETA Constructions (India) Limited;
105.	16.03.2011	Search Report issued by the BG Associates, Company Secretaries, with regard to M/s.ETA Karnataka Estates Limited;
106.	16.03.2011	Search Report issued by BG Associates, Company Secretaries, with regard to M/s.ETA Builders Private Limited;
107.	24.03.2014	Certificate issued by the Company Secretary, with regard to M/s.ETA Karnataka Estates Limited;

Search Reports issued by the Registrar with regard to Book-I Registration

Sl. No.	Date	Particulars
108.	28.04.2011	Search Report bearing SA.No.209/11-12, covering the period from 01.04.1929 to 31.03.1959, issued by the Sub-Registrar, Gandhinagar, Bangalore with regard to Municipal No.1 & 2 Old No.1 to 90, old sy nos 10, 11, 12 Bhoganahalli, Guttahalli Village, Hosur Hobli, (Survey No.32) Bangalore;
109.	12.04.2011	Search Report bearing SA.No.257/11-12, covering the period from 01.03.1959 to 30.09.1966, issued by the Office of the Senior Sub-Registrar, Chamrajapele, Bangalore with regard to Municipal No.1 & 2 Old No.1 to 90, old sy nos 10, 11, 12 Bhoganahalli, Guttahalli Village, Hosur Hobli, (Survey No.32) Bangalore;
110.	07.05.2010	Search Report bearing SA.No.896/10-11, covering the period from 01.10.1966 to 31.03.2004, issued by the Office of the Sub-Registrar, Vijayanagar, Bangalore with regard to Municipal No.1 & 2 Old No.1 to 90, old sy nos 10, 11, 12 Bhoganahalli, Guttahalli Village, Hosur Hobli, (Survey No.32) Bangalore;



Sl. No.	Date	Particulars
111.	21.05.2011	Search Report bearing SA.No.1084/11-12, covering the period from 01.04.1978 to 30.07.1979, issued by the Office of the Sub-Registrar, Gandhinagar, Bangalore with regard to Survey No.10, 11, 12 & Survey No.32 Guttahalli Village, Survey No.42, Jodi Kempapura Village;
112.	12.04.2011	Search Report bearing SA.No.256/11-12, covering the period from 01.03.1959 to 30.09.1966, issued by the Senior Sub-Registrar, Chamarajpet, Bangalore with regard to Property bearing Municipal No.1, Hosakere Road;
113.	04.05.2011	Search Report bearing SA.No.321/11-12, covering the period from 01.10.1966 to 31.03.1970, issued by the Office of the Senior Sub-Registrar, Vijayanagar, Bangalore with regard to Property bearing Municipal No.1, Hosakere Road;
114.	04.05.2005	Search Report bearing SA. No.3309/05-06, covering the period from 10.03.1934 to 30.09.1966, issued by the Office of the Senior Sub-Registrar, Central Records, Bangalore North Taluk with regard to Property bearing Survey No.44, 46, 47, 42, 43, 45, 8, 9 & 10, Jodi Kempapura Village, Bangalore North Taluk;
115.	04.05.2011	Search Report bearing SA. No.322/11-12, covering the period from 02.20.1966 to 31.03.1970, issued by the Senior Sub-Registrar, Vijayanagar, Bangalore with regard to Property bearing Survey No.44, 46, 47, 42, 43, 45, 8, 9 & 10, Jodi Kempapura Village, Bangalore North Taluk;
116.	27.04.2011	Search Report bearing SA.No.324/11-12, covering the period from 01.04.2000 to 31.03.2004, issued by the Senior Sub-Registrar, Vijayanagara, Bangalore with regard to Municipal No.1 and Municipal No.1/1, Hosakere Road (earlier bearing Municipal No.1, Hosakere Road, forming part of property earlier bearing Municipal No.1 to 89 of Binny Mills, Residential Quarters / Binnypet Labour Colony and Municipal No.1 to 4/5 of Hosakere Road) Binnypet, Bangalore;
117.	29.03.2014	Search Report bearing SA.No.297/14-15, covering the period from 01.04.2004 to 10.04.2014, issued by the Sub-Registrar, Srirampuram, Bangalore with regard to Municipal No.1, Hosakere Road, Ward No.121, Binnypet, Bangalore;

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Sl. No.	Date	Particulars
118.	29.03.2014	Search Report bearing SA.No.297/14-15, covering the period from 01.04.2004 to 27.03.2014, issued by the Sub-Registrar, Srirampuram, Bangalore with regard to Municipal No.1/1, Hosakere Road, Ward No.121, Binnypet, Bangalore;
119.	28.03.2014	Search Report bearing SA.No.10595/13-14, covering the period from 01.12.2013 to 27.03.2014, issued by the Sub-Registrar, Srirampuram, Bangalore with regard to Municipal No.1/1, Hosakere Road, Ward No.121, Binnypet, Bangalore;

LITIGATION DOCUMENTS

Sl. No.	Date	Particulars
120.		Copy of Plaint in case bearing O.S. No.594/12 on the file of the Court of City Civil Judge by Rajamma, C.N.Geetha and C.N.Shahshishekhhar wife and children of late K.Nanjundaiah represented by their Power of Attorney holder V.Ramamurthy against the Director of M/s.Binny Limited and the Director of ETA Karnataka Estates Limited with regard to Municipal No.1 and 2,
121.		Copy of the Written Statement in O.S. No.594/12 on the file of the Court of City Civil Judge filed by the Director of M/s.Binny Limited and the Director of ETA Karnataka Estates Limited;
122.	22.01.2014	Copy of Writ Petition bearing W.P.No.3402/2014, on the file of the High Court of Karnataka at Bangalore by V.Ramamurthy son of K.Venkateshwaralu against The Government of Karnataka, The Bangalore Development Authority, The Bangalore Mahanagara Palike, Emirates Trading Agency and M/s.Relationship Properties Private Limited;

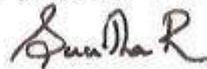
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II. GLOSSARY

Sl.No	Term	Description
(1)	Acre	40 Guntas or 43,560 Square Feet;
(2)	Akarband	A Register showing the area and rate of assessment, etc., in detail of the survey numbers of a village
(3)	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
(4)	Gunta	1/40th of an Acre or 121 square yards or 1089 Square Feet;
(5)	Hobli	The sub-division of a Taluk;
(6)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
(7)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
(8)	Palupatti/Panchayat Parikath	Customary Oral Partition effected between the co-owners/ family members in the presence of the Panchayatdars.
(9)	Pole	One pole is equal to 5.0292 metres.
(10)	Survey Number	A Portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
(11)	Sub-division	A Portion of a survey number of which area a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. NOTE

This Report which is an updation of our earlier Title Report dated 04.09.2012 ("**Earlier Title Report**"), has been prepared for our client Relationship Properties Private Limited ('**Client**') in the context of their development of Municipal No.1/1 with M/s.ETA Star Infopark and M/s.ETA Karnataka Estates Private Limited (the Owners) and should not be relied upon for any other purpose. The contents of this Report

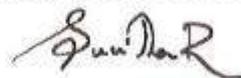


shall not without our express written be quoted or referred to in any public document, or filed with any government authority or agency or in court proceedings or other statutory body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed with our consent. This Report is not issued nor should be construed to be issued or deemed to be issued under any provisions of any State or Central statutes. The information in this Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by our Client and not based on any independent investigation in any department or any Court or at the office of any other authority having judicial/quasi judicial powers to ascertain if any legal proceedings are pending in respect of the Property. Further, we have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. To the extent that this Report contains or refers to and relies on the reports, memoranda, opinion, search reports from any other person/s, that person/s shall remain exclusively responsible for them. 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 made available to us there are no other documents and there is no information withheld and (d) there are no existing litigation/s or threatened litigation/s claim of proceedings in relation to the Property which is subject matter of this Report. Any change in legislation or its judicial interpretations are also subject to change from time to time, and these may have material impact on our conclusion. Accordingly, any change or amendment in the law or relevant regulations or judicial pronouncement would necessitate a review of our observation contained in this report. This Report is specific to the transaction mentioned above and should not be assumed to state the general principles of law applicable to transactions of this kind.

IV.

FLOW OF TITLE:

1. The Bangalore Woollen Cotton and Silk Mills Company Limited ('BWCSMCL'), purchased the lands popularly known as "City Brick and Tile Works" which is detailed in the table given below, measuring in all about 27 Acres 26 Guntas



35 Poles in Boganahalli and Guttahalli Village, formerly Halsur Hobli, Bangalore Taluk, ("City Brick and Tile Works"), from K.Nanjundappa under a Sale Deed dated 22.02.1930 (Document No.2). The said K. Nanjundappa had acquired the same from the South India Industrials Limited under a Sale Deed dated 16.02.1930 (Document No.1).

Sl No.	Old Survey No	Village	Acres	Guntas
1.	23	Boganahalli	8	38
2.	19	Boganahalli	2	17
3.	23	Boganahalli	4	35 Poles
4.	21 (I)	Boganahalli	2	28
5.	21 (II)	Boganahalli		20
6.	15 (still earlier 24)	Boganahalli	8	24
7.	32	Guttahalli		19
Total extent of land acquired by BWCSMCL			27	26 Guntas 35 poles

2. We gather from the Sale Deeds dated 16.02.1930 (Document No.1) and 22.02.1930 (Document No.2) that City Brick and Tile Works was within the Bangalore City Municipal Limits and a part of the above lands was bearing Municipal No.1 and 2, Hosakere Road, Bangalore and the rest were comprised in new Survey No. 10/1, 11 and 12, (earlier bearing Survey No.15, 19, 21 and 23), Boganahalli Village, Halsur Hobli, Bangalore Taluk and Survey No. 32, Guttahalli Village, Bangalore Taluk. is hereinafter referred to as 'Binnyfields', for the sake of brevity and convenience.

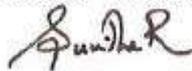
3. Though BWCSMCL acquired 27 Acres 26 Guntas 35 Poles vide a Sale Deed dated 22.02.1930 (Document No.2), we have been given to understand that BWCSMCL was always in possession of an extent measuring in all about 33.212 Acres. This is corroborated by the entries in subsequent documents such as Trust Deed dated 20.09.1967 (Document No.8) and the Order of Amalgamation dated 03.10.1969 issued by the High Court of Mysore at Bangalore, (Document No.9), both of which reflect that Binnyfields measures in all about 33.212 Acres.

4. The Government of Mysore arrived at an agreement with BWCSMCL which is recorded in the Gazette Notification bearing No.L.4909-MI.79-32-34 dated



02.01.1934 issued by the Deputy Secretary to Government, Government of Mysore and published in the Mysore Gazette on 04.01.1934 (Document No.3), wherein the Government of Mysore agreed to acquire and transfer to BWCSMCL, lands in Jodi Kempapura Agrahara Village, Kasaba Hobli, Bangalore Taluk measuring in all about 45 Acres, which is detailed in table given below and which shall hereinafter be referred to as "Binnypet Lands" or "Jodi Kempapura Agrahara lands" for sake of brevity and convenience, in exchange for lands in Survey No.8, 9 and 10 of Bogannahalli Village which belonged to BWCSMCL. The Government of Mysore transferred the Jodi Kempapura Agrahara lands to BWCSMCL by way of an Indenture dated 10.03.1934 (Document No.4).

New Survey No	Acres	Guntas
44	3	39
46	11	30
47 (2 Plots)	6	17
321 (old No.42)	3	25
43	6	22
45	9	13
Govt. land	1	24
Government Voni	1	30
Total	45	00

5. We observe the Survey number assigned after resurvey to Survey No.42 of Jodi Kempapura has been erroneously reflected in Gazette Notification bearing No.L.4909-MI.79-32-34 dated 02.01.1934 (Document No.3) as Survey No. is 303 instead of Survey No.321. This was however rectified and set right in the subsequent Indenture dated 10.03.1934 (Document No.4) executed by the Government of Mysore. 

6. The Government of Mysore vide a Notification bearing No.L.3178-V.P.62-36-2 dated 21.10.1938 issued by the office of the Secretary to Government, Local Self Government Department (Document No.5), declared an extent of 47 Acres 3 Guntas of land in Jodi Kempapura Agrahara, Hosahalli and Hanumanthanagar including Binnypet Lands as a separate local area under the jurisdiction of a special committee known as "Binnypet Committee" and thus bringing Binnypet lands within the jurisdiction of Binnypet Town Municipal Council.

7. The Government of Mysore, by way of a Notification bearing No.LLH 116 CRB 57 dated 17.12.1959 (Part I), issued by the Deputy Secretary, Government of Mysore (Document No.6), under Section 192 (1) of Mysore Village Panchayats and Local Boards Act, 1959 read with Section 21 of the Mysore General Clauses Act, quashed the Notification dated 21.10.1938 (Document No.5).

8. A portion of Binnyfields having already come within the jurisdiction of the Bangalore Municipal Corporation, the remaining portion of the lands in Binnyfields and Binnypet lands together measuring about 69.34 Acres were also brought within the jurisdiction of the Corporation of City of Bangalore by way of another Notification bearing No.LLH. 116 CRB 57 dated 17.12.1959 (Part II) issued by the Deputy Secretary, Government of Mysore (Document No.7), issued under Section 3 (9) of the City of Bangalore Municipal Corporation Act, 1949. We observe that the portion described as Government Land and Voni in the Indenture dated 10.03.1934 (Document No.4) measuring in all about 3 Acres 14 Guntas out of the Binnypet lands do not appear to be mentioned in the Notification of 17.12.1959 (Document No.7).

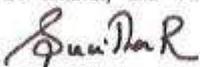
9. The Government of Karnataka acquired the Binnypet lands for construction of a residential area for the BWCSML's workers and transferred the same to BWCSML in exchange for lands in Boganahalli in the year 1934. Pursuant thereto the Binnypet lands were brought within the jurisdiction of the Binnypet Town Municipal Council in the year 1938. Thereafter Binnypet Town Municipal Council merged with the Bangalore City Corporation; and the Bangalore City Corporation

has assessed the Binnypet lands to tax in continuation of its predecessor, Binnypet Town Municipal Council and taxes were paid to the Bangalore City Corporation.

10. We have relied upon the copies of the Document Nos. 5 to 7 and not insisted on the documents relating to assessment to tax and assigning of municipal number, which will not be available due to its antiquity and additionally, in light of the subsequent documents which are themselves more than 30 years old reflect the assignment of municipal number to Binnypet lands and Binnyfields.

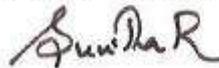
11. BWCSMCL has issued debenture stock and to secure the payments of the principal and interest and other monies intended to be secured, BWCSMCL created an English Mortgage inter alia of Binnypet lands (45 Acres) and Binnyfields (33.212 Acres), in favour of State Bank of India, the trustees for stockholders under Trust Deed dated 20.09.1967 (Document No.8).

12. BWCSMCL filed a Company Petition No. 8 of 1969 and Binny Limited filed a Company Application No. 42 of 1969 under Sections 391(2) and 394 of the Companies Act 1956, before the High Court of Mysore, at Bangalore seeking for sanction of the scheme of amalgamation. The High Court of Mysore at Bangalore, vide an Order dated 03.10.1969 (Document No.9) in Company Petition No.8 of 1969 read with Company Application No.42 of 1969, accorded sanction to the scheme of amalgamation. All the property rights specified in first, second and third part of Schedule II and other property, powers and claims of the BWCSMCL stood transferred and vested in Binny Limited by operation of law. Binnypet lands and Binnyfields are reflected in Part I of Schedule II to the Order dated 03.10.1969 (Document No.9).

13. Binny Limited with the consent of the stockholders obtained a release from the mortgage and reconveyance of Binnypet and Binnyfields amongst other properties, under a Deed of Re-conveyance dated 23.11.1983 (Document No.13) executed by State Bank of India, as Trustees for the holders of debenture stock issued by the BWCSMCL. 

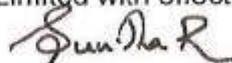
14. We gather from the Order dated 24.09.2003 of the High Court of Judicature at Madras in WP No.14856 of 2003, W.P Nos.18599, 18600 of 2003 and W.P Nos.1399 to 1402 of 2003 (Document No.18), as under:-

- a. Binny Limited was declared as Sick Industrial Company and was registered with the Board for Industrial and Financial Reconstruction (BIFR) in 1993. The BIFR sanctioned a scheme of Rehabilitation, which envisaged the induction of ETA Group as co-promoters of Binny Limited and the settlement of dues of its secured creditors on a one-time settlement (OTS) basis.
- b. As a part of implementing the scheme of rehabilitation the promoters/ co-promoters brought in substantial funding by way of capital and the BIFR de-registered Binny Limited from its purview in the year 1996. Due to unprecedented floods in Chennai in July 1996, the B & C Mills, Chennai operations were suspended. The scheme for rehabilitation sanctioned on OTS of dues of secured creditors, was declared as failed in the year 1999.
- c. The B & C Workers Union challenged the BIFR Order dated 12.01.1996 deregistering Binny Limited from its purview and the High Court of Madras, vide an Order dated 25.02.1998 quashed the BIFR de-registration Order dated 12.01.1996 and directed the BIFR to consider the implementation of scheme de-nova.
- d. The BIFR as per the direction of the High Court of Madras reviewed the implementation of the sanctioned scheme of rehabilitation of 1994 and declared the same as failed, vide its Order issued in September 1999.
- e. A fresh Rehabilitation scheme was sanctioned by BIFR on 13.12.2001 and at a review held on 01.07.2002, the BIFR declared the scheme of December 2001 also as failed and issued a show cause notice for winding up of Binny Limited. The BIFR also gave one month's time to the Company / Existing Promoters to come up with acceptable revised proposal.
- f. A revised draft of rehabilitation scheme was submitted to BIFR for sanction. BIFR refused to sanction the revised scheme of rehabilitation by its Order dated 24.02.2003.
- g. Binny Limited filed an Appeal before the Appellate Authority for Industrial and Financial Reconstruction (AAIFR) praying for sanction of the revised scheme of rehabilitation. The AAIFR vide its Order dated 9.5.2003 dismissed the Appeal.



- h. Binny Limited filed a Writ Petition bearing WP No.14856 of 2003, before the High Court of Judicature at Madras and the Hon'ble High Court by its Order dated 24.09.2003 (Document No.18) set aside the BIFR Order dated 24.02.2003 and AAIFR Order dated 09.05.2003 and directed the BIFR to approve the scheme of rehabilitation submitted by Binny Limited.
- i. The BIFR following the direction of the Hon'ble High Court vide its Order dated 22.10.2003 in Case No.48/93 (Document No.19), sanctioned the scheme of rehabilitation under Section 18 of Sick Industrial Companies (Special Provisions) Act, 1985, inter alia demerging / hiving / transferring certain assets and liabilities of Binny Limited to Binny Karnataka Limited and the effective date of demerger was 01.04.2003.
- j. Binny Limited requested BIFR to issue suitable orders to give effect to the demerger of its assets and liabilities. The BIFR vide an Order dated 11.03.2004 in Case No.48/93 (Document No.20), exempted Binny Limited and Binny Karnataka Limited from the applicability of Section 391 and 394 of the Companies Act, 1956, especially the scheme for demerger that has been sanctioned by the BIFR under Section 18 (6A) of the Sick Industrial Companies (Special Provisions) Act, 1985 and permitted Binny Limited to proceed further with bifurcation of its assets and liabilities to Binny Karnataka Limited as per the prescribed provisions of the sanctioned scheme and accordingly on sanction of scheme under Section 18(6A) of the Sick Industrial Companies (Special Provisions) Act 1985, the assets bifurcated to Binny Karnataka Limited stood transferred and vested to Binny Karnataka Limited and the liabilities bifurcated to Binny Karnataka Limited became the liability of Binny Karnataka Limited. On account of vesting of the property by virtue of Section 18(6A) of the Sick Industrial Companies (Special Provisions) Act 1985, the said scheme does not attract any stamp duty under the Karnataka Stamp Act, 1957.
- k. Binny Limited and Binny Karnataka Limited filed a Memorandum of Implementation and Compliance dated 24.03.2004 (Document No.81) recording the compliance of demerger in terms of BIFR Order dated 22.10.2003 in Case No.48/93.

15. The Binny Karnataka Limited was incorporated under the Companies Act on 01.08.1996 as gathered from Certificate of Incorporation and Certification of commencement of business (Document Nos. 88 & 89). The fresh Certificate of Incorporation was issued consequent of Certificate of change of name dated 05.05.2004 (Document No.90), discloses Binny Karnataka Limited underwent a change of name to ETA Karnataka Estates Limited with effect from 05.05.2004.



16. Over the years, several parcels of lands measuring in all about 9.3423 Acres out of the total extent of 33.212 Acres in Binnyfields and out of 45 Acres in Binnyset lands, were sold, transferred, exchanged /acquired as detailed in table given hereunder:-

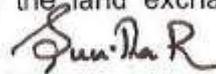
Transaction Date	Registration details	Name of Transferee	In Acres	In Square Feet	In Square Metres	In Square Yards
Sale Deed dated 31.10.1973 (Document No.10)	2565/73-74	Binny Mill Workers and other Laborers Co-operative Housing Society Limited	6.163	268460.50	249435.56	29828.92
Sale Deed dated 02.07.1974 (Document No. 11)	1312/74-75	Employees State Insurance Corporation	0.6010	26181 (26812)	2432.21	2909
Exchange Deed dated 30.06.1978 (Document No. 12)	303/79-80	Corporation of the City of Bangalore	0.3415	14877	1382.07	1653
Exchange Deed dated 30.06.1978 (Document No.12)	303/79-80	Corporation of the City of Bangalore	.0057	252	23.41	28
02.06.1992 (acquisition for formation of Road) (Document No. 14)	—	Bangalore Mahanagara Palike	0.0929	4050	376.94	449.63
Exchange Deed dated 23.09.1994 (Document No.22)	1916/94-95	Nishani Shamanna	0.25	10890	1011.68	1210
Lease 31.08.1999 (Document No.16)	Unregistered	Karnataka Power Transmission Corporation Limited	0.1469	6400	594.56	711.11
Sale Deed dated 23.12.2004 (Document No.21)	4454/2004-05	Somanna Trust	1	43,560	4046.72	4840
Sale Deed dated 14.12.2009 (Document No.26)	1774/2009-10	Karnataka Power Transmission Corporation Limited	0.7413	32,292	2999.92	3588
Total			9.3423	406950.588	37805.709	45216.732

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17. We have also been furnished with a photocopy of a Memorandum of Understanding dated 05.03.1999 (Document No.15) recording the arrangement between and Binny Mills Management and Binny ex-employees, wherein it was agreed that sites would be formed in an extent of 8 Acres in Binny lands and would be allotted to its ex-employees. We are given to understand that taking into consideration the roads and amenities also provided, in all an extent of 14.5 Acres being the northern portion of Binny lands and Binnyfields measuring about 68.8697 Acres (i.e. after deducting 9.3423 Acres from and out of the Binny lands and Binnyfields) lands were set aside for formation of a Layout for the ex-employees of Binny Limited ("**New Binny Layout**"). M/s. Binny Limited and thereafter its successor ETA Karnataka Estates Limited have already executed several sale deeds with regard to the sites formed in New Binny Layout in favour of its ex-employees and the remaining 54.3697 Acres was retained by Binny Limited. This area in which New Binny Layout was formed is not part of the property which is subject matter of this Report.

18. ETA Karnataka Estates Limited retained 54.0307 Acres in Binny lands and Binnyfields and developed separately 0.330 Acres (1376 square metres) of land in Binny lands and Binnyfields facing Goripalya Main Road (now known as Jagajeevanram Nagar). On an application made by ETA Karnataka Estates Limited on 01.08.2006, the Assistant Revenue Officer, Bangalore Mahangara Palike vide Special Notice bearing Wale/PR/KTR/82/2006-07 dated 14.09.2006 (Document No.57) assessed to tax the said portion of Binnyfields and Binny lands measuring in all about 14810 square feet (1,376 square metres) or 0.339 Acres and assigned a New Municipal No.1, J.J.R. Nagar Main Road, K.H.Ranganatha Colony, Ward No.44, Bangalore. The said portion measuring 14810 square feet is also not the subject matter of this Report.

19. It is clear from the boundaries of the properties in Document No.10 to 12, 14, 21 to 22 and 26, that portions adjoining the northern boundary of Binny and Binnyfields i.e. property transferred to Somanna Trust, portions used for formation of road and layout known as New Binny Layout, the land exchanged with Nishani



Shamanna and the land transferred to KPTCL Transmission Corporation Limited; the portions adjoining the southern boundary i.e Goripalya Main Road i.e lands transferred to Binny Mills Workers and other Labourers Co-operative Housing Limited, Employees State Insurance Corporation and the lands acquired for formation of road; and the portions adjoining the western boundary i.e New Binny Layout; were all transferred/ disposed off over a period of time and thus out of the total extent of 78.212 Acres in Binnyfield lands and Binnyfields, in all 54.0307 Acres remained in Binnyfield lands and Binnyfields ("Remaining Property"), with ETA Karnataka Estates Limited.

20. Over the years, Binnyfields and Binnyfield which had come within the jurisdiction of the Corporation of City of Bangalore as far back as 1938, which have been assigned the following Municipal Numbers as may be gathered from the Katha Endorsements, Katha Certificates, Katha Extracts and Special Notices (Document Nos.48 to 70), issued by the then Bangalore City Corporation later known as Bangalore Mahanagara Palike and presently known as Bruhat Bangalore Mahanagara Palike as under:-

Sl. No	Property	Extent	Municipal No.	Khatiedars
1	Binnyfield	45 Acres	1 to 89 Binnyfield	Binny Karnataka Limited
2	Binnyfields	33.212 Acres	1 to 4/5, Hosakere Road	Binny Karnataka Limited
3	Binnyfield	1,76,242.44 sqm (43.551 Acres)	1 to 89 Binnyfield	ETA Karnataka Estates Limited
4	Binnyfields	1,01,815.75 sqm (25.160 Acres)	1 to 4/5, Hosakere Road	ETA Karnataka Estates Limited
5	Binnyfield + Binnyfield (after amalgamation on post deduction of the areas transferred/ sold over a period of time)	2,78,058.91 sqm (68.71 Acres)	Municipal No.1, Hosakere Road	ETA Karnataka Estates Limited
6	Binnyfield + Binnyfield (after amalgamation post deduction of the areas transferred/ sold over a period of time)	2,46,683.2 sq ft (56.63 Acres)	Municipal No.1, Hosakere Road	ETA Karnataka Estates Limited

Sunil R

21. Pursuant to portions of Binnypet lands and Binnyfields being sold, transferred/ conveyed over a period of time, the Remaining Property was 54.0307 Acres. We observe, however that the municipal records show the measurements of the Remaining Property as more than 54.0307 acres. This is on account of the kathas of all the portions sold/transferred not being completely bifurcated from Municipal No.1, Hosakere Road, Bangalore. Though the same is reducing over a period of time, the municipal records currently show the Remaining Property to be measuring in all about 55.7103 acres (2426742.41 sq ft).

22. The tax paid receipts dated 26.08.2003 and 09.08.2004 disclose that property tax for the period 1991-92 (2nd half) to 2004-05, (Document No.71 and 72) have been paid by Binny Woollen Cotton and Silk Mills with regard to Property bearing No.1-89 and 1-4/5, Binnypet, Ward No.31, Bangalore and the tax paid receipts dated 03.05.2005, 28.07.2009, 15.09.2006 and 29.04.2013 (Document Nos.73 to 76) discloses that the property tax for the period 2001-01 to 2005-06, 2009-10 and 2010-11 have been paid by ETA Karnataka Estates Limited. The presently tax for the period 2011-12 to 2014-15 are recommended to be paid to Bruhat Bangalore Mahanagara Palike.

23. We gather from the City Survey Sketch bearing No.2699/1, 2699/2 and 2699/3 (Document Nos.44 to 46), Property Register Card (Document No.47) and the P.T. Sheet bearing No.775 (Document No.43) that lands in Survey No. 43, 44, 45, 46, 47 and 321 of Kempapura Agrahara measures about 40 Acres 28 Guntas and lands in Survey Nos. 19, 21, 22, 23, 24 of Boganahalli Village measured about 29 Acres 06 Guntas, and both in all measured 69 Acres 34 Guntas. We observe that the Government Land and Voni measuring about 3 Acres 14 Guntas as may be gathered from Indenture dated 10.03.1934 (Document No.4) was not included while arriving at total extent 69 Acres 34 Guntas. The City Survey Extracts reflect both Binnypet lands and Binnyfields together as it stood originally and does not reflect the various transfers effected thereafter over the years. *Sreenivas R*

24. ETA Karnataka Estates Limited, (2) ETA Star Property Developers Limited, (3) ETA Constructions (India) Limited, (4) ETA Properties & Investments Private Limited, (5) ETA Builders Private Limited (6) Maricar Estates Private Limited, (7) ETA Estates Private Limited together constituted themselves into a partnership under the name and style ETA Star Infopark, under of a Deed of Partnership dated 02.07.2008 (Document No.23). ETA Karnataka Estates Limited by way of its capital contribution contributed an extent of 41.9325 Acres from and out of the Remaining Property and retained the balance extent of 12.0982 Acres in the Remaining Property. The property contributed as capital by ETA Karnataka Estates Limited, by operation of law vests in the Partnership Firm "ETA Star Info Park".

25. The Form 'C' Extract dated 11.14.2014 (Document No.25 and 39), discloses that the Partnership Firm "ETA Star Infopark" has been registered with the Registrar of Firms since 16.08.2008.

26. The Form 'A' Extract dated 16.08.2008 and 11.04.2011 (Document Nos.24 & 33), discloses that (1) ETA Karnataka Estates Limited, (2) ETA Star Property Developers Limited, (3) ETA Constructions (India) Limited, (4) ETA Properties & Investments Private Limited, (5) ETA Builders Private Limited (6) Maricar Estates Private Limited and (7) ETA Estates Private Limited were the partners of "ETA Star Infopark" in the records of Registrar of Firms as on 11.04.2011 (Document No.33).

27. ETA Karnataka Estates Limited, ETA Constructions (India) Limited, ETA Properties & Investments Private Limited, ETA Builders Private Limited, Maricar Estates Private Limited and ETA Estates Private Limited expelled ETA Star Property Developers from the Partnership Firm "ETA Star Infopark", under a Deed of Expulsion dated 14.04.2011 (Document No.34).

28. ETA Estates Private Limited retired from ETA Star Info park with effect from 21.04.2011 and the continuing partners ETA Karnataka Estates Limited, ETA Constructions (India) Limited, ETA Properties & Investments Private Limited, ETA

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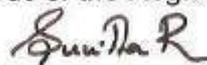
Builders Private Limited, Maricar Estates Private Limited reconstituted the firm under a Deed of Reconstitution dated 21.04.2011 (Document No.35), wherein Ashraf Abdul Rahman Buhari son of Syed Abdul Rahman Buhary and Khalid A.K.Buhari son of M.K.M.Abdul Kader were inducted as the partners with effect from 21.04.2011.

29. The Form 'A' Extract dated 11.04.2012 (Document No.37), discloses that (1) ETA Karnataka Estates Limited, (2) ETA Star Property Developers Limited, (3) ETA Constructions (India) Limited, (4) ETA Properties & Investments Private Limited, (5) ETA Builders Private Limited (6) Maricar Estates Private Limited and (7) ETA Estates Private Limited, Ashraf A.R.Buhari and Khalid A.K.Buhari as the partners of "ETA Star Infopark".

30. Ashraf A.R.Buhari and Khalid A.K.Buhari retired from the firm ETA Star Infopark and the remaining partners, ETA Karnataka Estates Limited, ETA Constructions (India) Limited, ETA Properties & Investments Private Limited, ETA Builders Private Limited, Maricar Estates Private Limited reconstituted the said firm under a Deed of Retirement and Reconstitution dated 22.03.2012 (Document No.36).

31. The Form 'A' Extract dated 11.04.2014 (Document No.38), discloses that (1) ETA Karnataka Estates Limited (2) ETA Constructions (India) Limited (3) ETA Estates Private Limited (4) ETA Properties & Investments Private Limited (5) ETA Builders Private Limited and (6) Maricar Estates Private Limited are the partners of "ETA Star Infopark" in the records of Registrar of Firms as on 11.04.2014 (Document No.33). We further gather that ETA Star Property, Ashraf A.R.Buhari and Khalid A.K.Buhari have gone out of the Partnership Firm of ETA Star Info Park.

We observe that the Form A Extract dated 11.04.2014 continues to show ETA Estates Private Limited as a partner of ETA Star Infopark, though ETA Estate Private Limited retired from the Firm on 21.04.2011. It is recommended that the retirement of ETA Estates Private Limited be updated in the records of the Registrar of Firms.

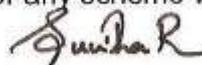


32. At the instance of Anup S Shah Law Firm, Mrs. Kirti Balakrishnan Partner of BG & Associates, carried out a search at the Ministry of Company Affairs Website (Document No.82) and reported that ETA Karnataka Estates Limited had created a charge over Binnyfields and Binnypet by way of Memorandum of deposit of Title Deeds dated 07.10.2004 and the mortgage of Binnypet and Binnyfields at Bangalore was further extended for the enhancement of loan. Subsequent thereto Binnypet and Binnyfields, against which the charge was created earlier was substituted by other properties of ETA Karnataka Estates Limited situated at Byaderahalli, Bangalore and as such as on there was no charge against Binnyfields and Binnypet belonging to M/s.ETA Karnataka Estates Limited.

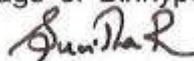
33. The Company Secretary of ETA Karnataka Estates Limited, has issued a Certificate dated 24.03.2014 (Document No.107), confirming that there are no mortgages, charges or liens against portion of Municipal No.1/1 measuring 42 Acres or with regard to portion of Municipal No.1/1 measuring 5.04 Acres and there are no winding up proceedings filed against ETA Karnataka Estates Limited and that ETA Karnataka Estates Limited has not made any reference to the BIFR nor the Company become liable for reference to BIFR.

As regards the other partners of ETA Star Infopark, we have received the following:-

- a) The Certificates of Incorporation issued by the Registrar of Companies, Karnataka, Bangalore (Document Nos.86 and Document No.93), discloses that ETA Properties and Investments Private Limited was incorporated on 20.06.2006 and ETA Builders Private Limited was incorporated on 12.07.2011.
- b) V.Chandrasekaran, Partner of N.C.Rajagopal & Co., Chartered Accountants, on request of the Company, carried out a search in the books and records of ETA Properties and Investments Private Limited and ETA Builders Private Limited (Document Nos.97 to 99), has confirmed that there are no winding up proceedings either against ETA Properties and Investments Private Limited or ETA Builders Private Limited and ETA Karnataka Estates Private Limited nor any such proceedings being threatened. We are further informed that there are no proceedings in the Court, pursuant to the provisions of the Companies Act, 1956 for amalgamation, de merger or any scheme with the creditors.



- c) The Certificate of Incorporation issued by the Registrar of Companies, Karnataka, Bangalore (Document Nos.91 & 92), discloses that ETA Constructions (India) Private Limited, was incorporated on 18.01.1995. ETA Constructions (India) Private Limited, underwent a change of name and a Fresh Certificate of Incorporation (Document No.94), Consequent on Change of Name dated 10.02.2006 was issued by the Registrar of Companies, Karnataka, Bangalore changing the name of the Company from ETA Constructions (India) Private Limited to ETA Constructions (India) Limited with effect from 10.02.2006.
- d) The Certificate issued by S.Janardhan & Associates, Chartered Accountants (Document No.100), after verifying the relevant records confirmed that there are no mortgage, charges or liens, registered or unregistered being created by the ETA Constructions (India) Limited against property bearing Municipal No.1, Hosakere Road, Binnypet, Bangalore to an extent of 5.04 Acres. The Company has not made any reference to the BIFR nor the Company has become liable to make a reference to BIFR and the report further confirms that the Company has not passed any resolution for the sale, lease of the Property bearing Municipal No.1, Hosakere Road, Binnypet, Bangalore to an extent of 5.04 Acres as a Developer.
- e) The Certificate of incorporation issued by the Additional Registrar of Companies, Tamilnadu (Document No.87), discloses that M/s.Maricar Estates Private Limited, was incorporated on 24.07.1988.
- f) The Certificate dated 07.03.2011 issued by Rajagopal & Co, Chartered Accountants (Document No.95), after verifying the relevant records confirmed that no mortgages, charges or liens either registered or unregistered has been created by M/s.Maricar Estates Private Limited. The Company has not made any reference to the BIFR or has the Company has become liable for a reference to BIFR. The report further informs us that there are no proceedings in the Court, pursuant to the provisions of the Companies Act, 1956 for amalgamation, de merger or any scheme with the creditors. PSM Syed Abdul Cader and Khalid AK Buhari, we gather are the Directors of Maricar Estates Private Limited.
- g) At the instance of Anup S Shah Law Firm, Mrs. Kirti Balakrishnan, Partner of BG & Associates, carried out a search at the MCA Website and reported under their Search Reports (Document Nos. 101 & 102) that there are no charges available in the MCA Portal with regard to M/s. ETA Star Property Developers Limited and Maricar Estates Private Limited. BG & Associates vide their Search Reports (Document No.105, 106, 103 & 104) have reported that M/s.ETA Builders Private Limited, M/s.ETA Properties and Investments Private Limited, ETA Constructions (India) Limited had created a charge over Binnyfields and Binnypet Property by way of Memorandum of deposit of Title Deeds dated 07.10.2004 and the mortgage of Binnypet and Binnyfields at



Bangalore was further extended for the enhancement of loan availed by the Said Company, subsequent thereto Binnypet and Binnyfields against which the charge was created earlier was substituted by Company Properties at Byderahalli, Bangalore and hence presently there are no charges against Binnyfields and Binnypet Property belonging to M/s.ETA Karnataka Estates Limited and M/s.Karnataka Star Infopark.

34. It is recommended that the updated Search Report of the search carried out at the Ministry of Company Affairs Website with regard to (1) ETA Karnataka Estates Limited (2) ETA Constructions (India) Limited (3) ETA Estates Private Limited (4) ETA Properties & Investments Private Limited (5) ETA Builders Private Limited and (6) Maricar Estates Private Limited be obtained.

35. ETA Karnataka Estates Limited entered into a Joint Development Agreement dated 02.08.2010 (Document No.27), with M/s.ETA Constructions (India) Limited for the development of about 10.8837 Acres from and out of the portion of 12.0982 Acres in the Remaining Property, retained by them.

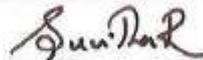
36. ETA Karnataka Estates Limited applied for and obtained from the Bruhat Bangalore Mahanagara Palike ("BBMP"), sanctions and licence of plans for development of a portion of the Remaining Property measuring in all about 52.8349 Acres or 52 Acres 36 ¼ guntas ("Larger Property"), and on ETA Karnataka Estates Limited relinquishing portions of the Larger Property measuring about 446.16 square metres (4802.46 square feet) for widening of the tank bed (Hoskere Road) free of cost and yet another portion being 12 feet wide internal road formed in the Larger Property measuring in all about 8406 square metres (90,482.18 square feet) in all about 8852.16 sqm or 2.1875 Acres to Bangalore Development Authority under a Relinquishment Deed dated 19.02.2011 (Document No.28), the BBMP sanctioned Licence of plan bearing L.P.No.JDTP/LP/31/10-11 dated 12.12.2011 (Document No.78), for construction of multiplex and commercial multi-storeyed building in a portion of the Larger Property and the remaining area was reserved for future development.



37. ETA Karnataka Estates Limited subsequently modified the Joint Development Agreement by way of a Rectification Deed dated 31.03.2011 (Document No.29), wherein both the parties agreed to reduce the area of the portion of Municipal No.1 offered for Joint Development Agreement for construction of commercial building from 10.887 Acres to 5.7937 Acres and the remaining 5.04 Acres reverted to ETA Karnataka Estates Private Limited.

38. M/s. ETA Star Infopark as the owner of 42 Acres in the Larger Property and ETA Karnataka Estates Limited being the owner of 5.04 acres in the Larger Property with the consent of ETA Constructions (India) Limited (the developer of the commercial property), in consultation with Relationship Properties Private Limited has formulated a scheme for the development of 47.04 Acres in the Larger Property, which was reserved in the sanctioned plan dated 12.02.2011 for future development under a Joint Development Agreement dated 28.03.2011. As per the scheme Relationship Properties Private Limited would construct a multistoreyed residential complex in 47.04 Acres in the Larger Property, on a revenue sharing basis in the ratio of 69 % to Relationship Properties Private Limited would be entitled to 69 % and ETA Star Infopark and ETA Karnataka Estates Limited together would be entitled to 31 % of the revenue earned in terms of the Joint Development Agreement. ETA Star Infopark, ETA Karnataka Estates Limited and ETA Constructions (India) Limited have as required under Joint Development Agreement dated 28.03.2011 inter alia authorized Relationship Properties Private Limited to sell 47.04 Acres in the Larger Property by way of two Powers of Attorney dated 28.03.2011 and 30.03.2011 (Document Nos.30, 31 & 32).

39. An application was made by M/s.Relationship Properties Limited for sanction of modified plan for the construction of residential apartments comprising of 1 Basement Floor + Upper Basement Floor, Ground Floor and 18 Upper Floors in all that property being portion of Larger Property reserved for future development in sanctioned plan dated 12.12.2011, (i.e. 52.8349 acres less 5.7737 acres), the Bangalore Development Authority vide their Letter dated 26.10.2013 (Document



No.79), approved the modified sanction plan subject to payment of Rs.1,43,09,450/= fees and relinquishing a portion of land to the Bangalore Development Authority for parks and open spaces.

40. ETA Karnataka Estates Limited joined by Relationship Properties Private Limited as a confirming party under a Relinquishment Deed dated 21.11.2013 (Document No.42), relinquished to the Bangalore Development Authority a portion of the Larger Property measuring 2,77,634.50 square feet (6.3736 Acres) earmarked for use as parks and open spaces; and the Bangalore Development Authority vide their Work Order dated 30.11.2013 (Document No.80), approved the plan for the construction of residential complex in the Larger Property.

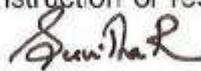
41. ETA Star Info Park and ETA Karnataka Estates Limited vide an Amalgamation Deed dated 13.12.2013 read with a Rectification Deed dated 17.12.2013 (Document No.40 & 41), amalgamated the two portions of the Larger Property agreed to be developed under Joint Development Agreement dated 28.03.2011 i.e property bearing Municipal No.1/1, Hosakere Road, Ward No.31 (New No.121), Binnypet measuring 42 Acres (18,29,520 sq feet) and Municipal No.1 Hosakere Road, Ward No.31 (New No.121), Binnypet measuring 10.833 Acres (4,71,916 sq feet) into one single composite property measuring in all about 52.833 acres ("**Said Property**"); On an application made by ETA Star Info Park and ETA Karnataka Estates Limited to BBMP, the BBMP subsequently vide a Special Notice dated 17.02.2014 amalgamated Municipal No.1 and Municipal No.1/1 and assigned Municipal No.1/1, Hosakere Road, Binnypet, Ward No.121, Bangalore to the Said Property and the remaining extent of 3.796 Acres (1,65,394 square feet) was retained with Municipal No.1, Hosakere Road, Binnypet, Ward No.121 and the katha was registered in the name of ETA Karnataka Estate Limited; The Katha Extract and Katha Certificate both dated 02.02.2014 discloses that the katha of Municipal No.1/1 is registered in the joint names of ETA Karnataka Estates Limited and ETA Star Info Park;



LITIGATIONS:

42. I. We gather from the copy of the Plaint in O.S.No.594/2012 (Document No.120), that Rajamma, C.N.Geetha and C.N.Shashishekar wife and children of late Nanjundaiah represented by their attorney holder V.Ramamurthy ("Plaintiffs") filed a specific relief suit against the Director M/s. Binny Limited and Director ETA Karnataka Estates Limited ("Defendants") stating that late Nanjundaiah had entered into an Agreement of Sale on 20.12.1973 with Binny Limited with regard to property bearing Municipal No.1 & 2 and part of Survey No.10/1 measuring 32,865 square feet and Nanjundaiah was put in possession of the same and the plaintiffs are seeking to direct the defendants to execute a sale deed in their favour in term of Agreement of Sale dated 20.12.1973 and to grant permanent injunction restraining the defendants from interference of the plaintiffs suit schedule property. The Defendants filed a Written Statement on the file of the Court of City Civil Judge (Document No.121), denying all the allegations made by the Plaintiffs. The suit is still pending and yet to be disposed off. We notice that the Plaintiffs have not furnished any proof to substantiate their claims except for copy of Agreement of Sale and General Power of Attorney, which ETA Karnataka Estates Limited and Binny Limited claims to be forged. Keeping in mind the statute of limitations, we are of the view that the suit is barred by limitation and as such without any merits.

II. We gather from the Writ Petition bearing W.P.No.3402/2014 (Document No.122), which discloses that one V.Ramamurthy had filed a Writ Petition on the file of the High Court of Karnataka against the Government of Karnataka, the Bangalore Development Authority, the Bangalore Mahanagara Palike, Emirates Trading Agency and M/s.Relationship Properties Private Limited seeking for withdrawal of the occupancy certificate issued to Relationship Properties Private Limited for the multiplex and shopping mall and to direct Emirates Trading Agency to form 40 feet wide road and develop 16,430.10 square metres of land for civic amenities as per relinquishment deed dated 19.02.2011 and further has prayed for interim order to direct the Bangalore Mahanagara Palike to not to issue plan approval for Relationship Properties Private Limited for construction of residential apartments in



Municipal No.1 measuring 47 Acres. It is our view that the Writ petition filed by V.Ramamurthy at the outset does not pertain to and does not affect the title of the Said Property. The withdrawal of occupancy certificate for commercial building sought under the Writ Petition does not pertain to the Said Property which is the subject matter of this title report. As on date there is no requirement under any law for either Relationship Properties Private Limited or ETA Karnataka Estates Private Limited to develop road and common amenities areas relinquished by ETA Karnataka Estates Private Limited to Bangalore Development Authority and further in view of the fact that the plan for construction of the residential building in the Said Property having already been sanctioned, the prayer under the Writ Petition according to us is infructuous.

Search Reports:-

43. The Search Reports with regard to the Property bearing Survey No.44, 46, 47, 42, 43, 45, 8, 9 & 10, Jodi Kempapura Village, Bangalore North Taluk, issued by the concerned Sub-Registrar (Document Nos.114 & 115) discloses as under:

SA.No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
3309/05-06	10.03.34	30.09.66	Survey No.44, 46, 47, 42, 43, 45, 8, 9 & 10	Exchange Deed-23.03.34	Bangalore Deputy Commissioner, Bangalore on behalf of Government	Woolen & Cotton Silks and Co .Ltd, Bangalore	(Doc No.2360, vol.No.281 at pages 25 to 265)
322/11-12	01.10.66	31.03.70	Municipal No. 1-89 (old Municipal No.1-90), Binnypet Residential Quarters & Binnypet, Labour Colony, Sy No.42-47, Jodi Kempapura Village	NIL	NIL	NIL	NIL

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The Search Reports covering the period from 10.03.1934 to 31.03.1970 does not disclose any other transactions other than those discussed herein above.

44. The Search Reports with regard to the Property bearing Municipal No.1, Hosakere Road (Old Municipal No.1 to 4/5, Hosakere Road, Earlier Portions of Municipal No.1 to 5, Hosakere Road, even earlier old Survey Nos.10, 11, 12 of Boganahalli Village, Bangalore), measuring 33.212 Acres, issued by the concerned Sub-Registrar, (Document Nos.88 & 89) discloses as under:-

SA.No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
256/11-12	01.03.59	30.09.66	Municipal No.1, Hosakere Road (Old Municipal No.1 to 4/5, Hosakere Road, Earlier Portions of Municipal No.1 to 5, Hosakere Road, even earlier Old Survey Nos.10, 11, 12 of Boganahalli Village, Bangalore measuring 33.212 Acres	NIL	NIL	NIL	NIL
321/11-12	01.10.66	31.03.70	Municipal No.1, Hosakere Road (Old Municipal No.1 to 4/5, Hosakere Road, Earlier Portions of Municipal No.1 to 5, Hosakere Road, even earlier Old Survey Nos.10, 11, 12 of Boganahalli Village, Bangalore measuring 33.212 Acres	NIL	NIL	NIL	NIL

The Search Report covering the period from 01.03.1959 to 31.03.1970, does not disclose any transactions other than those discussed herein above.

45. The Search Reports with regard to the Property bearing Municipal Nos.1 to 90 (Old Survey Nos.10,11,12), Boganahalli Village, Survey No.32, Guttahalli Village, Hosur Hobli, Bangalore, issued by the concerned Sub-Registrar Office (Document No.108 to 110) discloses as under:-

Sunil R

SA.No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
209/11-12	01.04.29	31.03.59	Municipal No.1 & 2 Old No 1 to 90, old sy nos 10, 11, 12 Bhoganahalli, Guttahalli Village, Hosur Hobli, (Survey No.32) Bangalore	Sale Deed-17.02.1930	1.B.Rama Rao, Mohammed Hussain, H.M.Ebrahim Sat	K.Nanjundappa	(Document No.1976, Vol.No.137 at pages 192 to 211)
					2.K.Nanjundappa	Woolen Cotton Silks Company	(Document No.2015, Vol.No.134 at pages 212 to 223)
25/11-12	01.03.59	30.09.66	Municipal No.1, Hosakere Road, Binnypet (old No.1 to 89) earlier Municipal No.1 to 5 old Municipal No.1 to 90, Binnypet Labour Colony, Bangalore and old Survey No.32, Guttahalli Village, Halasur Hobli, Bangalore measuring 78.212 Acres	Nil	Nil	Nil	Nil
895/03-04	01.10.66	31.03.04	Municipal No.1 & 2, Sy.No.10/1-6, 163 Acres	Sale Deed - 31.10.1973	K.V.Rama Chandra Bala Krishna	Venkatappa, R.Rangaswamy M.Muniswamy	(Document No.2565, Vol. No.385 at pages 225 to 233)
			Municipal No.1 & 2, measuring eastern	Sale Deed-02.07.1974	Binny Limited	The Employees State Insurance Company	(Document No.1312, Volume No.421 at pages 239 to 244)

Sunil R

SA.No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
			side-50.9, western side-184				
			Municipal No.53, measuring 10,890 Square Feet	Exchange Deed - 23.09.1994	Nishari Shammann a	M/s.Binny Limited	(Document No.1916)

The transaction reflected in Search Report from 01.04.1929 to 31.03.2004 have been discussed in detail, hereinabove, we observe that the Trust Deed dated 20.09.1967 (registered as Document No.4201/67-68), Reconveyance Deed dated 23.11.1983 (Document No.3586/83-84) and the Exchange Deeds dated 26.04.1978 (Document No.303/78-79) and 26.04.1979 (Document No.303/78-79) have not been reflected in the Search Report for the period 01.04.1929 to 31.03.2004. On scrutiny of the Exchange Deed, Trust Deed and Re-conveyance and on inquiry with the Sub-Registrar Office, we are given to understand that the aforesaid transactions have not been registered in the office of the jurisdictional Sub-Registrar, which is also evident from the details given in the table below (Document No.111):-

SA.No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
1084/11-12 (Doc No.87)	01.04.78	30.07.79	Old Survey No.10,11,12 & Sy No.32, Guttahalli Village	1) Exchange - 26.04.78	Corporation of the City Bangalore	Binny Limited Bangalore	(Doc. No. 303, Vol. No.2722 pages 128 - 132) Gandhinagar
			Survey No.42 to 47, Jodi Kempapura Village	2) Exchange Deed- 26.04.79	Corporation of City of Bangalore	M/s. Binny Limited	(Doc. No.303, Vol. No.2722 pages 150 - 152) Gandhinagar
-	-	-	-	Trust Deed- 20.09.67	The Bangalore Woollen Cotton &	State Bank of India	(Doc.No.4201/67, Vol.No.418 at pages 95 to 188) at office of the joint Registrar, Chennai

Sunil R

SA.No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
					Silk Mills Company Limited		
				Re conveyance Deed- 23.11.83	State Bank Of India	Binny Limited	(Doc.No.3586/83, Vol.No.418 at pages 291 to 296) at the office of the District Registrar, Chennai

46. The Search Reports with regard to the Property bearing Municipal No.1 and Municipal No.1/1, Hosakere Road, (earlier bearing Municipal No.1, Hosakere Road, forming part of property earlier bearing Municipal No.1 to 89 of Binny Mills, Residential Quarters / Binnypet Labour Colony and Municipal No.1 to 4/5 of Hosakere Road), Binnypet, Bangalore, issued by the concerned Sub-Registrar (Document Nos.116) discloses as under:-

SA. No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
324/11-12	01.04.00	31.03.04	Municipal No.1/1, PID No.31-42-1/1, ML.No 1 old M.No.1 to 89, earlier old Sy No.10, 11, 12, Boganahalli Village, Hosakere Road, Binnypet, Bangalore measuring 42 Acres / 18.29.520 sq.ft	NIL	NIL	NIL	NIL

The Search Report covering the period from 01.04.2000 to 18.05.2012 does not disclose any other transactions other than those discussed hereinabove.

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47. The Search Report with regard to the Property bearing Municipal No.1, Hosakere Road, (earlier bearing Municipal No.1, Hosakere Road, forming part of property earlier bearing Municipal No.1 to 89 of Binny Mills, Residential Quarters / Binny Labour Colony and Municipal No.1 to 4/5 of Hosakere Road), Binny, Bangalore, issued by the concerned Sub-Registrar (Document Nos.117) discloses as under:-

SA. No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
297/14-15	01.04.04	10.04.2014	M.L.No.1 Hosakere Road Binny,	Relinquishment Deed dated - 19.02.2011	ETA Karnataka Estates Ltd	BDA	2666/10-11
				Sale - 23.12.2004	ETA Karnataka Estates Ltd	Somanna Trust	4454/04-05
				Rectification Deed - 17.12.13	ETA Star Info Park & Karnataka Estates Limited	ETA Star Info Park & Karnataka Estates Limited	4918/13-14
				Amalgamation Deed dated - 13.12.2013	ETA Star Info Park	ETA Star Info Park	4857/13-14
				Supplemental Deed- 31.03.2011	M/s.ETA Karnataka Estates Ltd	M/s.ETA Constructions (India) Ltd	3521/10-11
				JDA-31.03.11	ETA Star Infopark, ETA Karnataka Estates Limited	Relationship Properties Pvt Ltd	3523/10-11
				JDA-30.08.2010	M/s.ETA Karnataka Estates Ltd	M/s.ETA Constructions (India) Ltd	1355/10-11
				Sale Deed- 17.12.09	M/s.ETA Karnataka Estates Ltd	Karnataka Power Transmission	1774/09-10

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48. The Search Report with regard to the Property bearing Municipal No.1/1, Hosakere Road, (earlier bearing Municipal No.1, Hosakere Road, forming part of property earlier bearing Municipal No.1 to 89 of Binny Mills, Residential Quarters / Binnypet Labour Colony and Municipal No.1 to 4/5 of Hosakere Road), Binnypet, Bangalore, issued by the concerned Sub-Registrar (Document No.118)) discloses as under:-

SA. No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
297/14-15	01.04.04	27.03.14	M.L.No.1 & 1/1, Hosakere Road, Ward No.31 (New No.121), Binnypet, Bangalore	Sale - 23.12.2004	ETA Karnataka Estates Ltd	Somanna Trust	4454/04-05

The Search Reports does not record the Relinquishment Deeds dated 19.02.2011 (registered as Document No.2666/2010-11) and 21.11.2013 (registered as Document No.2391/2013-14), we have been informed that these Relinquishment Deeds are registered in the office of the Deputy Registrar, Bangalore Development Authority and the memo has not been sent to the concerned Sub-Registrar to record the same. It is recommended to make an application to the Deputy Registrar to send a memo to the concerned Sub-Registrar and then obtain a Search Report recording these Relinquishment Deeds.

49. The Search Report with regard to the Property bearing Municipal No.1/1, Hosakere Road, Binnypet, Ward No.121, Bangalore, issued by the Sub-Registrar Srirampuram (Document No.119) discloses as under:-

SA. No	From	To	Property details	Transaction	By	In Favour of	Documents / Details
10595/13-14	01.12.13	27.03.14	Municipal No.1/1, Hosakere Road, Binnypet, Bangalore	NIL	NIL	NIL	NIL

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The Search Report covering the period from 01.12.2013 to 27.03.2014 does not disclose any other transactions other than those discussed herein above.

V. OBSERVATIONS ON TITLE:

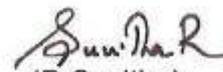
Taking into consideration the documents and information furnished, we are of the view that the title with regard to all that Property bearing **Municipal No.1/1, Hosakere Road, Ward No.121, (PID No.31-42-1/1), Bangalore measuring in all about 38.4801 Acres or 16,76,193.16 sq ft** after taking into consideration the areas relinquished as road, open spaces and civic amenities sites, vests with ETA Star Infopark and ETA Karnataka Estates Private Limited subject to the taxes being paid upto date and the search reports being updated.

Relationship Properties Private Limited by virtue of the Joint Development Agreement dated 28.03.2011 read with the Power of Attorney dated 28.03.2011 has the right to develop the Said Property and is also entitled to deal with and sell the undivided share to the purchasers of the constructed area in the development on the Said Property and appropriate to themselves on revenue sharing basis 69% of the revenue (as defined in the said Joint Development Agreement) and ETA Star Infopark and ETA Karnataka Estates Limited are collectively entitled to 31% of the revenue.

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.

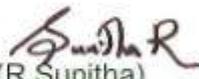
29th September, 2014**TITLE CERTIFICATE**

M/s. Relationship Properties Private Limited,
70, Nagindas Master Road,
Fort, Mumbai – 400 023.

We have issued our title report on 22.04.2014 and based on the documents and information furnished as set out therein, we are of the view that, all that Property bearing **Municipal No.1/1, Hosakere Road, Ward No.121, (PID No.31-42-1/1), Bangalore measuring in all about 38.4801 Acres or 16,76,193.16 sq ft ("Said Property")**, after taking into consideration the areas relinquished as road, open spaces and civic amenities sites, vests with ETA Star Infopark and ETA Karnataka Estates Private Limited subject to the taxes being paid upto date and the search reports being updated.

The Said Property along with the areas relinquished as road, open spaces and civic amenities sites is bounded on the East by Hosakere Road (Tank Bund Road Towards Sirsi Circle to Mysore Road); on the West by Goripalya, Ranganatha Colony and New Binny Layout, on the North by New Binny Layout Road, Private Property and Portion of Municipal No.1/1 retained by ETA Karnataka Estates Private Limited and on the South by Goripalya;

Relationship Properties Private Limited by virtue of the Joint Development Agreement dated 28.03.2011 read with the Power of Attorney dated 28.03.2011 has the right to develop the Said Property and is also entitled to deal with and sell the undivided share to the purchasers of the constructed area in the development on the Said Property and appropriate to themselves on revenue sharing basis 69% of the revenue (as defined in the said Joint Development Agreement) and ETA Star Infopark and ETA Karnataka Estates Limited are collectively entitled to 31% of the revenue.


(R. Sunitha)
Advocate

Anup S Shah Law Firm

BENGALURU | CHENNAI

• No.34, 7th Cross, Vasanth Nagar, Cunningham Road, Bengaluru - 560 052. Tel: +91 80 4242 3000, Fax: +91 80 4242 3030

E-mail: legal@anupsshahlawfirm.com

04th September, 2017

M/s. Relationship Properties Private Limited,
#70, Nagindas Master Road,
Fort, Mumbai – 400 023.

Dear Sirs,

Attn: Mr. Rajesh Baxi

We have been furnished with the documents which have been listed herein below for issuing of an Additional Title Report in continuation of our earlier Title Reports dated 04.09.2012 & 22.04.2014 ("**Earlier Title Reports**") with regard to all that piece and parcel of immovable property being portion of Municipal No. 1/1, Hosakere Road, Ward No.31, (PID No.31-42-1/1), Bangalore measuring in all about 47.04 Acres or 20,49,062.40 square feet (earlier bearing Municipal No.1 and Municipal No.1/1, Hosakere Road, Binnypet, Bangalore and still earlier portion of Municipal No.1, Hosakere Road, Binnypet, Bangalore and even previously portion of Municipal No.1 to 4/5, Hosakere Road, Binnypet Residential Quarters, Binnypet Ward, Ward No. 31, Bangalore and Municipal Nos. 1 to 89, Binnypet Residential Quarters, Binnypet Ward, Ward No.31 and old Survey Nos. 10, 11, 12 of Boganahalli Village, Survey No. 32 of Guttahalli Village, Halasur Hobli, Bangalore Taluk and Survey No.42-47, Jodi Kempapura Village, Halasur Hobli Bangalore Taluk) ("**Larger Property**"), more fully set out in Para III below for scrutiny of title:-

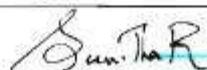
I. DOCUMENTS FURNISHED:		
Sl. No.	Date	Document Details
1.	30.04.2014	Copy of the Plaint in O.S. No. 594/2012 on the file of the XI Additional City Civil Judge by Rajamma and others against Ashraf A.R. Buhari with regard to property bearing Municipal No.1 and 2, Hosakere Road and part of Survey No. 10/1 situated at Bhogenahalli Village, Kasba Hobli Bangalore measuring East to West: 165+260/2 feet, North to South: 108+205/2 feet, in all measuring about 32,865 square feet,
2.	10.02.2015	Copy of Amendment Plaint in O.S. No. 594/2012 on the file of the City Civil Judge by Rajamma, C.N. Geetha and C.S. Shashishekhara with regard to property bearing Municipal No.1 and 2, Hosakere Road and part of Survey No. 10/1 situated at Bhogenahalli Village, Kasba Hobli Bangalore

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Sl. No.	Date	Document Details
		measuring East to West: 165+260/2 feet, North to South: 108+205/2 feet, in all measuring about 32,865 square feet;
3.		Certified copy of the Order Sheet in O.S. No. 594/2012 on the file of the City Civil Judge by Rajamma, C.N. Geetha and C.S. Shashishekhar with regard to property bearing Municipal No.1 and 2, Hosakere Road and part of Survey No. 10/1 situated at Bhogenahalli Village, Kasba Hobli Bangalore measuring East to West: 165+260/2 feet, North to South: 108+205/2 feet, in all measuring about 32,865 square feet;
4.	23.07.2014	Copy of petition in Civil Revision Petition bearing C.R.P. No. 276/2014 filed in the Hon'ble High Court of Karnataka by ETA Karnataka Estates Ltd against Rajamma and others with regard to property bearing Municipal No.1 and 2, Hosakere Road and part of Survey No. 10/1 situated at Bhogenahalli Village, Kasba Hobli Bangalore measuring East to West: 165+260/2 feet, North to South: 108+205/2 feet, in all measuring about 32,865 square feet;
5.		Certified copy of the Order Sheet in Civil Revision Petition bearing C.R.P. No. 276/2014 filed before the High Court of Karnataka by ETA Karnataka Estates Ltd against Rajamma and others with regard to property bearing Municipal No.1 and 2, Hosakere Road and part of Survey No. 10/1 situated at Bhogenahalli Village, Kasba Hobli Bangalore measuring East to West: 165+260/2 feet, North to South: 108+205/2 feet, in all measuring about 32,865 square feet;
6.	22.01.2014	Copy of Petition in Writ Petition bearing W.P. No.3402/2014 filed in the Hon'ble High Court of Karnataka by V. Ramamurthy and The Government of Karnataka, The Bangalore Development Authority, The Bangalore Mahanagara Palike, Emirates Trading Agency and Relationship Properties Private Limited with regard to Municipal No. 1, City Survey No.2699/1, Binnypet, Bangalore City measuring about 47 Acres;
7.		Certified copy of the Order Sheet in Writ Petition bearing W.P. No.3402/2014 filed in the Hon'ble High Court of Karnataka by V. Ramamurthy and The Government of Karnataka, The Bangalore Development Authority, The Bangalore Mahanagara Palike, Emirates Trading Agency and Relationship Properties Private Limited with regard to Municipal No. 1, City Survey No.2699/1, Binnypet, Bangalore City measuring about 47 Acres;

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Sl. No.	Date	Document Details
8.	28.03.2015	Modified Work Order bearing No. BDA/NYS/DLP-50/2009-10/4879/2014-15, issued by the Commissioner, Bangalore Development Authority, Bengaluru;
9.	29.04.2015	Khatha Certificate bearing No. BMP/ REV/2015-16/ KC/948820 issued by the office of Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, with regard to Property bearing Municipal No. 1/1, Hosakere Road, Bengaluru;
10.	29.04.2015	Khatha Extract bearing KE No. BNP/ REV/ 2015-16/ KE/1036453 issued by the office of Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike with regard to Municipal No.1/1, Hosakere Road, Ward No.31 Binnypet, Bengaluru;
11.	23.12.2015	Deed of Rectification executed by ETA Karnataka Estates Limited duly joined by Relationship Properties Private Limited as confirming party and ETA Star Infopark as consenting party in favour of The Bangalore Development Authority (registered as Document No.4474/2015-16 in Book I, stored in CD. No. BDAD215 in the office of Sub-Registrar, Bangalore Rural District);
12.		Certified Copy of the Complaint in O.S. No. 1920/2017 on the file of the City Civil Judge at Bangalore filed by K.G. Shashidhar against S.V. Global Mill Limited and ETA Karnataka Estates Limited;
13.		Certified copy of the Order Sheet in O.S. No. 1920/2017 on the file of the City Civil Judge at Bangalore filed by K.G. Shashidhar against S.V. Global Mill Limited and ETA Karnataka Estates Limited;
14.	22.05.2017	Property Tax Receipt for the year 2017-18, issued by the Bruhat Bengaluru Mahanagara Palike, Revenue Department with regard to Municipal No.1/1, Hosakere Road, Ward No.31 Binnypet, Bengaluru;
15.	06.01.2015	Search Report bearing SA. No. 10118/2014-15, for the period covering from 01.09.2013 to 06.01.2015, issued by the office of Senior Sub-Registrar, Srirampuram, Bangalore, with regard to Municipal No.1/1, Hosakere Road, Ward No.121, Binnypet, Bangalore;



Sl. No.	Date	Document Details
16.	09.12.2015	Search Report bearing SA. No. 9005/2015-16, for the period covering from 06.01.2015 to 08.12.2015, issued by the office of Senior Sub-Registrar, Srirampuram, Bangalore, with regard to Municipal No.1/1, Hosakere Road, Ward No.121, Binnypet, Bangalore;
17.	25.07.2017	Search Report bearing SA. No. 4549/2017-18, for the period covering from 08.12.2015 to 25.07.2017, issued by the office of Senior Sub-Registrar, Gandhinagar, Bangalore, with regard to Municipal No.01, (new No.1/1) City-Survey No.2699/1(old Nos.42 to 47,10,11,12 32) Hosakere Road, Hosakere Road, Bangalore measuring 2,13,808.52 Square Meters

II. GLOSSARY (indicative):

Sl. No.	Term	Description
1)	Acre	40 Guntas or 43,560 Square Feet;
2)	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
3)	Gunta	1/40 th of an acre or 121 square yards or 1089 square feet;
4)	Hobli	The sub-division of a Taluk;
5)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
6)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
7)	Pole	One pole is equal to 5.0292 metres;
8)	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
9)	Sub-division	A portion of a survey number of which area a Survey Number and assessment are separately entered in the

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Sl. No.	Term	Description
		land records under an indicative number subordinate to that of the Survey Number of which it is a portion;

III. PROPERTY DETAILS:

Larger Property:

All that piece and parcel of immovable property being immovable property being portion of Municipal No. 1/1, Hosakere Road, Ward No.31, (PID No.31-42-1/1), Bangalore measuring in all about 47.04 Acres or 20,49,062.40 square feet (earlier bearing Municipal No.1 and Municipal No.1/1, Hosakere Road, Binnypet, Bangalore and still earlier portion of Municipal No.1, Hosakere Road, Binnypet, Bangalore and even previously portion of Municipal No.1 to 4/5, Hosakere Road, Binnypet Residential Quarters, Binnypet Ward, Ward No. 31, Bangalore and Municipal Nos. 1 to 89, Binnypet Residential Quarters, Binnypet Ward, Ward No.31 and old Survey Nos. 10, 11, 12 of Boganahalli Village, Survey No. 32 of Guttahalli Village, Halasur Hobli, Bangalore Taluk and Survey No.42-47, Jodi Kempapura Village, Halasur Hobli Bangalore Taluk) and bounded as follows:-

EAST	Hosakere Road (Tank Bund Road Towards Sirsi Circle to Mysore Road);
WEST	Goripalya, Ranganatha Colony and New Binny Layout;
NORTH	New Binny Layout Road, Private Property and Portion of Municipal No. 1/1 retained by ETA Karnataka Estates Private Limited;
SOUTH	Goripalya;

Comprising of the following items;

Item No. 1 : (Area Relinquished)

A portion of property bearing Municipal No. 1/1, Hosakere Road, Ward No.31, (PID No.31-42-1/1), Bangalore measuring in all about

- (a) 446.16 square metres relinquished for Tank Bund Road (Hosakere Road),
- (b) 8406 square metres relinquished for road and civic amenities area and
- (c) 6.3736 Acres relinquished for park and open spaces.

Item No. 2: (Said Property)

All that portion of property bearing Municipal No. 1/1, Hosakere Road, Ward No.31, (PID No.31-42-1/1), Bangalore measuring in all about 38.4801 Acres or 16,76,193.16 square feet.

IV. NOTE:

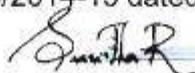
This report is in continuation of our Earlier Title Reports dated 04.09.2012 and 22.04.2014 ("**Earlier Title Reports**") should be read along with the said earlier reports and has been prepared for our client Relationship Properties Private Limited ('**Client**') in the context of their development and development of the Property and 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 with any government authority, agency or court proceedings or other official body. 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. 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 made available to us there are no other documents or information. 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, *Sunitha R*

V.**FLOW OF TITLE**

1. This Additional Title Report is in continuation of our Earlier Title Reports dated 04.09.2012 and 22.04.2014. We had noted in our Earlier Title Reports that Municipal No. 1/1, Hosakere Road, Ward No.31, (PID No.31-42-1/1), Bangalore measuring in all about 47.04 Acres or 20,49,062.40 square feet ("**Larger Property**") less the areas relinquished as road, open spaces and civic amenities sites, measures in all about all about 38.4801 Acres or 16,76,193.16 square feet ("**Said Property**") vests with ETA Star Info Park and ETA Karnataka Estates Private Limited.

2. As noted in our Earlier Title Report dated 22.04.2014 Relationship Properties Private Limited by virtue of Joint Development Agreement dated 28.03.2011 read with Power of Attorney dated 28.03.2011 has the right to develop the Larger Property and is also entitled to deal with and sell the undivided share therein to the purchasers of the constructed area in the development on the Larger Property and appropriate to themselves on revenue sharing basis 69% of the revenue (as defined in the said Joint Development Agreement) and ETA Star Infopark and ETA Karnataka Estates Limited are collectively entitled to 31% of the revenue.

3. ETA Karnataka Estates Limited applied for and obtained from the Bruhat Bangaluru Mahanagara Palike ("**BBMP**"), sanctions and licence of plans for development of property measuring in all about 52.8349 Acres or 52 Acres 36 ¼ Guntas pursuant to which ETA Karnataka Estates Limited relinquished portions measuring about 446.16 square metres (4802.46 square feet) for widening of the tank bund road (Hoskere Road) free of cost and yet another portion being 12 feet wide internal road formed in the Larger Property measuring in all about 8406 square metres (90,482.18 square feet) in all about 8852.16 square metres or 2.1875 Acres to Bangalore Development Authority under a Relinquishment Deed dated 19.02.2011 (registered as Document No.2666/2010-11 in Book I, stored in CD No.BDAD162 in the office of the Additional Sub-Registrar, Bengaluru). The plan annexed to the aforesaid Relinquishment Deed dated 19.02.2011 was rectified/modified and replaced under Rectification Deed dated 23.12.2005 (Document No. 11) pursuant to Modified Work Order of the Bangalore Development Authority bearing No.BDA/NYS/DLP-50/09-10/4879/2014-15 dated 28.03.2015 (Document No. 8).



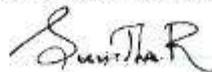
4. We gather from a copy of the Complaint, Amendment Complaint and Order Sheet in O.S. No. 594/2012 (Document No. 1, 2 and 3) filed by Rajamma and others against M/s. Binny Limited and others on the file of the XI Additional City Civil Judge referred to in our Earlier Title Report is listed for awaiting further orders on 16.09.2017.

5. We gather from a copy of the Order Sheet in Criminal Revision Petition bearing CRP No. 276/2014 (Document No. 4 and 5) that the petition was filed by Ashraf A.R. Buhar, Director of ETA Karnataka Estates Limited against Rajamma and others against the order dated 30.04.2014 passed in O.S. No. 594/2012 on the file of the XI Additional City Civil Judge. The date of effective hearing was 21.07.2016 where a stay was granted for a period of six weeks.

6. We gather from a copy of the Petition and the Order Sheet in Writ Petition bearing No. 3402/2014 (Document No. 6 and 7) filed by V. Ramamurthy against the Government of Karnataka and others referred to in our Earlier Title Report is pending for admission.

7. We gather from a copy of the Complaint, Amendment Complaint and Order Sheet in O.S. No. 594/2012 (Document No. 1, 2 and 3) filed by Rajamma and others against M/s. Binny Limited and others on the file of the XI Additional City Civil Judge referred to in our Earlier Title Report is listed for awaiting further orders on 16.09.2017.

8. We gather from the copy of the Complaint and the Order Sheet in O.S. No. 1920/2017 (Document No. 12 and 13) that K.G. Shashidhar ("**Plaintiff**") filed a suit against S.V. Global Mill Limited and ETA Karnataka Estates Limited ("**Defendants**") claiming to be the grandson of K. Nanjundappa, who purchased property bearing Survey No.10, 11 and 12 of Bhogenahalli Village, Kasaba Hobli, Bangalore totally measuring 7 Acres 16 Guntas including kharab ("**Suit Schedule Property**") and was in possession and enjoyment of the Suit Schedule Property and thereafter K.G. Shashidhar succeeded to the Suit Schedule Property and for the grant of a permanent injunction restraining the Defendants from interfering with K.G. Shashidhar's possession of the Suit Schedule Property. The Suit is pending and is yet to be disposed off. We are of the view that the aforesaid suit is a frivolous and mischievous suit which is bound to be dismissed in view of the fact that the lands



being the Suit Schedule Property was sold to Bangalore Woollen Cotton & Silk Mills Company Limited by K. Nanjundappa (grandfather of K.G. Shashidhar) under a Sale Deed dated 22.02.1930 (Document No. 2 in our Earlier Title Report). In view of the fact that ETA Karnataka Estates Limited and its predecessors-in-title have been in open, continuous and uninterrupted possession of the Suit Schedule Property since 1930, the issue of K.G. Shashidhar having any claims does not arise.

9. The Khata Extract and Khata Certificate both dated 29.04.2015 with regard to the Larger Property is registered in the name of ETA Karnataka Estate Limited and ETA Star Infopark (Document Nos. 9 and 10).

10. We gather from the tax paid receipts dated 22.05.2017 issued by BBMP that the property tax with regard to the Larger Property has been paid by ETA Karnataka Estate Limited and ETA Star Infopark for the period 2017-18 (Document No. 14).

11. The Search Report with regard to the Property bearing Municipal No.1/1, Hosakere Road, Binnypet, Ward No.121, Bangalore, issued by the Sub-Registrar, Gandhinagar (Document Nos. 15 to 17) discloses as under :

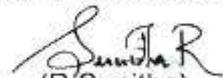
SA. No.	From	To	Transaction	Extent Sq Ft	By	In favour of	Doc. No.
10118/14-15	01.09.2013	06.01.2015	Nil	24,66,832	-	-	-
9005/15-16	06.01.2015	08.12.2015	Nil	24,66,832	-	-	-
4549/2017-18	08.12.2015	25.07.2017	Rectification Deed dated 23.12.2015	24,66,832	ETA Karnataka Estates Limited	BDA	4474/2015-18

The search report for the period 01.09.2013 to 25.07.2017 does not disclose any transactions other than those discussed in our Report.

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

Thanking you,

Yours faithfully,
Anup S Shah Law Firm,


(R. Sunitha)
Advocate.