



Jayanth Pattanshetti Associates

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Bengaluru | Mumbai

Senior Associates:
Jayanth M. Pattanshetti
B.R. Krishna
K.S. Vinay
S. Suresh

File No: 58/19

Date:

DNR Corporation Private Limited,
A-304, Queens Corner,
Queens Road,
Bengaluru - 560 001.

Sirs,

Sub: Scrutiny and title report with respect to the property bearing No. 2/4, City Survey (CTS No. 1297/1), BBMP PID No. 26-43-2/4, situated at Link Road Okalipuram, in Corporation Ward No. 96, Bengaluru, measuring in total 1,32,000 square feet.

The title search with respect to the properties mentioned hereabove is being furnished by me at your request to assist in the proposed development of the subject property and for sale of the apartments constructed thereon.

This title search report is prepared for your use to facilitate and determine the marketability of the title of the landowners to the Property described in the title search report and for sale of the apartments in the proposed residential project. Use of this title search report for any other purpose or by any other person is not authorized. This title search report shall be relied neither upon by any other person nor relied upon for any other purpose/s. No liability is assumed by us for any unauthorized use or reliance.

Thanking you,

Yours faithfully,



Vinay K. S.
Advocate



Encl: Title Search Report



I		Description of Property
Property No.	:	No. 2/4 (City Survey No. 1297/1)
PID No.	:	26-43-2/4
Located at	:	Link Road Okalipuram, in Corporation Ward No. 96, Bengaluru
Extent	:	1,32,000 square feet
Boundaries	:	East by : Property bearing No. 2/4-1 & Property of Weaver's Association; West by : Property bearing No. 6/2 and Private Property and Road; North by : Property bearing No. 2/4-1 and Private Property; and South by : Link Road.
Type of Land	:	Freehold
Nature of usage	:	Residential
Revenue Jurisdiction	:	Bruhat Bengaluru Mahanagara Palike
Planning Authority	:	Bruhat Bengaluru Mahanagara Palike
Details of Building, if any	:	Proposed residential Apartment Building
No. of Floors	:	3 basements, ground + 28 upper floors
No. of Apartments	:	167





II

Discussion on Title

- a) From the documents submitted to us for scrutiny that are listed in Annexure 'B' hereto, the title to the Subject Property measuring in total 132,000 square feet is traced to two parcels of land which were owned by different persons. The major parcel of the land was earlier owned by Minerva Mills Company Limited and the smaller parcel of the land was owned by individuals and the title are discussed herebelow.

Title flow with respect to parcel of land owned by Minerva Mills Company Limited:

- b) It is observed that the lands bearing Survey No. 17 (old Survey No. 10), measuring 4 acres 11 guntas and Survey No. 18 (old Survey No. 13), measuring 4 acres 18 guntas, both situated at Burige Muddenahalli Village, Ulsoor Hobli, Bengaluru Taluk ("Survey Nos. 17 & 18") was originally owned by Mr. Robert Khana Rickie. By the Indenture dated 29/03/1926, Mr. John Ward Rickie and Mr. Robert Carius Rickie, as Vendors along with Bank of Mysore Limited as the Mortgagee and Mr. C. B. Oakley as claimant conveyed the Survey Nos. 17 & 18 and other properties in favour of Minerva Mills Company Limited, a Joint Stock Company, represented by Mr. D.N. Sirur. The said Indenture is registered vide Document No. 2409/1925-26, of Book I, in the office of Sub-Registrar, Bengaluru Taluk and a copy of the same could be evidenced from the **Document No. 1.**

Observations: It is recited in the Sale Deed dated 29/03/1926 that Mr. Robert Khana Rickie died on 14/01/1921 leaving behind him his Last Will and Testament dated 14/04/1919 whereunder he had bequeathed the Survey Nos. 17 & 18 in favour of his two sons, namely, Mr. John Ward Rickie and Mr. Robert Carius Rickie equally. Upon the death of Mr. Robert Khana Rickie, the legatees under his Last Will and Testament, Mr. John Ward Rickie and Mr. Robert Carius Rickie had made an application to the District Judge, Bengaluru Division in Miscellaneous Application No. 18/1923-24 for





grant of Letters of Administration and the same was obtained on 21/08/1924. Mr. Charles Lister (the son-in-law of Mr. Robert Khana Rickie) believing himself to be the bonafide executor of the Last Will dated anterior to the last will and testament of Mr. Robert Khana Rickie had let out the Survey Nos. 17 & 18 on lease to Mr. C.B. Oakley with an option of purchase of the said properties under the Lease Agreement. Subsequently on 04/08/1923, Mr. John Ward Rickie and Mr. Robert Carius Rickie had created an equitable mortgage of the Survey Nos. 17 & 18 in favour of Bank of Mysore Limited, a Joint Stock Company. Accordingly, in order to convey a valid title to the purchaser under the Indenture of Sale, Mr. John Ward Rickie and Mr. Robert Carius Rickie, Mr. C. B. Oakley and the Bank of Mysore Limited had together conveyed the Survey Nos. 17 & 18 in favour of Minerva Mills Company Limited.

- c) The Sick Textile Undertakings (Nationalization) Act, 1974 was enacted by the Government of India in order to provide for acquisition and transfer of the sick textile undertakings and the right, title and interest of the owners in respect of the sick textile undertakings specified in the First Schedule with a view to reorganise and rehabilitate such sick textile undertakings. The Minerva Mills at Malleswaram, Bangalore was listed in the First Schedule of the Sick Textile Undertakings (Nationalization) Act, 1974 as a sick textile unit. The copy of the said Act could be evidenced from the **Document No. 2.**

In terms of the Section 3(1) of the said Act, on the appointed date every sick textile undertaking and the right, title and interest of the owner in relation to every such textile undertaking stood transferred to and vested absolutely in the Central Government. Further, in terms of Section 3(2) every sick textile undertaking which stood vested in the Central Government, shall immediately after it has so vested, stood transferred to and vested in the National Textile Corporation.

In terms of Section 4(2) of the said Act, all property which has vested in the Central Government under Section 3(1) was freed and discharged from any





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trust, obligation, mortgage, charge, lien and all other encumbrances affecting it and any attachment, injunction or decree or order of any court restricting the use of such property in any manner was deemed to have been withdrawn.

Accordingly, the Minerva Mills Company stood vested with National Textile Corporation free from all encumbrances.

- d) The National Textile Corporation (Andhra Pradesh, Karnataka, Kerala & Mahe) Limited issued Tender Notice for sale of land/building of sick industrial units and inviting sealed tenders inviting for purchase of the properties. The property of Minerva Mills at Magadi Road, measuring in total 28.616 acres or 115787.20 square meters was one of the property that was notified in the Tender for sale. The copy of the Tender Notice for sale of Land/Building could be evidenced from **Document No. 3.**
- e) M/s Davanam Constructions Private Limited ("Davanam") had tendered for purchase of 16.539 acres of Minerva Mills land in Bengaluru forming part of properties bearing CTS - 2, measuring 11.670 acres, CTS -1297, measuring 3.920 acres and CTS - 572, measuring 0.949 acres. The National Textile Corporation by its Letter dated 12/12/2003 accepted the tender of Davanam only with respect to two parcels of land being Part of CTS - 2, measuring 11.67 acres and CTS - 1297, measuring 3.92 acres of Minerva Mill at Rs. 43,89,00,000/- on 'as is where is' and 'as is what is' basis and called upon to remit the first instalment amounting to Rs. 10,97,25,000/- within 15 days of acceptance of offer and the second and final instalment of Rs. 32,91,75,000/- to be payable on or before 09/02/2004. The copy of the Letter dated 12/12/2003 of National Textile Corporation Limited could be evidenced from **Document No. 4.**
- f) Upon payment of the entire sale price by Davanam, M/s. National Textile Corporation (APKK&M) Limited, represented by Mr. P.R. Kandaswamy conveyed the industrial vacant land ad-measuring 170,755.20 square feet





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or thereabouts forming part of Municipal No. 2/4 and being part of CTS No. 1297 in favour of Davanam by virtue of the Sale Deed dated 17/09/2004, registered vide Document No. SRI-1-00177/2005-06 of Book I, stored in the CD No. SRID34, in the office of the Sub-Registrar, Srirampuram, Bengaluru. The copy of the said Sale Deed dated 17/09/2004 could be evidenced from **Document No. 5**

- g) The Under Secretary to the Government of India, Ministry of Textiles vide the Letter dated 17/03/2005 has certified that the National Textile Corporation (Andhra Pradesh, Karnataka, Kerala & Mahe) Limited is one of the nine subsidiary corporations of National Textile Corporation Limited, New Delhi under the administrative control of Ministry of Textiles, Government of India. The copy of the said Letter dated 17/03/2005 issued by the Under Secretary to the Government of India, Ministry of Textiles could be evidenced from **Document No. 6.**
- h) The Sale Deed dated 17/09/2004 was referred to the Deputy Commissioner for Detection of Under Valuation of Stamps for determination of proper stamp duty and registration fee payable thereon. The proceedings in Case No. MVD.S:11/2004-05 was conducted by the Deputy Commissioner for Detection of Undervaluation of Stamps and by the Orders dated 12/04/2005 the proceedings were dropped on determining the value shown in the sale deed as true and fair. The copy of the said Orders dated 12/04/2005 passed by the Deputy Commissioner for Detection of Undervaluation of Stamps could be evidenced from **Document No. 7.**

Title flow with respect to parcel of land owned by other individuals and that was adjacent to the Property of Minerva Mills:

- i) By the Sale Deed dated 16/07/1963 Mrs. Jayamariammal and others conveyed in favour of Mrs. Ramakka, wife of Dr. A. Rajanna, the property bearing Municipal No. 4 (old No. 9), situated at Okalipuram, Bengaluru, measuring east to west 32 feet and north to south 60 feet, measuring in total





1920 square feet. The said Sale Deed is registered vide Document No. 1807/1963-64 of Book I, Volume 1931, at Pages 93 to 97, in the office of the Sub-Registrar, Bengaluru City North and a copy of the same could be evidenced from **Document No. 8.**

- j) By the Sale Deed dated 02/12/1965 Mrs. Ramakka, wife of Dr. A. Rajanna conveyed in favour of Mrs. K. Padmavathi wife of Late C. Kuppaswamy and Mrs. P.K. Thulasi Bai, daughter of Mr. P.M. Kanthaiah, the property bearing Municipal No. 4 (old No. 9), situated at Okalipuram, Bengaluru, measuring east to west 32 feet and north to south 60 feet, measuring in total 1920 square feet. The said Sale Deed is registered vide Document No. 5999/1965-66 of Book I, Volume 626, at Pages 183 to 185, in the office of the Sub-Registrar, Bengaluru City and a copy of the same could be evidenced from **Document No. 9.**
- k) By the Sale Deed dated 20/03/1972 Mrs. K. Padmavathi and Mrs. P.K. Thulasi Bai conveyed in favour of Mr. M. Venkatesh, son of Mr. P. Muthyalappa the property bearing Municipal No. 4 (old No. 9), situated at Okalipuram, Bengaluru, measuring east to west 32 feet and north to south 60 feet measuring in total 1920 square feet. The said Sale Deed is registered vide Document No. 4645/1971-72 of Book I, Volume 337, at Pages 66 to 68, in the office of the Sub-Registrar, Shrirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 10.**
- l) By the Sale Deed dated 11/04/1984 Mr. M. Venkatesh conveyed in favour of Mrs. Shanthamma, wife of Mr. N. Narayana Rao the southern portion of the property bearing Municipal No. 4 (old No. 9), situated at Okalipuram, Bengaluru, measuring east to west 32 feet and north to south 20 feet measuring in total 640 square feet. The said Sale Deed is registered vide Document No. 117/84-85 of Book I, Volume 897, at Pages 226 to 229, in the office of the Sub-Registrar, Shrirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 11.**





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- m) By the Sale Deed dated 16/06/1989 Mr. M. Venkatesh, son of Mr. P. Muthyalappa conveyed in favour of Mr. Abdulla, son of Mr. Mohammad Kutti the southern portion of the property bearing new Municipal No. 6/2 (old No. 4, much earlier bearing No. 9) measuring east to west 32 feet and north to south 14 feet measuring in total 448 square feet. The said Sale Deed is registered vide Document No. 775/1989-90 of Book I, Volume 1246, at Pages 102 to 107, in the office of Sub-Registrar, Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 12.**
- n) By the Sale Deed dated 14/07/2006 Mr. M. Venkatesh, son of Mr. P. Muthyalappa conveyed in favour of Mr. D.V. Harish, the Managing Director of Davanam, the balance area of the property bearing new Municipal No. 6/2 (old No. 4, much earlier bearing No. 9) measuring east to west 32 feet and north to south 26 feet measuring in total 832 square feet. The said Sale Deed is registered vide Document No. SRI-1-01837/2006-07 of Book I, stored in the C.D. No. SRID54, in the office of Sub-Registrar, Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 13.**

Observations: The property conveyed under the aforementioned Sale Deed dated 14/07/2006 is in the name of Mr. D.V. Harish as the Managing Director of Davanam. The property has been purchased in the name of the company and Mr. D.V. Harish has represented the company as its managing director and it is not his personal property. The khatha of the property was registered in the name of Davanam as the owner and Davanam has dealt with the same as the owner thereof.

- o) By the Sale Deed dated 05/01/2007 Mr. Abdulla, son of Mr. Mohammed Kutti conveyed in favour of Davanam, the property bearing Municipal No. 6/2 (old No. 4, much earlier bearing No. 9) measuring east to west 32 feet and north to south 14 feet measuring in total 448 square feet in favour of Davanam, represented by its Managing Director Mr. D.V. Harish. The said Sale Deed is registered vide Document No. SRI-1-04712/2006-07 of Book I,





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Continuation Sheet

stored in the CD No. SRID61, in the office of Sub-Registrar, Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 14.**

- p) Thus, Davanam acquired a total extent of 172,035.20 square feet of land comprised in Property No. 2/4, measuring in total 170,755.20 square feet, Property No. 9/6-2, measuring in total 832 square feet and Property No. 9/6-2-1, measuring in total 448 square feet. The katha's of all the three properties were clubbed together as a composite block by the Special Notice dated 24/09/2008 in No. MTR 11/08-09 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru and the composite block was assigned with Corporation No. 2/4 of Link Road, Okalipuram, Bengaluru ("Composite Property"). The copy of the said Special Notice dated 24/09/2008 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru could be evidenced from **Document No. 15.**
- q) By the Sale Deed dated 08/07/2021, Davanam has conveyed 25% of undivided share, right, title and interest in the Subject Property representing to 33000 square feet of land area in favour of M/s Anushka Constructions Private Limited ("Anushka") and DNR Corp has confirmed the sale. Under the Sale Deed, Anushka has agreed to abide by the terms and conditions of the joint development agreement entered between Davanam and DNR Corp (referred to herebelow) with respect to the Subject Property. The Sale Deed is registered vide Document No. YPR-1-1141/2021-22 of Book I, stored in C.D. No. YPRD815 in the office of the Sub-Registrar, Rajajinagar (Yeshwanthpura), Bengaluru and a copy of the said Sale Deed could be evidenced from **Document No. 16.**





III

Revenue & City Survey Records

- a) The name of Minerva Mills is entered as the owner of Survey No. 17, measuring 4 acres 21 guntas (including 10 guntas kharab) and the Survey No. 18, measuring 4 acres 33 guntas (including 15 guntas kharab) in the Index of lands. The copy of the said Index of lands could be evidenced from **Document No. 17.**
- b) In the RTC the total extent of land in Survey No. 17 is stated as 4 acres 21 guntas (including 10 guntas kharab) and the total extent of land in Survey No. 18 is stated as 4 acres 33 guntas (including 15 guntas kharab) and the name of Minerva Mills is entered as the owner of the Survey No. 17 and Survey No. 18. The copies of the said RTCs for the period 1966-67 to 1972-73 could be evidenced from **Document No. 18.**
- c) From the Village Map of Burige Muddenahalli, it is noted that Survey No. 17 & 18 are abutting each other and were earlier numbered as Survey No. 10 and 13. The copies of the Village maps of Burige Muddenahalli prepared in the year 1870 and 1904 could be evidenced from **Document Nos. 19 and 20.**
- d) The land in Survey Nos. 17 & 18 owned by the Minerva Mills is numbered as CTS No. 1297 in the City Survey Enquiry Register and the lands were classified as 'J' tenure lands. It was also noted that the said lands are agricultural land and therefore brought into unauthorized conversion register. The copy of the City Survey Enquiry Register with respect to CTS No. 1297 could be evidenced from **Document No. 21.**
- e) The portion of land in Survey No. 17 shown as owned by the Karnataka State Electricity Board is numbered as CTS 1296 in the City Survey Enquiry Register and the land was classified as 'J' tenure land. It was also noted that the said land is agricultural land and therefore brought into unauthorized





conversion register. The copy of the said City Survey Enquiry Register with respect to CTS No. 1296 could be evidenced from **Document No. 22.**

- f) The Proceeding in No. VA.CS Team-1/MV1/2018-19 was conducted by the Enquiry Officer, City Survey - 1, Bengaluru based on the orders dated 14/01/2016 of the Joint Director, City Survey, South Division, Bengaluru directing to conduct an enquiry with respect to ownership of Davanam to 1,72,035.20 square feet in CTS No. 1296 and 1297 and determination of the extent therein and recording the same in the City Survey records. Davanam was arrayed as an appellant and the Assistant Director of Land Records, City Survey, the Assistant Director of KPTCL, the Executive Engineer, Bruhat Kamagari Vibhaga, KPTCL, the Karnataka Slum Development Board and the Weavers Service Centre were arrayed as respondents in the said proceedings. Upon enquiry and re-survey, the Enquiry Officer, City Survey Team -1, Bengaluru by the Order dated 28/11/2018 confirmed that, the Survey Nos. 10 and 13 of Burige Muddanahalli village were renumbered as Survey No. 17 and Survey No. 18, respectively and later the same were numbered as CTS No. 1296 and 1297. Further, upon survey the portions of the land in possession of the Appellant and the Respondents was determined and separate CTS numbers were allotted to each blocks. It is determined that Davanam out of an area of 15,653.3333 square meters, an area of 3,388.6598 square meters is in possession of the Slum Development Corporation and that Davanam is in possession of an extent of 12,264.6735 square meters or 132,016.95 square feet of land and the same is assigned with new CTS No. 1297/1. The portion of land in possession of National Textile Corporation is assigned with new CTS No. 1297/2, 3, 4 & 6 for an area of 84.2475 square meters, 450.8332 square meters, 2,130.94655 square meters and 485.8861 square meters respectively. The portion of land, measuring 1,858.13105 square meters in possession of Weavers Service Centre is assigned with new CTS No. 1297/5. The copy of the said Orders dated 28/11/2018 passed in No. VA.CS Team-1/MV1/2018-19 by the





Enquiry Officer, City Survey – 1, Bengaluru could be evidenced from **Document No. 23.**

Observations: The CTS No. 1296 that was registered in the name of Karnataka State Electricity Board as the owner, had filed their submission stating that there are no documents to establish their ownership to the same. Hence, the area in CTS No. 1296 is added to the share of National Textile Corporation Limited. Further, it is noted in the field sketch that the new CTS No. 1297/1 being in possession of Davanam abuts the main road and comprises the properties acquired from National Textile Corporation and the individuals under the aforementioned sale deeds.

- g) The name of Davanam is entered in the Property Card as the owner of Property bearing CTS No. 1297/1, measuring in total 12,264.6735 square meters or 132,016.95 square feet and the land is classified as Tenure 'A'. The copy of the Property Card could be evidenced from **Document No. 24.**
- h) From the Detailed Sketch Measurement Book and the Map of Local Area No. 57 of Ramachandrapura, the demarcation of CTS No. 1297 and the sub-division made therein could be identified. The copies of the Detailed Sketch Measurement Book and the Map of Local Area No. 57 of Ramachandrapura, could be evidenced from **Document Nos. 25 and 26.**

IV

Development Agreements – Rights Etc.

- a) Davanam had entered into the Joint Development Agreement dated 06/11/2014 with M/s Pacific Heights, a partnership firm for development of 1,32,000 square feet (out of 1,72,035 square feet) in property bearing No. 2/4 ("Subject Property"). Under the Joint Development Agreement, M/s Pacific Heights agreed to develop the Subject Property by putting up a multi-storied residential apartment building on the terms and conditions mentioned therein and the parties agreed to share the development in ratio of 50:50. The said Joint Development Agreement is registered vide Document





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No. SRI-1-04099/2014-15 of Book I, stored in C.D. No. SRID171, in the office of the Sub-Registrar, Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 27.**

- b) Pursuant to execution of the aforementioned Joint Development Agreement, Davanam had executed the General Power of Attorney dated 06/11/2014 in favour of M/s Pacific Heights empowering them to develop and sell their share in the developed area to any prospective purchaser/s. The said General Power of Attorney is registered vide Document No. SRI-4-00117/2014-15 of Book IV, stored in the CD No. SRID171, in the office of the Sub-Registrar, Sriramapuram, Bengaluru and a copy of the same could be evidenced from **Document No. 28.**
- c) Much earlier to execution of the Joint Development Agreement, Davanam had executed the General Power of Attorney dated 09/04/2014 in favour of Pacific Heights registered vide Document No. SHV-4-0014/2014-15 of Book IV, stored in the CD No. SHVD175, in the office of the Sub-Registrar, Shivajinagar, Bengaluru. The copy of the said General Power of Attorney dated 09/04/2014 could be evidenced from **Document No. 29.**
- d) By the Relinquishment Deed dated 03/03/2018 Davanam has relinquished a portion of the Subject Property measuring 337.66387 square feet in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike for formation of road/widening & road as per CDP 2015. The said Relinquishment Deed is registered vide Document No. SRI-1-04641/2017-18 of Book I, stored in the C.D. No. SRID212, in the office of the Sub-Registrar, Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 30.**
- e) By the Deed of Cancellation dated 05/08/2020, Davanam and Pacific Heights cancelled the Joint Development Agreement dated 06/11/2014. It is agreed between the parties that out of the total security deposit of Rs. 7,50,00,000/- Davanam has refunded the sum of Rs. 3 Crores on execution





of the Deed of Cancellation and has agreed to refund the balance 4.5 Crores as mutually agreed between the parties. The said Deed of Cancellation dated 05/08/2020 is registered vide Document No. SRI-1-01403/2020-21 of Book I, stored in C.D. No. SRID610 in the office of the Sub-Registrar, Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 31.**

- f) Consequent to cancellation of the Joint Development Agreement dated 06/11/2014, the General Power of Attorney that was executed in favour of Pacific Heights is revoked by the Deed of Revocation of Power of Attorney dated 05/08/2020 by Davanam and registered vide Document No. SRI-4-00026/2020-21 of Book I, stored in C.D. No. SRID610 in the office of the Sub-Registrar, Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 32.**
- g) By the Deed of Revocation of Power of Attorney dated 05/08/2020, Davanam has revoked the General Power of Attorney dated 09/04/2014 executed in favour of Pacific Heights. The said Deed of Revocation of Power of Attorney is registered vide Document No. SRI-4-00025/2020-21 of Book I, stored in C.D. No. SRID610 in the office of the Sub-Registrar, Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 33.**
- h) Davanam has entered into the Joint Development Agreement dated 05/08/2020 with M/s DNR Corporation Private Limited ("DNR Corp") for development of the Subject Property. Under the Joint Development Agreement, DNR Corp has agreed to develop the Subject Property by putting up a multi-storied residential apartment building on the terms and conditions mentioned therein and the parties agreed to share the development and/or the sale proceeds of the apartments in ratio of 42.9% to the share of Davanam and 57.1% to the share of DNR Corp. The said Joint Development Agreement is registered vide Document No. SRI-1-01408/2020-21 of Book I, stored in C.D. No. SRID610, in the office of Sub-Registrar,





Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 34.**

- i) Pursuant to execution of the aforementioned Joint Development Agreement, Davanam has executed the General Power of Attorney dated 05/08/2020 in favour of DNR Crop., empowering them to develop and sell its share in the developed area to any prospective purchaser/s. The said General Power of Attorney is registered vide Document No. SRI-4-0027/2020-21 of Book IV, stored in the CD No. SRID610, in the office of Sub-Registrar, Srirampuram, Bengaluru and a copy of the same could be evidenced from **Document No. 35.**
- j) Pursuant to sale of 33000 square feet of undivided share in the Subject Property by Davanam in favour of Anushka, the Parties under the Supplemental Agreement dated 06/08/2021 have mutually agreed and amended the terms of the Joint Development Agreement, whereunder it is agreed that Davanam shall be entitled to 32.17%, Anushka shall be entitled to 11.25% and DNR Corp shall be entitled to 56.58% of the distributable revenue arising from sale of the apartments or the proportionate share in the area of apartments in the development being made on the Subject Property. The copy of the Supplemental Agreement dated 06/08/2021 could be evidenced from **Document No. 36.**

V

Company Incorporations

- a) Davanam is a company incorporated under the Companies Act, 1956 on 21/08/2000 with Corporate Identity No. U45201KA2000PTC027660. The copy of the Certificate of Incorporation issued by the Registrar of Companies, Karnataka could be evidenced from **Document No. 37.**
- b) The main objects of Davanam is to undertake or direct the construction and the maintenance of and to acquire by purchase, lease, exchange, hire or otherwise lands, properties, buildings and estates of any tenure or any





interest therein. The copy of the Memorandum of Association and Articles of Association could be evidenced from **Document No. 38.**

- c) Anushka is a company incorporated under the Companies Act, 1956 on 06/07/2004 with Corporate Identity No. U770200KA2004PTC034276. The copy of the Certificate of Incorporation issued by the Registrar of Companies, Karnataka could be evidenced from **Document No. 39.**
- d) The main objects of Anushka is to carry on the business of buying and selling of property real estate through real estate brokers, leasing out of owned property and renting. The copy of the Memorandum and Article of Association of the Company could be evidenced from **Document No. 40.**
- e) DNR Corp is a company incorporated under the Companies Act, 1956, on 07/12/2007 with Corporate Identity No. U45201KA2007PTC044602. The copy of the Certificate of Incorporation issued by the Registrar of Companies, Karnataka could be evidenced from **Document No. 41.**
- f) The main objects of DNR Corp is to carry on the business as builders, construction contractors, township planners, land developers, civil engineers, mechanical engineers, erectors, designers etc. The copy of the Memorandum and Article of Association of the Company could be evidenced from **Document No. 42.**

VI

Financial Statements & Search Reports

- a) On perusal of the Balance Sheet of Davanam for the year ending 31/03/2020, it is observed that, an amount of ₹ 9,31,23,887/- is shown as outstanding towards secured long term borrowings received from Reliance Capital against the personal guarantee of the Directors and corporate entities. The sum of ₹ 5,91,33,849/- is shown as unsecured loans from related parties and further the sum of ₹ 2,42,21,474/- is shown as secured short term borrowings from Reliance Capital Limited. The copy of the





Balance Sheet for the year ending 31/03/2020 could be evidenced from **Document No. 43.**

- b) On perusal of the Search Report dated 19/08/2021 issued by Shri. Manjunath Reddy M., the Company Secretary, it is observed that, the equitable mortgage by deposit of title deeds dated 30/09/2009 created by Davanam in favour of State Bank of India Overseas Branch has been fully satisfied on 10/06/2013. The pari passu charge by way of equitable mortgage by deposit of title deeds dated 05/06/2013 created in favour of consortium partners, SBI overseas branch and Corporation Bank, corporate banking branch towards the loan sanctioned to Davanam Jewellers Private Limited, has been discharged on 25/01/2021. The copy of the said Search Report could be evidenced from **Document No. 44.**
- c) By the Certificate dated 27/08/2021, Shri. Deepesh Wagle, the Chartered Accountant has certified that Davanam has not created any charge on the Subject Property. The copy of the said Certificate could be evidenced from **Document No. 45.**

VII

Mortgages/Charges

- a) State Bank of India had earlier granted a term loan of ₹ 10 crores to Kaustubh Projects Private Limited with corporate guarantee of Davanam Jewellers Private Limited and Davanam Constructions Private Limited and the equitable mortgage of the Subject Property. Subsequently, a new term loan of ₹ 14.65 crores was sanctioned by the State Bank of India with the same securities and the earlier term loan – 1 was to be discharged from the proceeds of the term loan – 2. The primary security for the term loan – 2 was created by way of assignment of rent receivables from Food Express Limited for the area leased at Madiwala Commercial Plaza. The copy of the Sanction of Credit Facilities dated 29/09/2009 could be evidenced from **Document No. 46.**





- b) Davanam had also mortgaged the Subject Property in favour of Corporation Bank, CBB branch, Bengaluru to secure the credit facilities of ₹ 43 crores sanctioned to Kaustubha Projects Private Limited under the Memorandum of Deposit of Title Deeds dated 05/06/2013. The copy of the said Memorandum of Deposit of Title Deeds dated 05/06/2013 could be evidenced from **Document No. 47.**
- c) Further, by the Memorandum of Deposit of Title Deeds dated 21/06/2013 Davanam agreed to extend the security for the credit facilities sanctioned to M/s Davanam Jewellers Private Limited, Bengaluru by the State Bank of India and the Corporation Bank, totalling to ₹ 78.46 crores sanctioned to Davanam Jewellers Private Limited by State Bank of India and by the Corporation Bank and the sum of ₹ 43 crores sanctioned to Kaustubha Projects (P) Limited by Corporation Bank, totalling to ₹ 121.46 crores. The copy of the Memorandum of Deposit of Title Deeds dated 21/06/2013 could be evidenced from **Document No. 48.**
- d) On perusal of the Letter of Arrangement dated 02/03/2020 issued by the State Bank of India, it is observed that the loan was secured on second pari passu basis by executing the aforementioned equitable mortgage of the Subject Property. Further, it is observed from the said letter that the first charge created in favour of Corporation Bank for LRD exposure of Rs. 43 crores availed by Kausthubha Projects Private Limited (KPPL). The second pari passu charge by way of equitable mortgage by deposit of title deeds dated 05/06/2013 was created in favour of consortium partners, SBI overseas branch for the sum of ₹ 47.36 crores and Corporation Bank, corporate banking branch for the sum of ₹ 30.60 crores towards the loan sanctioned to Davanam Jewellers Private Limited. The copy of the said Letter of Arrangement could be evidenced from **Document No. 49.**
- e) By the Letter dated 09/10/2020 the State Bank of India has discharged the mortgage created to secure the credit facilities granted to Davanam Jewellers Private Limited under the Memorandum of Deposit of Title Deeds dated





05/06/2013 and 21/06/2013. The Union Bank of India, having released their charge on the Subject Property, the State Bank of India has also released/discharged the Subject Property. The copy of the Letter dated 09/10/2020 could be evidenced from **Document No. 50.**

- f) By the Deed of Discharge dated 08/06/2021 the Union Bank of India (erstwhile Corporation Bank) discharged the mortgage created to secure the credit facilities of ₹ 43 crores granted to Kausthubha Project Private Limited and ₹ 30 crores granted to Davanam Jewellers Private Limited under the Memorandum of Deposit of Title Deeds dated 05/06/2013 and 21/06/2013. The State Bank of India, the lead consortium having released their charge on the Subject Property, the Union Bank of India also released/discharged the Subject Property. The copy of the Deed of Discharge dated 08/06/2021 could be evidenced from **Document No. 51.**
- g) The Union Bank of India by its Letter dated 04/06/2021 handed over all the original title deeds pertaining to the Subject Property to Davanam Jewellers Private Limited and the receipt of the same is acknowledged. The copy of the said Letter dated 04/06/2021 of Union Bank of India could be evidenced from **Document No. 52.**

VIII

Khatha & Property Taxes

- a) The Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru has issued the Certificate dated 28/07/2006 in No. DA(G)26PR59/2006-07 certifying that the khatha of the Property bearing No. 6/2, of Okalipuram, Bengaluru, measuring 832 square feet is registered in the name of Davanam in the records of the Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the said Certificate dated 28/07/2006 could be evidenced from **Document No. 53.** From the Khatha extract of the Property No. 6/2 it is noted that the total extent of land assessed to taxes by the Bruhat Bengaluru Mahanagara Palike, Bengaluru is 832 square feet and is assessed to taxes at residential and commercial





rates. The copy of the Khatha Extract dated 28/07/2006 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru could be evidenced from **Document No. 54.**

- b) The Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru has issued the Certificate dated 25/01/2007 in No. BMP/REV/2006-07/KC/214352 certifying that the khatha of the Property bearing No. 6/2-1, of Okalipuram, Bengaluru, measuring 448 square feet is registered in the name of Davanam in the records of the Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the said Certificate dated 25/01/2007 could be evidenced from **Document No. 55.** From the Khatha extract of the Property No. 6/2-1 it is noted that the total extent of land assessed to taxes by the Bruhat Bengaluru Mahanagara Palike, Bengaluru is 448 square feet and is assessed to taxes at residential and commercial rates. The copy of the Khatha Extract dated 25/01/2007 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru could be evidenced from **Document No. 56.**
- c) The Assistant Revenue Officer, Bengaluru Mahanagara Palike, Bengaluru by the Letter dated 25/01/2006 in No. MTR 102/05-06 has intimated that the transfer of ownership of khatha of the Property No. 2/4 of Okalipuram has been regularized and is transferred in the name of Davanam and the taxes at Rs. 1,09,853/- is fixed. Further, it is stated that the fixation of the taxes is subject that out of 3.92 acres an area of 1.01 acres will be acquired for Slum Board subject to the orders the Hon'ble Court. The copy of the said Letter dated 25/01/2006 could be evidenced from **Document No. 57.**
- d) It is noted that the khatha of the Property bearing No. 2/4, of Okalipuram, Bengaluru, measuring 170,755.20 square feet was registered in the name of Davanam in the records of the Bruhat Bengaluru Mahanagara Palike, Bengaluru. By the Special Notice dated 24/09/2008 in No. MTR 11/08-09, the khatha of the Property Nos. 2/4, measuring 170,755.20 square feet, Property No. 6/2, measuring 832 square feet and Property No. 6/2-1,





measuring 448 square feet, totally measuring 172,035.20 square feet are clubbed together and the Composite Property is assessed to taxes with Property No. 2/4 of Link Road, Okalipuram, Bengaluru. The khatha of the Property Nos. 6/2 and 6/2-1 has been removed from the revenue records of the Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the Special Notice dated 24/09/2008 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru could be evidenced from **Document No. 58.**

- e) The Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru has issued the Khatha Certificate dated 25/03/2013 in No. BMP/REV/2012-13/KC/744948 certifying that the khatha of the Property bearing No. 2/4, of Okalipuram, Bengaluru, measuring 172,035.20 square feet is registered in the name of Davanam in the records of the Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the said Khatha Certificate dated 25/03/2013 could be evidenced from **Document No. 59.** From the Khatha extract of the Property No. 2/4 it is noted that the total extent of land assessed to taxes by the Bruhat Bengaluru Mahanagara Palike, Bengaluru is 172,035.20 square feet and is assessed to taxes as vacant land at residential rates. The copy of the Khatha Extract dated 25/03/2013 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru could be evidenced from **Document No. 60.**
- f) On an application made by Davanam for bifurcation of the khatha of the Property No. 2/4, by the Special Notice dated 09/04/2015 in No. W9/MTR 04/15-16, issued by the Assistant Revenue Officer, the khatha of the portion of the Property No. 2/4, measuring 36,707 square feet is bifurcated and is assigned with new No. 2/4-1 and the portion of the Property No. 2/4, measuring 3328 square feet is bifurcated and is assigned with new No. 6/2. The balance area of 1,32,000 square feet is retained with the existing Property No. 2/4. The copy of the Special Notice dated 09/04/2015 issued





by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru could be evidenced from **Document No. 61.**

- g) Upon bifurcation of the composite property No. 2/4 mentioned hereabove, the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru has issued the Khatha Certificate dated 05/02/2021 in No. BMP/REV/2020-21/KC/1499653 certifying that the khatha of the Property bearing No. 2/4, of Okalipuram, Bengaluru, measuring 132,000 square feet is registered in the name of Davanam in the records of the Bruhat Bengaluru Mahanagara Palike, Bengaluru. The copy of the said Khatha Certificate dated 05/02/2021 could be evidenced from **Document No. 62.** From the Khatha extract of the Property No. 2/4 it is noted that the total extent of land assessed to taxes by the Bruhat Bengaluru Mahanagara Palike, Bengaluru is 132,000 square feet and is assessed to taxes as vacant land. The copy of the Khatha Extract dated 05/02/2021 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru could be evidenced from **Document No. 63.**
- h) The amounts towards betterment charges has been remitted by Davanam to the Bengaluru Mahanagara Palike, Bengaluru vide Receipts dated 25/01/2006. The copies of the said Receipts could be evidenced from **Document No. 64.**
- i) The property taxes with respect to the Property bearing No. 2/4 is being paid to the Bruhat Bengaluru Mahanagara Palike in the name of Davanam for the period 2008-09, 2009-10, 2011-12, 2012-13, 2013-14, 2015-16, 2017-18 and for the period 2020-21. The copies of the property tax paid receipts paid with respect to the Subject Property to the Bruhat Bengaluru Mahanagara Palike could be evidenced from **Document No. 65.**





IX

Statutory Authority – Endorsements – Land Acquisitions

- a) The Public Information Officer, Land Acquisition, Karnataka Housing Board, Bengaluru vide the Endorsement dated 11/02/2015 in No. KHB/LAI/594/2014-15 has stated that the property bearing Municipal No. 2/4 is not acquired for its developmental purposes. The copy of the said Endorsement could be evidenced from **Document No. 66.**

X

Building Sanctions & Permissions

- a) Davanam had sought for permission of the Bangalore Development Authority for change of land use of the Subject Property from commercial usage to residential usage. In reply to the application of Davanam, the Bangalore Development Authority by its Letter dated 10/10/2013 in No. BDA/TPA/CLU-2788/10-11/MIS-2140/3322/13-14 the Town Planning Member, Town Planning Department, Bangalore Development Authority, Bangalore has stated that the Subject Property is classified for commercial usage in RMP-2015 and it is stated that the lands that are classified for commercial usage can be utilized for residential usage and accordingly directed Davanam that residential building on the Subject Property can be constructed after obtaining necessary approvals from the concerned Authority. The copy of the said Letter dated 10/10/2013 in No. BDA/TPA/CLU-2788/10-11/MIS-2140/3322/13-14 issued by the Town Planning Member, Town Planning Department, Bangalore Development Authority, Bangalore could be evidenced from **Document No. 67.**
- b) The Joint Director, Town Planning (South), Bruhat Bengaluru Mahanagara Palike, Bengaluru has sanctioned modified plan for construction of the residential apartment building complex on the Subject Property comprising three basements, ground and twenty-eight upper floors vide L.P. No. BBMP/AN/JD(TPS) 0285/15-16, dated 09/09/2021. The validity of the building plan for a period of two years commencing from 09/09/2021 to 08/09/2023. The copies of the said Sanction Letter dated 09/09/2021 and





the modified sanctioned building plan dated 09/09/2021 could be evidenced from **Document No. 68.**

- c) The Director General of Police and Director General, Karnataka Fire & Emergency Services by the Revised No Objection Certificate dated 03/03/2020 in No. GBC(1)231/2014 have granted no objection for construction of High-Rise Residential Building comprising three common basements, ground floor and 28 upper floors on the Subject Property with a total built-up area of 71,855.98 square meters. The copy of the said No Objection Certificate dated 03/03/2020 could be evidenced from **Document No. 69.**
- d) The General Manager (ATM), Airports Authority of India, Kempegowda International Airport, Bengaluru, by the No Objection Certificate dated 27/06/2020 has permitted to elevate the building construction on the Composite Lands upto 1040 meters on certain terms and conditions. The copy of the said No Objection Certificate dated 27/06/2020 could be evidenced from **Document No. 70.**
- e) The Karnataka State Pollution Control Board by its Consent for Establishment dated 16/08/2016 in No. PCB/88/CNP/16/367 has accorded consent for establishment to the residential apartment with 272 flats with a total built-up area of 77,016 square meters on the Subject Property. The copy of the said Consent dated 16/08/2017 could be evidenced from **Document No. 71.**
- f) The Senior Environmental Officer by the Consent for Establishment dated 20/02/2016 and the Corrigendum dated 11/12/2019 in No. SEIAA 157 CON 2015 has accorded consent to discharge of 146 KLD of waste water and to operate sewerage treatment plant of capacity of 150 KLD for treatment and discharge of treated sewage from residential apartment with 272 flats on the





Subject Property. The copy of the Certificate could be evidenced from **Document No. 72.**

- g) The Chief Engineer (M) Bangalore Water Supply and Sewerage Board by the No Objection Certificate dated 05/02/2015 in No. BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-II/TA(M)-I/13596/2014-15 have granted no objection for providing water supply and underground facilities to the residential apartment building to be constructed on the Subject Property as per the sanctioned building plan. The copy of the No Objection Certificate dated 05/02/2015 could be evidenced from **Document No. 73.**
- h) The Superintending Engineer (Electrical), North Circle, Bengaluru by the No Objection Certificate dated 19/09/2020 in No. SEEE/BNC/AE(V)/SKNE(V)-1/NOC/20-21 has granted no objection for arranging power supply to an extent of 1950 KVA on 11 KV basis to the proposed residential apartment building on the Subject Property. The copy of the said No Objection Certificate of BESCO could be evidenced from **Document No. 74.**
- i) The Assistant General Manager (Transmission Planning), Telecom, KTK Circle, Bengaluru by the Certificate dated 30/01/2015 bearing No. AGM (TP)/S-33/ 2014-15/27 have granted no objection for construction of the building on the Subject Property to a maximum height of 104.95 meters only above ground level and structure not exceeding 1000.95 meters above mean sea level. The copy of the said No Objection Certificate dated 30/01/2015 could be evidenced from **Document No. 75.**

XI

Encumbrance Certificates & Search Reports

- a) On perusal of the Encumbrance Certificates produced with respect to the property bearing Municipal No. 2/4 for the period 01/04/1970 to 03/10/2021 and for the period 01/04/1970 to 25/03/2013 with respect to Property Nos. 6/2 and 6/2-1, it is observed that there are nine entries. The first entry being execution of the Sale Deed dated 17/09/2004 by M/s.





National Textile Corporation (APKK&M) Limited in favour of Davanam. The second entry being execution of the Sale Deed dated 16/06/1989 by Mr. M. Venkatesh in favour of Mr. Abdulla. The third entry being execution of the Sale Deed dated 05/01/2007 by Mr. Abdulla in favour of Davanam. The fourth entry being execution of the Sale Deed dated 14/07/2006 by Mr. M. Venkatesh in favour of Davanam. The fifth entry being execution of the Joint Development Agreement dated 06/11/2014 entered between Davanam and M/s Pacific Heights. The sixth entry being execution of the Relinquishment Deed dated 03/03/2018 by Davanam in favour of the Bruhat Bengaluru Mahanagara Palike. The seventh entry being execution of the Cancellation Deed dated 05/08/2020 between Pacific Heights and Davanam. The eighth entry being execution of the Joint Development Agreement dated 05/08/202 between Davanam and DNR Corp and the ninth entry being execution of the Sale Deed dated 08/07/2021 by Davanam in favour of Anushka. Apart from the above said entries, there are no other entries for having encumbered the Subject Property. The copies of the said Encumbrance Certificates could be evidenced from **Document Nos. 76.**

XII

Opinion

- a) On perusal of the above documents and subject to the observations made above, I am of the opinion that:
- a) M/s. Davanam Constructions Private Limited is the absolute owner of 99,000 square feet of undivided share, right, title and interest out of 1,32,000 square feet of land area comprised in the property bearing Municipal No. 2/4, BBMP PID No. 26-43-2/4, situated at Okalipuram, City Survey (CTS) No, 1297, in Corporation Ward No. 26, Bengaluru.
 - b) M/s Anshuka Constructions Private Limited is the absolute owner of 33,000 square feet of undivided share, right, title and interest out of 1,32,000 square feet of land area comprised in the property bearing Municipal No. 2/4, BBMP PID No. 26-43-2/4, situated at





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Okalipuram, City Survey (CTS) No, 1297, in Corporation Ward No. 26, Bengaluru.

- c) Further, in terms of the Joint Development Agreement dated 05/08/2020 and the Supplemental Agreement dated 06/08/2021 the owners, M/s Davanam Constructions Private Limited and M/s Anushka Constructions Private Limited have authorised and empowered, M/s DNR Corporation Private Limited to develop the Subject Property by constructing residential apartments thereon and the Parties have mutually agreed to share the development or the revenue arising from sale of the Apartments in the ratio of 32.17% to the share of Davanam Constructions Private Limited; 11.25% to the share of the M/s Anushka Constructions Private Limited and 56.58% to the share of DNR Corporation Private Limited.



Vinay K.S.
Vinay K.S.
Advocate



Annexure - 'A'

Standard Exceptions:

- i) Defects, liens, encumbrances, adverse claims or other matters, if any, created subsequent to the effective date of this Title Report.
- ii) Any Testamentary dispositions made that are not disclosed or brought to our notice.
- iii) Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the land.
- iv) Rights or claims of a person not shown by the public records.
- v) Any easements, lien or a right to lien not shown in the public records or that may be ascertained by person in possession of the land.
- vi) Taxes or assessments or deficit stamp duty/registration charges which are not shown as existing lien in the public records.
- vii) All corporate matters.
- viii) Any suits that are filed claiming rights, partition or attachments, if any, that are not disclosed by verification of the documents furnished for scrutiny.

Disclaimer:

- i) The title discussion made in this Title Search Report is based completely and solely on the review of photocopies of the documents furnished to us for scrutiny, the list of which is marked in Annexure 'B'.
- ii) No independent litigation search in the court registry has been undertaken.
- iii) No independent inspection of any public, revenue or municipal documents has been undertaken during the course of this title search.
- iv) We have assumed the authenticity and genuineness of all documents and signatures on the documents and conformity of the copies and extracts with the originals of such documents.





Annexure - 'B'

This title search report is prepared based on examination of the photocopies of the title deeds, revenue records, survey records and search reports furnished to us that are described here below and based thereon, the title to the Property is vested in this current owner.

Doc. No.	Date of execution/ issue	Description of Documents
1.	29/03/1926	Indenture executed by Mr. John Ward Rickie and Mr. Robert Carius Rickie, both sons of Late Robert Khana Rickie in favour of Minerva Mills Company Limited, a Joint Stock Company, represented by D.N. Sirur, registered vide Document No. 2409/1925-26, of Book I, in the office of Sub-Registrar, Bengaluru Taluk.
2.	-	The Sick Textile Undertaking (Nationalization) Act, 1974.
3.	-	Tender Notice in No. NTC/MF/SLB-MIN/162/2003
4.	12/12/2003	Letter issued by the Company Secretary, M/s. National Textile Corporation Limited.
5.	17/09/2004	Sale Deed executed by M/s. National Textile Corporation (APKK&M) Limited, represented by Mr. P.R. Kandaswamy in favour of M/s. Davanam Constructions Private Limited registered vide Document No. SRI-1-00177/2005-06 of Book I, stored in the CD No. SRID34, in the office of Sub-Registrar, Srirampuram, Bengaluru.
6.	17/03/2005	Letter in F. No. 22413/12/2005-NTC issued by the Under Secretary to the Government of India, Ministry of Textiles.
7.	12/04/2005	Orders passed in case No. M.V.D.S:11/2004-05 by the Deputy Commissioner for Detection of Undervaluation of Stamps, Rajajinagar, Bengaluru.
8.	16/07/1963	Sale Deed executed by Mrs. Jayamariam in favour of Mrs. Ramakka, registered vide Document No. 1807/1963-64 of Book I, Volume 1931, at Pages 93 to 97 in the office of the Sub-Registrar, Bengaluru City North, Bengaluru.
9.	02/12/1965	Sale Deed executed by Mrs. Ramakka, wife of Dr. A. Rajanna in favour of Mrs. K. Padmavathi wife of Late C. Kuppaswamy and Mrs. P.K. Thulasibayi daughter of Mr. P.M. Kanthaiah,





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Doc. No.	Date of execution/ issue	Description of Documents
		registered vide Document No. 5999/1965-66 of Book I, Volume 626, at Pages 183 to 185, in the office of the Sub-Registrar, Bengaluru City.
10.	20/03/1972	Sale Deed executed by Mrs. K. Padmavathi and Mrs. P.K. Thulasibayi in favour of Mr. M. Venkatesh son of Mr. P. Muthyalappa, registered vide Document No. 4645/1971-72 of Book I, Volume 337, at Pages 66 to 68, in the office of the Sub-Registrar, Bengaluru City.
11.	11/04/1984	Sale Deed executed by Mr. M. Venkatesh in favour of Mrs. Shanthamma registered vide Document No. 117/84-85 of Book I, Volume 897, at Pages 226 to 229, in the office of the Sub-Registrar, Shrirampuram, Bengaluru.
12.	16/06/1989	Sale Deed executed by Mr. M. Venkatesh in favour of Mr. Abdulla, son of Mr. Mohammad Kutti, registered vide Document No. 775/1989-90 of Book I, Volume 1246, at Pages 102 to 107, in the office of the Sub-Registrar, Srirampuram, Bengaluru.
13.	14/07/1989	Sale Deed executed by Mr. M. Venkatesh son of Mr. P. Muthyalappa in favour of Mr. D.V. Harish, Managing Director of Davanam registered vide Document No. SRI-1-01837/2006-07 of Book I, stored in the CD No. SRID54, in the office of the Sub-Registrar, Srirampuram, Bengaluru.
14.	05/01/2007	Sale Deed executed by Mr. Abdulla in favour of M/s. Davanam Constructions Private Limited represented by its Managing Director Mr. D.V. Harish, registered vide Document No. SRI-1-04712/2006-07 of Book I, stored in the CD No. SRID61, in the office of the Sub-Registrar, Srirampuram, Bengaluru.
15.	24/09/2008	Special Notice in No. MRT 11/08-09 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
16.	08/07/2021	Sale Deed executed by Davanam Constructions Private Limited in favour of M/s Anushka Constructions Private Limited registered vide Document No. YPR-1-1141/2021-22 of Book I, stored in C.D. No. YPRD815 in the office of the Sub-Registrar, Rajajinagar (Yeshwanthpura), Bengaluru.
17.	03/07/1987	Index of Lands issued by the Thasildar, Bengaluru North





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Doc. No.	Date of execution/ issue	Description of Documents
		Taluk, Bengaluru.
18.	-	RTCs for the period 1966-67 to 1972-73 issued by the Thasildar, Bengaluru North Taluk, Bengaluru with respect to Survey No. 17 and Survey No. 18.
19.	-	Village Map of Burige Muddenahalli prepared in the year 1870 and 1904.
20.		Village Map of Burige Muddenahalli prepared in the year 1904 issued by the Assistant Director of Land Records, Bangalore Sub-Division, Bengaluru.
21.	-	City Survey Enquiry Register with respect to CTS No. 1297 issued by the Assistant Director of Land Records, City Survey No. 1, Bengaluru.
22.	-	City Survey Enquiry Register with respect to CTS No. 1296 issued by the Assistant Director of Land Records, City Survey No. 1, Bengaluru.
23.	28/11/2018	Orders passed in No. VA.CS Team-1/MV1/2018-19 by the Enquiry Officer, City Survey – 1, Bengaluru.
24.	-	Property Card Register issued by the Assistant Director of Land Records, City Survey No. 1, Bengaluru.
25.	-	Detailed Sketch Measurement Book issued by the Assistant Director of Land Records, City Survey No. 1, Bengaluru.
26.	-	Map of Local Area No. 57 of Ramachandrapura issued by the Assistant Director of Land Records, City Survey No. 1, Bengaluru..
27.	06/11/2014	Joint Development Agreement entered between M/s Davanam Constructions Private Limited and M/s Pacific Heights registered vide Document No. SRI-1-04099/2014-15 of Book I, stored in C.D. No. SRID171 in the office of the Sub-Registrar, Srirampuram, Bengaluru.
28.	06/11/2014	General Power of Attorney executed by M/s Davanam Constructions Private Limited in favour of M/s Pacific Heights, registered vide Document No. SRI-4-00117/2014-15 of Book I, stored in C.D. No. SRID171 in the office of the Sub-Registrar, Srirampuram, Bengaluru.





Doc. No.	Date of execution/ issue	Description of Documents
29.	09/04/2014	General Power of Attorney executed by M/s Davanam Constructions Private Limited in favour of M/s Pacific Heights, registered vide Document No. SHV-4-0014/2014-15 of Book I, stored in C.D. No. SHVD175 in the office of the Sub-Registrar, Shivajinagar, Bengaluru.
30.	03/03/2018	Relinquishment Deed executed by M/s. Davanam Constructions Private Limited in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike, registered vide Document No. SRI-1-04641/2017-18 of Book I, stored in the CD No. SRID212, in the office of the Sub-Registrar, Srirampuram, Bengaluru.
31.	05/08/2020	Deed of Cancellation executed by M/s Davanam Constructions Private Limited and M/s Pacific Heights registered vide Document No. SRI-1-01403/2020-21 of Book I, stored in the CD No. SRID610, in the office of the Sub-Registrar, Srirampuram, Bengaluru.
32.	05/08/2020	Deed of Revocation executed by M/s Davanam Constructions Private Limited and M/s Pacific Heights registered vide Document No. SRI-4-00026/2020-21 of Book I, stored in the CD No. SRID610, in the office of the Sub-Registrar, Srirampuram, Bengaluru.
33.	05/08/2020	Deed of Revocation executed by M/s Davanam Constructions Private Limited and M/s Pacific Heights registered vide Document No. SRI-4-00025/2020-21 of Book I, stored in the CD No. SRID610, in the office of the Sub-Registrar, Srirampuram, Bengaluru.
34.	05/08/2020	Joint Development Agreement entered between M/s Davanam Constructions Private Limited and M/s DNR Corporation Private Limited registered vide Document No. SRI-1-01408/2020-21 of Book I, stored in the CD No. SRID610, in the office of the Sub-Registrar, Srirampuram, Bengaluru.
35.	05/08/2020	General Power of Attorney executed by M/s Davanam Constructions Private Limited in favour of M/s DNR Corporation Private Limited registered vide Document No. SRI-4-0027/2020-21 of Book I, stored in the CD No. SRID610, in the office of the Sub-Registrar, Srirampuram, Bengaluru.





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Doc. No.	Date of execution/ issue	Description of Documents
36.	06/08/2021	Supplemental Agreement executed between M/s Davanam Constructions Private Limited, M/s Anushka Constructions Private Limited and M/s DNR Corporation Private Limited.
37.	21/08/2000	Certificate of Incorporation of M/s. Davanam Constructions Private Limited issued by the Registrar of Companies, Karnataka.
38.	-	Memorandum of Association and Articles of Association of M/s Davanam Constructions Private Limited.
39.	06/07/2004	Certificate of Incorporation of M/s. Anushka Constructions Private Limited issued by the Registrar of Companies, Karnataka.
40.	-	Memorandum of Association and Articles of Association of M/s Anushka Constructions Private Limited.
41.	07/12/2007	Certificate of Incorporation of M/s DNR Corporation Private Limited issued by the Registrar of Companies, Karnataka.
42.	-	Memorandum of Association and Articles of Association of M/s DNR Corporation Private Limited.
43.	-	Balance Sheet for the year ending 31/03/2020 of M/s Davanam Constructions Private Limited.
44.	19/08/2021	Search Report issued by Shri. Manjunath Reddy M., the Company Secretary.
45.	27/08/2021	Certificate issued by Shri. Deepesh Wagle, the Chartered Accountant.
46.	29/09/2009	Sanction of Credit Facilities issued by the State Bank of India.
47.	05/06/2013	Memorandum of Deposit of Title Deeds executed by M/s Davanam Constructions Private Limited in favour of Corporation Bank, CBB branch, Bengaluru.
48.	21/06/2013	Memorandum of Deposit of Title Deeds executed by M/s Davanam Constructions Private Limited in favour of Corporation Bank, CBB branch, Bengaluru.
49.	02/03/2020	Letter of Arrangement issued by the State Bank of India,





Doc. No.	Date of execution/ issue	Description of Documents
		Bengaluru.
50.	09/10/2020	Letter of Discharge executed by the State Bank of India.
51.	08/06/2021	Deed of Discharge executed by the Union Bank of India (erstwhile Corporation Bank).
52.	04/06/2021	Letter issued by the Union Bank of India for having handed over the original title deeds pertaining to the Subject Property to M/s Davanam Constructions Private Limited.
53.	28/07/2006	Khatha Certificate No. DA(G)26PR59/2006-07 issued by the Assistant Revenue Officer, Gandhinagar, Bengaluru Mahanagara Palike, Bengaluru.
54.	28/07/2006	Khatha Extract issued by the Assistant Revenue Officer, Gandhinagar, Bengaluru Mahanagara Palike, Bengaluru.
55.	25/01/2007	Khatha Certificate No. BMP/REV/2006-07/KC/214352 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
56.	25/01/2007	Khatha Extract No. BMP/REV/2006-07/KE/201144 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
57.	25/01/2006	Intimation letter in No. K.T.R 19/05-05 M.T.R/102/05-06 issued by the Assistant Revenue Officer, Gandhinagar Zone, Bengaluru Mahanagara Palike, Bengaluru.
58.	24/09/2008	Special Notice in No. K.T.R. 30/08-09 M.T.R/11/08-09 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
59.	25/03/2013	Khatha Certificate No. BMP/REV/2012-13/KC/744948 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
60.	25/03/2013	Khatha Extract No. BMP/REV/2012-13/KC/810687 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
61.	09/04/2015	Special Notice in No. W9/MTR/04/15-16 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.





Doc. No.	Date of execution/ issue	Description of Documents
62.	05/02/2021	Khatha Certificate No. BMP/REV/2020-21/KC/1499653 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
63.	05/02/2021	Khatha Extract No. BMP/REV/2020-21/KC/1633371 issued by the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, Bengaluru.
64.	25/01/2006	Receipts (2 in Nos.) for having paid the betterment charges to the Bengaluru Mahanagara Palike, Bengaluru.
65.	-	Tax paid receipts for having paid the property taxes to the Bruhat Bengaluru Mahanagara Palike, Bengaluru.
66.	11/02/2015	Endorsement in No. KHB/LAI/594/2014-15 issued by the Public Information Officer, Land Acquisition, Karnataka Housing Board, Bengaluru.
67.	10/10/2013	Letter in No. BDA/TPA/CLU-2788/10-11/MIS-2140/3322/13-14 issued by the Town Planning Member, Town Planning Department, Bangalore Development Authority, Bangalore.
68.	09/09/2021	Building Plan Sanction Letter and the Sanction Plans vide L.P. No. BBMP/AN/JD(TPS)0285/15-16 by the Joint Director, Town Planning (South), Bruhat Bengaluru Mahanagara Palike, Bengaluru.
69.	03/03/2020	Revised No Objection Certificate in No. GBC(1)231/2014 issued by the Director General of Police and Director General, Karnataka Fire & Emergency Services.
70.	27/06/2020	No Objection Certificate in No. BIAL/SOUTH/B/061520/467335 issued by the General Manager (ATM), Airports Authority of India, Kempegowda International Airport, Bengaluru.
71.	16/08/2016	Consent for Establishment in No. PCB/88/CNP/16/367 issued by the Karnataka State Pollution Control Board.
72.	20/02/2016	Consent for Establishment and the Corrigendum dated 11/12/2019 in No. SEIAA 157 CON 2015 issued by the Member Secretary, SEIAA, Karnataka.





Jayanth Pattanshetti Associates
ADVOCATES

Continuation Sheet

Doc. No.	Date of execution/ issue	Description of Documents
73.	05/02/2015	No Objection Certificate in No. BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-II/TA(M)-I/13596/2014-15 issued by the Chief Engineer (M), Bangalore Water Supply and Sewerage Board.
74.	19/09/2020	No Objection Certificate in No. SEE(E)/BNC/AE(V)/SKNE(V)-1/NOC/20-21 issued by the Superintending Engineer (Electrical), North Circle, Bengaluru.
75.	30/01/2015	Certificate bearing No. AGM (TP)/S-33/ 2014-15/27 issued by the Assistant General Manager (Transmission Planning), Telecom, KTK Circle, Bengaluru.
76.	27/03/2013	Encumbrance Certificate in S. A. No. 6802/12-13 for the period 01/04/1970 to 31/03/2004, issued by the Sub-Registrar, Vijayanagara, Bengaluru with respect to Property No. 2/4.
	27/03/2013	Encumbrance Certificate in S. A. No. 6800/12-13 for the period 01/04/1970 to 31/03/2004, issued by the Sub-Registrar, Vijayanagara, Bengaluru with respect to Property Nos.6/2 and 6/2-1.
	26/03/2013	Encumbrance Certificate in S. A. No. 9014/12-13 for the period 01/04/2004 to 25/03/2013, issued by the Sub-Registrar, Vijayanagara, Bengaluru with respect to Property Nos.6/2.
	26/03/2013	Encumbrance Certificate in S. A. No. 9015/12-13 for the period 01/04/2004 to 25/03/2013, issued by the Sub-Registrar, Vijayanagara, Bengaluru with respect to Property Nos.6/2-1.
	16/11/2016	Encumbrance Certificate in S. A. No. 8292/16-17 for the period 01/04/2004 to 16/11/2016, issued by the Sub-Registrar, Srirampuram, Bengaluru with respect to Property No. 2/4.
	17/06/2020	Encumbrance Certificate in S. A. No. 378/20-21 for the period 01/04/2016 to 17/06/2020, issued by the Sub-Registrar, Shivajinagara, Bengaluru with respect to Property No. 2/4.

