

September 30, 2023

Title report with respect to land in Survey No.77/6, measuring 1 acre 4 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk.

To:

ARTISMO

Represented by

Muralidhar M. Gurappa and C. R. Suresh

From:

Malini Raju

JSA

Bengaluru

India

PRIVILEGED AND CONFIDENTIAL

FOREWORD

1. The contents of this Title Report are confidential. We accept no responsibility or legal liability to any person other than the Artismo in relation to the contents of this Title Report.
2. The Title Report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us.
3. The information in this Title Report is derived from a review of the photocopies of the documents made available to us and does not in any way certify the physical location, topography and other physical encumbrances.
4. We have reported only in relation to the laws of India.
5. Except where apparent from the documents, referred to in this title report, we have assumed that (a) all documents provided to us conform to the originals and are accurate and complete; (b) where relevant, all documents provided to us were validly authorized and executed so that they are valid and binding on each party thereto, (c) apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this Title Report, (d) there is/are no pending or threatened litigation/s;
6. The aggregate liability of JSA, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

JSA 

Bengaluru

TITLE REPORT

We have in this memorandum dealt with converted land bearing Survey No.77/6, measuring 1 acre 4 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk (**"Subject Property"**).

On perusal of the above documents, it is observed that the agricultural land bearing Survey No. 77/6, measuring 1 acre 4 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk (**"Subject Property"**) was originally owned by Subbaiah, son of Muniyappa. The name of Subbaiah, son of Muniyappa is entered as the owner of the Subject Property in the Record of Rights and Hissa Tippy as the owner thereof as on 1944. Hence, it can be construed that Subbaiah owned and possessed the Subject Property as the owner.

Subsequently, the name of S.Ramakrishna, son of late Subbaiah is entered as the owner of the Subject Property in the Record of Rights in serial No. 434 with reference to the IHC No. 28/57-58. The Shirastedar, Bangalore North (Addl) Taluk, Mini Vidhansouda, Bangalore has issued the Endorsement dated 09/07/2018 stating that the IHC No.28/57-58 is not available.

By virtue of the Mortgage Deed dated 30/03/1965, S.Ramakrishna son of late Subbaiah mortgaged the Subject Property and other properties in favour of Block Development Officer, Stage I, Devanahalli for the sum of Rs. 3000/-. The Mortgage Deed is registered vide Document No. 68/65-66 of Book I, Volume 926, at Page 190, in the office of the Sub-Registrar, Devanahalli. The mortgage created in favour of Block Development Officer, Stage I, Devanahalli is recorded in serial No. 654 of the Record of Rights. It is pertinent to point out that we have not been provided with the copy of the discharge deed or release deed for having discharged the mortgage created by S. Ramakrishna, son of late Subbaiah in favour of Block Development Officer, Stage I, Devanahalli. We note that since considerable time has been elapsed the non-availability of discharge is not a major concern.

The encumbrance certificate for the period 01/04/1944 to 31/07/1986 with respect to Subject Property bears out the mortgage deed dated 21/06/1966 registered as document No.1161 executed by S. Ramakrishna in favour of Government represented by BDO Devanahalli.

It is pertinent to point out that we have not been provided with copies of the mortgage deed dated 21/06/1966 registered as document No. 1161 executed by S. Ramakrishna in favour of Government represented by BDO Devanahalli and also copy of the Discharge Deed for having discharged the said mortgage dated 21/06/1966. *However, the considerable time has been elapsed the non-availability of mortgage and discharge deeds are not a major concern.*



We have perused a copy of the genealogical tree of late Subbaiah by way of Affidavit. The Affidavit dated 28/12/2016 sworn by C.R.Suresh grand son of late Subbaiah bears out the details of family members of late Subbaiah. The said Subbaiah (late) and his wife Kempamma (late) had two children namely Gowramma and Ramakrishna.

(a) The said Gowramma (late) had four children namely Kamamma, Sumithra, Ashoka and C.N.Ramesh. We are given to understand that Gowramma's husband name is Narayanappa.

(b) The said Ramakrishna and his wife Rathnama had two children namely C.R.Suresh and Prabha. The said C.R.Suresh is married to Navitha and has a daughter namely Yashodhare.

The affidavit dated 24/03/2016 sworn by Rathnama, wife of late Ramakrishna bears out that her husband Ramakrishna died on 31/07/1987 and his death was not registered before any concerned authority.

After the death of Ramakrishna, the katha/mutation of the Subject Property was transferred and registered in the name of his wife and son namely, Rathnama and C.R. Suresh in serial No. 9/94-95 of the Mutation Register extract. *It is pertinent to point out that Gowramma daughter of Late Subbaiah was not made party nor the katha was transferred jointly including her name as owner. However, we have detailed below the released deed executed by legal heirs of Gowramma relinquishing their rights over the Subject Property.*

The said Rathnama and C.R. Suresh applied for conversion of the Subject Property from agricultural use to non-agricultural. The Special Deputy Commissioner (Revenue), Bangalore District, Bangalore has converted the Subject Property from agricultural use to non-agricultural/residential use vide Official Memorandum No. BDS/ALN/SR/(NA)/211/2004-05 dated 26-10-2004.

The said C.R.Suresh and Rathnama along with the owners of other properties entered into an Agreement for Joint Development dated 22/02/2007 with India Land and Ventures Limited to develop the Subject Property and other properties by constructing a multi-storied residential/commercial Apartment building, subject to certain terms and conditions mentioned therein. It was agreed between the parties that C.R. Suresh and Rathnama is entitled to 39% of developed area in the project and India Land and Ventures Limited is entitled to 61% of developed area in the project. The said Agreement for Joint Development is registered vide Document No. 27122/2006-07 of Book I, stored in CD No. 274, in the office of the Sub-Registrar, Yelahanka, Bangalore. Further, the said agreement was cancelled.

By virtue of the Cancellation of Agreement for Joint Development dated 03/12/2012 bears out that C.R. Suresh and others cancelled the aforementioned Agreement for Joint Development



dated 22/02/2007. The said Cancellation of Agreement for Joint Development is registered vide Document No. 1742/2012-13 of Book I, stored in CD No. 58, in the office of the Sub-Registrar, Ganganagar, Bangalore.

By virtue of the Deed of Exchange dated 03/12/2012, Harish M. Fabiani (represented by his Special Power of Attorney holder Ilangovan) and M/s Americorp Capital Private Limited (being the first party) and C.R Suresh and Rathnamma (being the second party) exchanged their properties mutually where under C.R Suresh and Rathnamma conveyed their right, title and interest over the portion of the Subject property measuring 6 guntas (out of 1 acre 4 guntas) and another property in favour of Harish M. Fabiani and M/s Americorp Capital Private Limited and who in turn conveyed its right, title and interest over the Survey Nos. 78/8 and 79/1 in favour of C.R Suresh and Rathnamma. The said Deed of Exchange is registered vide document No. 1761/2012-13 of Book I, stored in CD No. 59, in the office of the Sub-Registrar, Ganganagar, Bangalore. We note that M/s Darren Reality Private Limited has signed as a consenting/confirming witness to the Deed of Exchange, who was the earlier Joint Development agreement holder. It is pertinent to note that we have not been provided with copy of the Special Power of Attorney executed by Harish M. Fabiani in favour of Ilangovan as detailed in this deed of exchange dated 03/12/2012. The non availability of the same is not a concern as the said extent measuring 6 guntas was re-conveyed in favour of C.R.Suresh as detailed below.

By virtue of the Gift Deed dated 10/12/2012 the said Rathnamma gifted the portion of the Subject Property measuring 14,194.37 Sq.ft (i.e. 13 guntas approximately) in favour of Vijayalakshmi D.S alias Vijayalakshmi Sridhara. The said Gift Deed is registered vide Document No. 3937/2012-13 of Book I, stored in CD No. 151, in the office of the Sub-Registrar, Gandinagar (Jala).

By virtue of the Deed of Exchange dated 18/07/2013, M/s Americorp Capital Private Limited (first party) and C.R Suresh (second party), exchanged their properties mutually where under C.R Suresh conveyed his right, title and interest over the Survey No. 79/1 in favour of M/s Americorp Capital Private Limited and who in turn conveyed its right, title and interest over the portion of the Subject property measuring 6 guntas and another property in favour of C.R Suresh. The said Deed of Exchange is registered vide document No. 1012/2013-14 of Book I, stored in CD No. 69, in the office of the Sub-Registrar, Ganganagar, Bangalore.

It is pertinent to point out that Harish M. Fabiani was not made party to the aforementioned Deed of Exchange dated 18/07/2013 registered as document No.1012/12-13. It is advised to obtain Confirmation/Release Deed from Harish M. Fabiani confirming and affirming the Deed of Exchange dated 18/07/2013 and releasing his right therein. Further, we are given to understand that the confirmation from the said Harish M Fabiani is not possible at this point of time.



However, we had issued public notices on 26.07.2022 calling for any objection with respect to the Subject Property and we note that we have not received any objections as on date to the said public notices.

We note that C.R.Suresh had entered into an MOU with Munivakatamma and others. In terms of the Memorandum of Understanding dated 28/09/2016 registered vide Document No. 1918/2016-17 the said Munivenkatamma wife of Ramappa along with her husband Ramappa son of Venkatappa, and their children namely, Manjunath. R, Ravikumar, R and Manjula, all represented by their power of attorney holder Manjunath. R entered into a Memorandum of Understanding with C.R.Suresh son of S.Ramakrishnappa. In terms of the said Memorandum of Understanding the said C.R.Suresh son of S. Ramakrishnappa has delivered the possession of 20,000 Sq. ft. of the built up area in Survey No. 77/6 to Munivenkatamma wife of Ramappa and her family members.

The deed of cancellation dated 30.11.2019, which bears out that Munivenkatamma wife of Ramappa along with her husband Ramappa son of Venkatappa, and their children namely, Manjunath.R, Ravikumar, R and Manjula represented by their power of attorney holder Manjunath.R and C.R.Suresh son of S.Ramakrishnappa have cancelled the aforesaid Memorandum of Understanding 28/09/2016 (registered vide Document No. 1918/2016-17) in relation to the Survey No. 77/6. The deed of cancellation dated 20.11.2019 registered vide Document No. 2535/2019-20.

The earlier Subject Property was converted for residential user and subsequently on application made and order dated 28.05.2019 in ALN (JALA) OTH: SR 24/2018-19 the Subject Property was converted from residential use to commercial use.

The release deed dated 30.12.2016 registered as document No. 2769/2016-17 which bears out that Kamalamma, Sumitramma, Ashok. C.N and Ramesha. C.N all children of late Narayanappa and late Gowramma, released and relinquished their right, title and interest over the Subject Property along with other properties in favour of Rathnamma wife of late Ramakrishna and her son C. R. Suresh. It is pertinent to point out that Prabha daughter of late Ramakrishna was not made party to said released deed. It is suggested that release deed from Prabha be obtained or Prabha must be made as a party to any further transaction.

By virtue of a gift deed dated 27.10.2021 registered as document No.2213/21-22 bears out that Rathnamma and C.R.Suresh gifted the portion of Subject Property measuring 8 guntas in favour Vijayalakshmi D.S. @ Vijayalakshmi Sridhara (sister of Rathnamma).



In terms of the two gift deeds the said Vijayalakshmi D.S. @ Vijayalakshmi Sridhara became the absolute owner of an extent of 14,194.37 Sq. ft. (i.e., 13 guntas approximately) and another extent of 8 guntas totally admeasuring 21 guntas out of the Subject Property.

The said Vijayalakshmi D.S. @ Vijayalakshmi Sridhara along with her children namely, Navaneeth S. Rao and Krishna S. Rao have entered into joint development agreement dated 27/10/2021 registered as document No.2215/2021-22 with ARTISMO represented by its partners (1) Muralidhar M.Gurappa and (2) C.R.Suresh for development of residential project on the portion of Subject property i.e., Survey No. 77/6 measuring 21 guntas. The said joint development agreement further bears out that the Developers allocated share is 62.5 % of the constructed area in the project and Owners allocated share is 37.5 % of the constructed area in the project.

The power of attorney dated 27.10.2021 registered as document No. 254/2021-22, Vijayalakshmi D.S. @ Vijayalakshmi Sridhara along with her children namely, Navaneeth S. Rao and Krishna S. Rao authorized ARTISMO represented by its partners (1) Muralidhar M. Gurappa and (2) Suresh C.R to do all acts and deeds with regard to share of the developer.

By the Deed of Declaration dated 01.07.2021, registered as Document No. 5626/2023-24, of Book I, in the office of the Sub-Registrar, Gandhinagara (Byatarayanapura), bears out that Suresh C. R. and Prabha R, confirmed that Vijayalakshmi D.S. @ Vijayalakshmi Sridhara is the owner of the land in Survey No. 77/6 measuring 21 guntas (out of 1 acre 04 guntas) and they are the owners of the remaining portion of the land in Survey No. 77/6 measuring 23 guntas. The registration of the said Deed is borne out in the Encumbrance Certificate for the period 27/12/2022 to 30/09/2023.

The R.T.Cs produced for the period 1968-69 to 1977-78 and 1983-84 to 2016-17 with respect to Survey No. 77/6 reflect the total extent of land as 1 acre 4 guntas. For the period 1968-69 to 1977-78 and 1983-84 to 1992-93 the name of S. Ramakrishna is entered as the owner and cultivator in column Nos. 9 and 12, respectively. For the period 1993-94 to 2016-17 the names of Rathnamma and C.R. Suresh are entered as the owners and cultivators in column Nos. 9 and 12, respectively.

In the said RTC's there is an entry as regards mortgage of Rs. 10,500/- with SCFSCS, Chikkajala. On 10/01/2019, the Chief Manager, Chikkajala Sericulturist and Farmers Service Cooperative Society (SCFSCS) has issued a Loan Clearance Certificate stating that the loan taken by Rathnamma has been discharged. Further it is stated that there no dues on any account from Rathnamma.



On perusal of the Akarband, it is observed that the total extent of land in Survey No. 77/6 is 1 acre 4 guntas without kharab land.

From the Hissa Tippany and R.R. Pakka Book (Balabhagada Nakalu), it is observed that, the composite Survey No. 77, measuring in total 13 acres including 4 guntas of karab land has been bifurcated into 10 portions by assigning sub-numbers, i.e. Survey No. 77/1 to 77/10. It is further observed that, the name of Subbaiah, son of Muniyappa is entered as the hissedar/ owner with respect to the Survey No. 77/6, measuring 1 acre 4 guntas. We have also perused a copy of the Atlas which shows the shape of Survey No.77.

The Thasildar, Bangalore North (Addl) Taluk, Bangalore District, vide the Certificate dated 21/12/2018 has certified that there are no tenancy applications filed with respect to the Subject Property under Form 7 (Section 48A) and Form 7A (Section 77A) of the Karnataka Land Reforms Act, 1961.

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide Endorsement No.KHB/LA/527/2018-19, dated 19/07/2018 has certified that the Survey No. 77/6 is not included in the Notification dated 10/05/2002 in No. KE 12 LA 2002 for its developmental purposes.

The Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement No. Bangalore/SLAO-2/270/2017-18 dated 25/04/2017 has certified that the Survey No. 77/6 have not been acquired for its developmental purposes.

The Special Land Acquisition Officer and Competent Authority, India National Highway Authority, Hebbal, Bangalore vide the Endorsement No. LAQ/NH-7/N.H.A./other/C/R/170/2017-18 dated 27/02/2018 has certified that the Survey Nos. 77/6 have not been acquired.

The tax paid receipt dated 13.11.2019 bears out that Rathnamma wife of Ramakrishna and C.K.Suresh had paid taxes to the Chikkajala Village Panchayat, Yelahanka Taluk, Bengaluru, for the period 2019-20 with respect to the Khata No. 2306/77/6.

The tax paid receipt dated 28.02.2022 bears out that Rathnamma wife of Ramakrishna and C.K.Suresh had paid taxes to the Chikkajala Village Panchayat, Yelahanka Taluk, Bengaluru, for the period 2020-21 and 2021-22 with respect to the Khata No. 2306/77/6.

The Panchayti Raj has issued the E-Katha with respect to amalgamated Katha No. 2306/77/6, 7, 9, 15, 16, 17, 3A, 3B, 4, 5, 78/8, 10A1, 10B, in the name of (i) P. Gopalalakshmi, (ii)



Rathnamma (iii) C. R. Suresh (iv) C. Rathnamma (v) K. Latha (vi) M. Ramachandra (vii) R. Padma, (viii) R. Manju (ix) Hemanth (x) M/s. Artismo (represented by its Partner, Suresh CR) (xi) Vijayalakshmi, and (xii) C. N. Ashok with respect to E-Katha No. 150200203101100791.

The Encumbrance Certificates produced for the period 01/08/1986 to 31/05/1989, 01/06/1989 to 31/03/2004 and 01/04/2017 to 08/08/2019 with respect to the Survey No. 77/6, on perusal of the same, it is observed that, there are no entries for having encumbered the said property for the said period.

The Encumbrance Certificates produced for the period 01/04/1996 to 08/01/2018 and 01/04/2018 to 10/12/2018 with respect to the Subject Property, on perusal of the same, it is observed that, there are seven entries. The first entry being execution of the Development Agreement dated 24/02/2007 by C.R. Suresh in favour of M/s India Land and Ventures Limited. The second entry being execution of the cancellation Deed dated 03/12/2012 by M/s India Land and Ventures Limited in favour of C.R. Suresh. The third entry being execution of the Deed of Exchange dated 03/12/2012 by and between Harish M. Fabiani and others. The fourth entry being execution of the Gift Deed dated 10/12/2012 executed by Rathnamma in favour of Vijayalakshmi alias Vijayalakshmi Sidhara. The fifth entry being execution of the Deed of Exchange dated 17/07/2013 by and between M/s Americorp Capital Private Limited and others. The sixth entry being execution of the Release Deed dated 30/12/2016 executed by Kamalamma and others in favour of Rathnamma and others. The seventh entry being execution of the Agreement dated 28/09/2016 by Munivenkatamma and others, represented by GPA holder Manjunath in favour of C.R. Suresh.

We have perused a copy of the sanctioned license letter dated 12/05/2022 issued by the office of the BIAAPA bears out that sanction for formation/development of commercial/residential layout on the Subject Property (measuring 1 acre 4 guntas) along with other survey numbers totally admeasuring 9 acres 29 guntas was permitted.

We have perused a copy of the development plan dated 12/05/2022 in BIAPPA/TP/02/DP/01/2019-20 issued by the BIAPPA, Devanahalli bears out that Subject Property along with other properties were permitted to develop commercial/residential layout in an extent of 9 acres 29 guntas (including Subject Property measuring 1 acre 4 guntas).

The Form 9 dated 26.07.2022 issued by Chikkajala Village Panchayat, bears out that the e-khata bearing No. 150200203101100791 and Khata No. 2306 (measuring 36982.81 sq. meter) with respect to Survey Nos.77/6, 7, 9, 15, 16, 17, 3A, 3B, 4, 5 78/8, 10A1 and 10B is registered in the names P. Gopala Krishna son of P. Ramakrishna Naidu and others.

The Form 11A dated 26.07.2022 issued by the Chikkajala Village Panchayat, bears out the names of P. Gopala Krishna son of P. Ramakrishna Naidu and others as the owner with respect



to e-khata bearing No. 150200203101100791 and khata No. 2306 (measuring 36982.81 sq. meter) assigned in relation to Survey Nos.77/6, 7, 9, 15, 16, 17, 3A, 3B, 4, 5 78/8, 10A1 and 10B.

We have perused a copy of the tax paid receipt dated 20.06.2022, which bears out that the property taxes have been paid for the year 2022-23 by Gopalakrishna with respect to land bearing e-khata No. 150200203101100791. We have caused/issued public notices on 26/07/2022 in the English daily newspaper, the 'The Hindu', Bangalore edition and the Kannada daily newspaper, 'Udayavani', Bangalore edition calling for objections, if any in relation to the Subject Property. As on date, we have not received any objections from any third parties to the said public notices.




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CERTIFICATE

Based on review of the documents as detailed above and subject to our observations, we are of the Opinion that:

- I. **Vijayalakshmi alias Vijayalakshmi Sidhara**, daughter of D.M. Srinivasaiah is in possession and enjoyment of the portion of the land in Survey No. 77/6 measuring 14,194.37 Sq.ft (i.e. 13 guntas approximately) and another extent of 8 guntas, totally admeasuring 21 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk.
- II. **ARTISMO** represented by its partners (1) Muralidhar M. Gurappa and (2) C.R Suresh has the development rights of portion of Survey No. 77/6, measuring 21 guntas, under the Joint Development Agreement dated 27/10/2021 registered as document No.2215/2021-22.
- III. **Rathnamma, C.R Suresh and C.R. Prabha** are the owners of (i) portion of land in Survey No. 77/6, measuring 6 guntas and the (ii) remaining portion of land in Survey No. 77/6, measuring 17 guntas, measuring in total 23 guntas situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk. (Prabha must be made a party along with C.R.Suresh with respect to said portion of land in Survey No.77/6 measuring 17 guntas).

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SCHEDULE

(Consolidated Boundary)

All that piece and parcel of converted lands bearing Survey No. 77/6, measuring 1 acre 4 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk and bounded on the:-

East by : Halla:

West by : Land bearing Survey No. 78.

North by : Land bearing Survey No. 77/5.

South by : Land bearing Survey Nos. 77/7, 77/15, 77/16, 77/17 and 77/18.

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ANNEXURE A

Sl No	Description of documents
1.	Record of Rights in serial No. 434.
2.	Endorsement dated 09/07/2018 issued by the Shirastedar, Bangalore North (Addl) Taluk, Mini Vidhansouda, Bangalore stating that non availability of IHC No.28/57-58.
3.	Mortgage Deed dated 30/03/1965 registered vide Document No. 68/65-66 of Book I, Volume 926, at Page 190, in the office of the Sub-Registrar, Devanahalli, executed by S.Ramakrishna son of late Subbaiah in favour of Block Development Officer, Stage I, Devanahalli.
4.	Encumbrance certificate for the period 01/04/1944 to 31/07/1986.
5.	Affidavit dated 28/12/2016 sworn by C.R.Suresh.
6.	Affidavit dated 24/03/2016 sworn by Rathnamma, wife of late Ramakrishna.
7.	Mutation Register extract in serial No. 9/94-95.
8.	Official Memorandum No. BDS/ALN/SR/(NA)/ 211/2004-05 dated 26-10-2004 issued by the Special Deputy Commissioner (Revenue), Bangalore District.
9.	Agreement for Joint Development dated 22/02/2007 registered vide Document No. 27122/2006-07 of Book I, stored in CD No. 274, in the office of the Sub-Registrar, Yelahanka, Bangalore, executed by C.R.Suresh and Rathnamma along with the owners in favour of India Land and Ventures Limited.
10.	Cancellation of Agreement for Joint Development dated 03/12/2012 registered vide Document No. 1742/2012-13 of Book I, stored in CD No. 58, in the office of the Sub-Registrar, Ganganagar, Bangalore executed by C.R. Suresh and others in favour of India Land and Ventures Limited.
11.	Deed of Exchange dated 03/12/2012 registered vide document No. 1761/2012-13 of Book I, stored in CD No. 59, in the office of the Sub-Registrar, Ganganagar, Bangalore, executed by Harish M. Fabiani (represented by his Special Power of

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	Attorney holder Ilangovan) and M/s Americorp Capital Private Limited (being the first party) and C.R Suresh and Rathnamma (being the second party).
12.	Gift Deed dated 10/12/2012 registered vide Document No. 3937/2012-13 of Book I, stored in CD No. 151, in the office of the Sub-Registrar, Gandinagar (Jala) executed by Rathnamma in favour of Vijayalakshmi D.S alias Vijayalakshmi Sridhara.
13.	Deed of Exchange dated 18/07/2013, registered vide document No. 1012/2013-14 of Book I, stored in CD No. 69, in the office of the Sub-Registrar, Ganganagar, Bangalore M/s Americorp Capital Private Limited (first party) and C.R Suresh (second party).
14.	Memorandum of Understanding dated 28/09/2016 registered vide Document No. 1918/2016-17 executed by C.R.Suresh with Munivakatamma and others.
15.	Cancellation dated 20.11.2019 registered as document No. 2535/2019-20 executed by Munivenkatamma and others C.R.Suresh son of S.Ramakrishnappa.
16.	Order dated 28.05.2019 in ALN (JALA) OTH: SR 24/2018-19 converted from residential use to commercial use.
17.	Release deed dated 30.12.2016 registered as document No. 2769/2016-17 executed by Kamalamma, Sumitramma, Ashok. C.N and Ramesha. C.N all children of late Narayanappa and late Gowramma, in favour of Rathnamma wife of late Ramakrishna and her son C. R. Suresh.
18.	Gift deed dated 27.10.2021 registered as document No.2213/21-22 executed by Rathnamma and C.R.Suresh in favour Vijayalakshmi D.S. @ Vijayalakshmi Sridhara (sister of Rathnamma).
19.	Joint development agreement dated 27/10/2021 registered as document No.2215/2021-22 executed by Vijayalakshmi D.S. @ Vijayalakshmi Sridhara, Navaneeth S. Rao and Krishna S. Rao in favour of ARTISMO represented by its partners (1) Muralidhar M.Gurappa and (2) C.R.Suresh.
20.	Power of attorney dated 27.10.2021 registered as document No. 254/2021-22, executed by Vijayalakshmi D.S. @ Vijayalakshmi Sridhara along with her children namely, Navaneeth S. Rao and Krishna S. Rao in favour of ARTISMO represented by its partners (1) Muralidhar M. Gurappa and (2) Suresh M.G.

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21.	RTC extracts for the period 1968-69 to 1977-78 and from 1983-84 to 2016-17 with respect to Survey No. 77/6 reflect the total extent of land as 1 acre 4 guntas.
22.	For the period 1968-69 to 1977-78 and 1983-84 to 1992-93 the name of S. Ramakrishna is
23.	Loan Clearance Certificate dated 10/01/2019, issued by the Chief Manager, Chikkajala Sericulturist and Farmers Service Cooperative Society (SCFSCS) in the name of Rathnamma.
24.	Akarband extract of Survey No. 77/6.
25.	Hissa Tippy, Atlas and R.R. Pakka Book (Balabagada Nakalu), of Survey No.77.
26.	Endorsement dated 21/12/2018 issued by the Thasildar, Bangalore North (Addl) Taluk, Bangalore District, under Form 7 (Section 48A) and Form 7A (Section 77A) of the Karnataka Land Reforms Act, 1961.
27.	Endorsement No.KHB/LA/527/2018-19, dated 19/07/2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
28.	Endorsement No. Bangalore/SLAO-2/270/2017-18 dated 25/04/2017 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.
29.	Endorsement No. LAQ/NH-7/N.H.A./other/C/R/170/2017-18 dated 27/02/2018 issued by the Special Land Acquisition Officer and Competent Authority, India National Highway Authority, Hebbal, Bangalore.
30.	Tax paid receipt dated 13.11.2019 for the period 2019-20.
31.	Tax paid receipt dated 28.02.2022 for the period 2020-21 and 2021-22.
32.	Encumbrance Certificates produced for the period 01/08/1986 to 31/05/1989, 01/06/1989 to 31/03/2004 and 01/04/2017 to 08/08/2019 with respect to the Survey No. 77/6.
33.	Encumbrance Certificates produced for the period 01/04/1996 to 08/01/2018 and 01/04/2018 to 10/12/2018.
34.	Encumbrance Certificates produced for the period 27/12/2022 to 30/09/2023.
35.	Sanctioned license letter dated 12/05/2022 issued by the office of the BIAAPA.

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36.	Development plan dated 12/05/2022 in BIAPPA/TP/02/DP/01/2019-20 issued by the BIAPPA, Devanahalli.
37.	Public notices on 26/07/2022 in the English daily newspaper, the 'The Hindu', Bangalore edition and the Kannada daily newspaper, 'Udayavani', Bangalore edition.

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Housiey.com

September 30, 2023

Title report with respect to land in Survey No.77/7, new Survey Nos.77/7, 77/15, 77/16 and 77/17 totally admeasuring 2 acres 8 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk.

To

ARTISMO

Represented by

Muralidhar M. Gurappa and C. R. Suresh

From:

Malini Raju

JSA

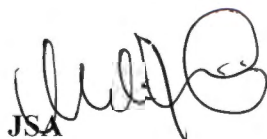
Bengaluru

India

PRIVILEGED AND CONFIDENTIAL

FOREWORD

1. The contents of this Title Report are confidential. We accept no responsibility or legal liability to any person other than the Artismo in relation to the contents of this Title Report.
2. The Title Report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us.
3. The information in this Title Report is derived from a review of the photocopies of the documents made available to us and does not in any way certify the physical location, topography and other physical encumbrances.
4. We have reported only in relation to the laws of India.
5. Except where apparent from the documents, referred to in this title report, we have assumed that (a) all documents provided to us conform to the originals and are accurate and complete; (b) where relevant, all documents provided to us were validly authorized and executed so that they are valid and binding on each party thereto, (c) apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this Title Report, (d) there is/are no pending or threatened litigation/s;
6. The aggregate liability of JSA, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.



JSA

Bengaluru

TITLE REPORT

We have in this title report dealt with converted land bearing old Survey No.77/7, new Survey Nos.77/7, 77/15, 77/16 and 77/17 totally admeasuring 2 acres 8 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk (**"Subject Property"**).

On perusal of the below documents, it is observed that the agricultural land bearing earlier Survey No. 77/7, measuring 2 acres 30 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk (**"Composite Property"**) was originally owned by Dodda Appaianna Shetru. The name of the Dodda Appaianna Shetru is entered as the owner of the Composite Property in the Record of Rights and Hissa Tippyany as the owner thereof as on year 1944. Hence, it can be construed that Dodda Appaianna Shetru owned and possessed the Composite Property as the owner thereof.

Subsequent, to the death of Dodda Appaianna Shetru, his son Gopala Setty sold the Composite Property in favour of Thimmakka, daughter of Thirumalappa by the Sale Deed dated 18/05/1945, registered vide Document No. 1553/45-46 of Book I, Volume 488, at Pages 193 to 195, in the office of the Sub-Registrar, Devanahalli. We have not been provided with copies of any documents bearing out the devolution of ownership from Dodda Appaianna Shetru to his son Gopala Setty, and we have also not been provided with genealogical tree of Dodda Appaianna Shetru bearing out the details of his wife, children and grand children.

By virtue of the Mortgage Deed dated 06/02/1956, the said Thimmakka along with her husband Channappa, mortgaged the Composite Property along with other properties in favour of Rural Industrial Co-operative Society Limited, Chikkajala, Devanahalli for a sum of Rs.2500/- repayable within four years. The Mortgage Deed is registered vide Document No. 2087 of Book I, Volume 670, at Page 16, in the office of the Sub-Registrar, Devanahalli. It is pertinent to point out that we have not been provided with the copy of the discharge deed or release deed for having discharged the mortgage created by Thimmakka in favour of Rural Industrial Co-operative Society Limited, Chikkajala, Devanahalli. We note that since considerable time has been elapsed the non-availability of discharge is not a major concern.

By virtue of the Mortgage Deed dated 28/05/1962, the said Thimmakka along with her husband a Channappa and her son Nagaraju, mortgaged the Composite Property along with other properties in favour of Land Mortgage Co-operative Society Limited, Devanahalli for a sum of Rs.4500/- repayable within fifteen years. The Mortgage Deed is registered vide Document No. 509/62-63 of Book I, Volume 265, at Pages 357 to 360, in the office of the Sub-Registrar, Devanahalli. It is pertinent to point out that we have not been provided with the copy of the discharge deed or release deed for having discharged the mortgage created by Thimmakka in favour of Rural



Industrial Co-operative Society Limited, Chikkajala, Devanahalli. We note that since considerable time has been elapsed the non-availability of discharge is not a major concern.

By virtue of the Mortgage Deed dated 29/05/1962, the said Thimmakka along with her husband Channappa and their son Nagaraja mortgaged the Composite Property along with other properties in favour of Land Mortgage Co-operative Society Limited, Devanahalli, registered vide Document No. 510 of Book I, in the office of the Sub-Registrar, Devanahalli. It is pertinent to point out that we have not been provided with the copy of the discharge deed or release deed for having discharged the mortgage created by Thimmakka in favour of Rural Industrial Co-operative Society Limited, Chikkajala, Devanahalli. We note that since considerable time has been elapsed the non-availability of discharge is not a major concern.

The mortgages created in favour of Land Mortgage Co-operative Society Limited, Devanahalli, registered vide Document Nos. 509 and 510 are recorded in serial RR No. 615 of the Record of Rights.

We understand that Thimmakka wife of Late Channappa died leaving behind her children as detailed below.

We have perused a copy of the family tree of Late Channappa (husband of Thimmakka), attested by the Village Accountant, Tarahunase Circle, Jala Hobli, Bangalore North (Addl) Taluk, which bears out the genealogical tree of Channappa and his wife Thimmakka. The said Channappa (deceased) and his wife Thimmakka (deceased) had four daughters namely, C. Rathnamma, C.Sharadamma, C.Susheelamma, C.Shanthamma and a son C.Nagaraju. *It is pertinent to point out that we have not been provided with any details of family members of C.Nagaraju. However, it is observed from the General Power of Attorney dated 14/02/2013 that C. Nagaraju was married to Nalini Rani and they have one son namely N. Praveen.*

We have perused a copy of the family tree of C.Sharadamma (C.Sharadamma daughter of Thimmakka), attested by the Village Accountant, Venkatala Revenue Circle, Yelahanka Hobli, Bangalore North (Addl) Taluk, which bears out that Late T. Kondappa and his wife Sharadamma (deceased), had a son namely Ramesh. The said Ramesh (deceased) and his wife K.Latha had two children namely R. Ronak and R.Darshan.

We have perused a copy of the death certificate issued by the Deputy Health Officer, Yelahanka Zone, BBMP, Bangalore, which bears out that C.Sharadamma (daughter of Thimmakka) died on 01/04/2013.



We have perused a copy of the Affidavit sworn by M.Ramachandra (husband of C. Susheelamma) stating the family tree of C. Susheelamma. The said M.Ramachandra and his wife C. Susheelamma, have two children namely R.Padma, and R.Manju.

We have perused a copy of the suit filed in O. S. No. 317/1993 before the Court of the Principal Civil Judge, Bangalore Rural District, Bangalore filed by (1) C.Sharadamma and (2) C.Shanthamma, daughters of Thimmakka against (1)Thimmakka, (2)C.Nagaraju, (3)C.Rathnamma, and (4)C.Susheelamma. The said C.Sharadamma and C.Shanthamma filed the said suit seeking an order for partition and separate possession of 1/6th share in the suit schedule properties against Thimmakka, C.Nagaraju, C.Rathnamma, and C.Susheelamma and others claiming that the suit schedule properties are the joint family properties. The Composite Property is also one of the subject matters of the said suit.

We have perused a copy of the decree passed on 05/06/1996, which bears out that the said suit was decreed, and a preliminary decree was passed with respect to the Composite Property. Further, it stated that C.Nagaraju is entitled for equal half share in the Composite Property and out of the balance half share, C.Sharadamma, C.Shanthamma, C.Nagaraju, C. Rathnamma and C. Susheelamma are entitled for equal share (i.e. 1/5th share each).

C.Nagaraju, C.Rathnamma, C.Sharadamma, C.Susheelamma and C.Shanthamma have partitioned the Composite Property on 19/04/2005 by the Memorandum of Partition. Under the said partition, the Composite Property was divided equally between the parties and each parties are entitled to 1/5th undivided share (i.e. 22 guntas each). The said Memorandum of Partition is registered vide Document No. 3096/2005-06 of Book I, in the office of the Sub-Registrar, Yelahanka, Bangalore.

We have perused only Schedule-A which is allotted to the share of C.Nagaraju. We have not seen the Schedule-B to Schedule-E, i.e., Properties allotted to the shares of C.Rathnamma, C.Sharadamma, C.Susheelamma and C.Shanthamma.

By virtue of the Sale Agreement dated 14/02/2013, the said C.Nagaraju along with his wife Nalini Rani and son N. Praveen agreed to sell the portion of the Composite Property, measuring 22 guntas in favour of G.K. Sampath, son of R. Kuppuswamy Reddy . The said Sale Agreement is registered vide Document No. 3702/2012-13 of Book I, stored in C. D No. 150, in the office of the Sub-Registrar, Gandhinagara, Bangalore.

The said C.Nagaraju, Nalini Rani and N. Praveen by virtue of the General Power of Attorney dated 14/02/2013, have empowered G.K. Sampath to convey, sell, draw, sign, execute and present for registration or for attestation of the Sale Deed/Transfer Deed or any Deed of



Conveyance with respect to the portion of the Composite Property, measuring 22 guntas. The said General Power of Attorney is registered vide Document No. 321/2012-13 of Book IV, stored in C. D No. 150, in the office of the Sub-Registrar, Gandhinagar, Bangalore.

The said (1) C. Nagaraju, Nalini Rani and N. Praveen, all are represented by their General Power of Attorney holder G.K. Sampath; and (2) C. Rathnamma along with her daughter R. Vanishree; and (3) K. Latha, daughter of Late Kondappa, entered into a Memorandum of Understanding dated 09/03/2015 with C.R. Suresh to develop the portion of the Composite Property, measuring 1 acre 26 guntas (22 guntas each). The Memorandum of Understanding is registered vide Document No. 4836/2014-15 of Book I, stored in C. D No. 10, in the office of the Sub-Registrar, Gandhinagar, Bangalore.

The portion of the Composite Property allotted to the share of C. Sharadamma, C. Shanthamma and C. Nagaraju was bifurcated from the Composite Property and new Survey Nos. 77/15, measuring 22 guntas, 77/18, measuring 22 guntas, and 77/16, measuring 22 guntas was assigned, respectively.

The khatha/mutation of the Survey Nos. 77/15, 77/18 and 77/16 transferred and registered in the name of C. Sharadamma, C. Shanthamma and C. Nagaraju in serial No. H7/2015-16 of the Mutation Register extract.

The mutation register extract bearing MR No.T1/2015-16 which bears out that Survey No.77/7 measuring 2 acres 30 guntas was bifurcated into Survey No.77/7, Survey Nos. 77/15 to Survey No.77/18 in terms of the sub-division order dated 09.07.2015. The said MR No.T1/2015-16 further bears out:

- (1) khata of an extent of 22 guntas was jointly registered in the names of C. Rathnamma, C. Nagaraju and C. Shanthamma in Survey No.77/7,
- (2) khata of an extent of 22 guntas was registered in the name of C. Sharadamma in Survey No.77/15,
- (3) khata of an extent of 22 guntas was jointly registered in the names of C. Rathnamma, C. Nagaraju and C. Shanthamma in Survey No.77/16,
- (4) khata of an extent of 22 guntas was registered in the name of Susheelamma C. wife of M. Ramachandra in Survey No.77/17 and
- (5) khata of an extent of 22 guntas was jointly registered in the names of C. Rathnamma, C. Nagaraju and C. Shanthamma in Survey No.77/18.



Flow for Survey No.77/7:

The said C. Rathnamma along with her daughter Vanishree B.R have entered into joint development agreement dated 18/02/2021 registered as document No. 8590/2020-21 with ARTISMO represented by its partner Muralidhar M. Gurappa for development of residential project on the portion of Subject Property i.e., Survey No. 77/7 measuring 22 guntas. The said joint development agreement further bears out the Developers allocated share is 68% of the constructed area in the project and the Owner's allocated share is 32% of the constructed area in the project. The entry pertaining to the said sale deed is recorded in the encumbrance certificate for the period 14/10/2020 to 07/04/2021 and for the period 15/10/2020 to 27/12/2022 with respect to Survey No. 77/7 measuring 22 guntas. Further it is noted that C. R. Suresh has signed the said Joint Development Agreement as a Confirming Party, releasing his rights over the said property as per the Memorandum of Understanding dated 09/03/2015.

The power of attorney dated 18/02/2021 registered as document No. 547/2020-21, the said C. Rathnamma along with her daughter Vanishree B.R authorized and empowered ARTISMO represented by its partner Muralidhar M. Gurappa and Suresh C.R. to do all acts and deeds with regard to share of the developer.

The Agreement of Sale dated 18/01/2019, registered as Document No. 4815/2018-19, of Book I, stored in CD. No. 156, in the office of the Sub-Registrar Gandhinagar, bears out that C. Rathnamma and B. R. Vanishree agreed to convey land in Survey No. 77/7 measuring 22 guntas in favour of Artismo (represented by its partner Muralidhar M. Gurappa and C. R. Suresh).

The cancellation deed dated 18.02.2021 registered as document No. 8588/2020-21, the said ARTISMO represented by its partner Muralidhar M. Gurappa and C. Rathnamma along with her daughter Vanishree B.R cancelled the sale agreement dated 18.01.2019 registered as document No. 4815. The entry pertaining to the said sale deed is recorded in the encumbrance certificate for the period 14/10/2020 to 07/04/2021 and for the period 15/10/2020 to 27/12/2022 with respect to Survey No. 77/7 measuring 22 guntas.

C. Rathnamma applied for conversion of the portion of the Composite Property, measuring 22 guntas from agricultural use to non-agricultural. The Deputy Commissioner, Bangalore District, Bangalore has converted the said property from agricultural use to non-agricultural/commercial use vide Official Memorandum No. ALN [JALA] SR: 06/2016-17 dated 23-10-2017.

Flow of title for Survey No.77/15:

K. Latha applied for conversion of the portion of the Composite Property, measuring 22 guntas (now bearing Survey No. 77/15) from agricultural use to non-agricultural. The Deputy Commissioner, Bangalore District, Bangalore has converted a portion of 12 guntas and another



portion of 10 guntas from agricultural use to non-agricultural/commercial use vide the Official Memorandum No. ALN [JALA] SR: 07/2016-17 dated 28/06/2018 and the Official Memorandum No. ALN [JALA] SR: 020/2018-19 dated 28/05/2019, respectively.

(1) K. Latha along with her sons namely, Ronak and Darshan along with (2) Suresh C. R. as confirming party have entered into joint development agreement dated 22/09/2021 registered as document No. 4256/2021-22 with ARTISMO represented by its partners Muralidhar M. Gurappa for development of residential project on the portion of Subject property i.e., Survey No. 77/15 measuring 22 guntas. The said joint development agreement further bears out the Developers allocated share is 68 % of the constructed area in the project and Owner's allocated share is 32 % of the constructed area in the project. The registration of the said Deed is reflected in the Encumbrance Certificate for the period 15/10/2020 to 27/12/2022. Further it is noted that C. R. Suresh has signed the said Joint Development Agreement as a Confirming Party, releasing his rights over the said property as per the Memorandum of Understanding dated 09/03/2015.

The power of attorney dated 22/09/2021 registered as document No. 305/2021-22, K. Latha along with her sons namely, Ronak and Darshan authorized ARTISMO represented by its partners Muralidhar M. Gurappa and Suresh C.R to do all acts and deeds with regard to share of the developer.

Flow of title for Survey No.77/16:

The said C.Nagaraju applied for conversion of the portion of the Composite Property, measuring 22 guntas (now bearing No. 77/16) from agricultural use to non-agricultural. The Deputy Commissioner, Bangalore District, Bangalore has converted the said property from agricultural use to non-agricultural/residential use vide Official Memorandum No. ALN [JALA] SR: 74/2015-16 dated 12/05/2016.

The letter dated 27/02/2016 in No. BIAAPA/TP1/BuPa/85/2015-16/4709 issued by the Joint Director and Member Secretary, Urban and Rural Planning, Bangalore International Airport Area Planning Authority, Devanahalli to the Deputy Commissioner, Bangalore District, Bangalore recommending to convert the Survey No. 77/7 measuring 22 guntas for residential purposes.

By virtue of the Absolute Sale Deed dated 27/05/2016, the said C.Nagaraju, Nalini Rani and N. Praveen all are represented by their General Power of Attorney holder G.K. Sampath sold the portion of the Composite Property, measuring 22 guntas (now bearing Survey No. 77/16) in favour of G.K. Sampath, son of R. Kuppuswamy Reddy. The said Absolute Sale Deed is registered vide Document No. 799/2016-17 of Book I, stored in C. D No. 264, in the office of the



Sub-Registrar, Gandhinagar, Bangalore. The entry pertaining to the said sale deed is recorded in the encumbrance certificate for the period 01/04/2015 to 08/01/2018.

Note: It is pertinent to point out that C.R. Suresh has not been made a confirming party to the Sale Deed dated 27/05/2016 executed in favour of G.K. Sampath, however the said C.R. Suresh as a partner of Artismo has purchased the said land under the Sale Deed dated 21.04.2022 (as detailed below) and hence him not being a party to the Sale Deed dated 27/05/2016 is not a concern.

The letter dated 04/05/2017 in No. BIAAPA/TP1/BuPa/23 (B.N)/2016-17/218 issued by the Joint Director and Member Secretary, Urban and Rural Planning, Bangalore International Airport Area Planning Authority, Devanahalli to the Deputy Commissioner, Bangalore District, Bangalore recommending to convert Survey No. 77/16 measuring 22 guntas for commercial purposes.

By virtue of the Agreement of sale dated 18/01/2019 registered as document No. 4817/2018-19, G.K.Sampath, son of R.Kuppuswamy Reddy agreed to convey the Survey No. 77/16 measuring 22 guntas (portion of the Composite Property) in favour of ARTISMO represented by its partners Muralidhar. M Gurappa son of late M. Gurappa and C.R. Suresh son of late S. Ramakrishnappa.

By the Sale Deed dated 21.04.2022 registered as Document No. 212/2022-23, of Book I, stored in C.D. No. 1061, in the office of the Sub-Registrar Gandhinagar (Jala) bears out that (i) G. K. Sampath along with (ii) C. N. Savitha (iii) C. N. Sumithra and (iv) C. N. Manjula as Confirming Parties, have conveyed the land in Survey No. 77/16 (Old No. 77/7) measuring 22 guntas in favour of M/s. Artismo (represented by its partners, Muralidhar M. Gurappa and C. R. Suresh). The registration of the said Deed is reflected in the Encumbrance Certificate for the period 15/10/2020 to 27/12/2022.

It is pertinent to point out that (i) C. N. Savitha (ii) C. N. Sumithra and (iii) C. N. Manjula have signed the said deed as confirming parties, as they were not made parties to the Sale Deed dated 27.05.2016.

Flow of title for Survey No.77/17:

M. Ramachandra, husband of Late C. Susheelamma along with his children namely Manju. R and Padma.R entered into a Memorandum of Understanding without possession dated 20/06/2016 with C.R. Suresh for development of the portion of the Composite Property, measuring 22 guntas (now bearing Survey No. 77/17). The Memorandum of Understanding without possession is registered vide Document No. 973/2016-17 of Book I, stored in C. D No. 220, in the office of the Sub-Registrar, Gandhinagar, Bangalore. The entry pertaining to the said



Memorandum of Understanding is recorded in the encumbrance certificate for the period 01/04/2015 to 08/01/2018.

M. Ramachandra applied for conversion of the portion of the Composite Property, measuring 22 guntas (now bearing No. 77/17) from agricultural use to non-agricultural. The Deputy Commissioner, Bangalore District, Bangalore has converted the said property from agricultural use to non-agricultural/residential use vide Official Memorandum No. ALN [JALA] SR: 37/2016-17 dated 23-10-2017.

M. Ramachandra along with his children Manju. R and Padma. R along with Suresh C. R. as confirming party have entered into joint development agreement dated 12/07/2021 registered as document No. 1911/2021-22 with ARTISMO represented by its partner Muralidhar M. Gurappa for development of residential project on the portion of Subject property i.e., Survey No. 77/17 measuring 22 guntas. The said joint development agreement further bears out the Developers allocated share is 65 % of the constructed area in the project and Owner's allocated share is 35 % of the constructed area in the project. The registration of the said Deed is reflected in the Encumbrance Certificate for the period 15/10/2020 to 27/12/2022. Further it is noted that C. R. Suresh has signed the said Joint Development Agreement as a Confirming Party, releasing his rights over the said property as per the Memorandum of Understanding dated 20/06/2016.

The power of attorney dated 12/07/2021 registered as document No. 151/2021-22, M. Ramachandra along with his children Manju. R and Padma. R authorized ARTISMO represented by its partner Muralidhar M. Gurappa and Suresh C.R to do all acts and deeds with regard to share of the developer.

The letter dated 05/05/2017 in No. BIAAPA/TP1/BuPa/01/2017-18/233 issued by the Joint Director and Member Secretary, Urban and Rural Planning, Bangalore International Airport Area Planning Authority, Devanahalli to the Deputy Commissioner, Bangalore District, Bangalore recommending to convert Survey No. 77/17 measuring 22 guntas for residential purposes.

Common documents:

The RTC extracts produced for the period 1968-69 to 1977-78, 1983-84 to 2014-15 with respect to Survey No. 77/7 reflect the total extent of land as 2 acres 30 guntas with no kharab land. For the period 1968-69 to 1977-78, 1983-84 to 2006-07 the name of Thimmakka is entered as the owner and cultivator in column Nos. 9 and 12, respectively. For the period 2007-08 the names of Thimmakka and C. Sharadamma are entered as the owners and cultivators in column Nos. 9 and 12, respectively. For the period 2008-09 to 2013-14 the names of Thimmakka, C. Sharadamma and C. Susheelamma are entered as the owners and cultivators in column Nos. 9 and 12,



respectively. For the period 2014-15 the names of C. Sharadamma, C. Susheelamma, C. Rathnamma, C. Nagaraju and C. Shanthamma are entered as the owners and cultivators in column Nos. 9 and 12, respectively.

The RTC extracts produced for the period 2015-16 to 2017-18 with respect to Survey No. 77/7 reflect the total extent of land as 22 guntas and for the said period the name of C. Rathnamma is entered as the owner and cultivator.

The RTC extracts produced for the period 2015-16 to 2017-18 with respect to Survey No. 77/15 reflect the total extent of land as 22 guntas and for the said period the name of K. Latha is entered as the owner and cultivator.

The RTC extracts produced for the period 2015-16 to 2017-18 with respect to Survey No. 77/16 reflect the total extent of land as 22 guntas and for the said period the name of C. Nagaraju is entered as the owner and cultivator.

The RTC extracts produced for the period 2015-16 to 2018-19 with respect to Survey No. 77/17 reflect the total extent of land as 22 guntas and for the said period the name of C. Susheelamma is entered as the owner and cultivator.

Note: In the said RTC's there is an entry as regards mortgage with SCFSCS, Chikkajala. We have not been provided with copy of the mortgage deed executed in favour of SCFSCS, Chikkajala, and the same is not a concern as we have perused a copy of the no-due certificate bearing out no dues as detailed below.

The No objection certificate dated 05.12.2014 bearing No.17/2014-15 issued by the Chief Executive Officer SCFSCS, Chikkajala which bears out that no loans are pending with respect to the Composite Property owned by Thimmakka wife of Channappa.

From the Hissa Tippany and R.R. Pakka Book (Balabhagada Nakalu), it is observed that, the composite Survey No. 77, measuring in total 13 acres including 4 guntas karab is bifurcated into 10 portions by assigning sub-numbers, i.e. Survey No. 77/1 to 77/10. It is further observed that, the name of Dodda Appaianna Shetru is entered as the hissedar/ owner with respect to the Survey No. 77/7, measuring 2 acres 30 guntas.

On perusal of the Hissa Tippany and R.R. Pakka Book (Balabhagada Nakalu) it is observed that the Survey No. 77/7, measuring in total 2 acres 30 guntas is further sub-divided into 5 portions by assigning sub-numbers, i.e. Survey No. 77/7, measuring 22 guntas, Survey No. 77/15 is 22 guntas; Survey No. 77/16 is 22 guntas, Survey No. 77/17 is 22 guntas and Survey No. 77/18. It is further observed that, the names of C. Rathnamma, C. Nagaraju and C. Shanthamma are entered



as the hissedars/ owners with respect to the Survey No. 77/7, measuring 22 guntas. The name of C. Sharadamma is entered as the hissedar/ owner with respect to the Survey No. 77/15, measuring 22 guntas. The names of C. Rathnamma, C. Nagaraju and C. Shanthamma are entered as the hissedars/ owners with respect to the Survey No. 77/16, measuring 22 guntas. The name of C. Susheelamma is entered as the hissedar/ owner with respect to the Survey No. 77/17, measuring 22 guntas. The names of C. Rathnamma, C. Nagaraju and C. Shanthamma are entered as the hissedars/ owners with respect to the Survey No. 77/18, measuring 22 guntas.

The copy of the Atlas which bears out that shape of Survey No.77.

On perusal of the Akarband, it is observed that the total extent of land in Survey No. 77/7 measures 22 guntas. The Survey No. 77/15 measures 22 guntas. The Survey No. 77/16 measures 22 guntas. The Survey No.77/17 measures 22 guntas without karab land.

The Shirastedar, Yelahanka Taluk, Yelahanka vide the Endorsement dated 17/01/2019 in No. RK/CR/468/2018-19 has stated that the RTCs for the period 1978-79 to 1982-83 with respect to Survey No. 77/7 are dilapidated and cannot be issued.

The Thasildar, Bangalore North Taluk, Bangalore District, vide the Certificates (3 in Nos.) dated 21/12/2018 has certified that there are no tenancy applications filed with respect to the Survey Nos. 77/7, 77/15 and 77/17 under Form 7 (Section 48A) and Form 7A (Section 77A) of the Karnataka Land Reforms Act, 1961.

The endorsement dated 08.04.2021 issued by the Tahsildar which bears out that there were no tenancy claims registered under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.77/16.

The endorsement dated 22.04.2017 issued by the Assistant Commissioner Bangalore North Sub-division, Bangalore which bears out that the Survey No.77/7 measuring 22 guntas, Survey No.77/15 measuring 22 guntas, Survey No.77/16 measuring 22 guntas and Survey No.77/17 measuring 22 guntas does not come under the provisions of The Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

The endorsement dated 27.04.2017 issued by the Assistant Commissioner Bangalore North Sub-division, Bangalore which bears out that there are no proceedings initiated or pending under Section 79 (A) and (B) and Section 80 of the Karnataka Land Reforms Act, 1961 with respect to Survey No.77/7 measuring 22 guntas, Survey No.77/15 measuring 22 guntas, Survey No.77/16 measuring 22 guntas and Survey No.77/17 measuring 22 guntas.



The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide Endorsement No.KHB/LA/527/2018-19, dated 19/07/2018 has certified that the Survey Nos.77/7, 77/15, 77/16 and 77/17 are not included in the Notification dated 10/05/2002 in No. KE 12 LA 2002 for its developmental purposes.

The Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore vide the Endorsement No. Bangalore/SLAO-2/270/2017-18 dated 25/04/2017 has certified that the Survey Nos. 77/7, 77/15, 77/16 and 77/17 have not been acquired for its developmental purposes.

The Special Land Acquisition Officer and Competent Authority, India National Highway Authority, Hebbal, Bangalore vide the Endorsement No. LAQ/NH-7/N.H.A./other/C/R/170/2017-18 dated 27/02/2018 has certified that the Survey Nos. 77/7, 77/15, 77/16 and 77/17 have not been acquired.

The taxes for the period 2007-08 is paid to the Chikkajala Village Panchayat, Yelahanka Taluk, Bengaluru

The tax paid receipt dated 31.10.2019 which bears out the payment of tax for the period 2019-20 by Rathnamma and Suresh with respect to the Khata No. 2306/77/7.

The tax paid receipt dated 28.02.2022 bears out that landowners have paid taxes to the Chikkajala Village Panchayat, Yelahanka Taluk, Bengaluru, for the period 2020-21 and 2021-22 with respect to the Khata No. 2306/77/7.

The Panchayati Raj has issued the E-Katha with respect to amalgamated Katha No. 2306/77/6, 7, 9, 15, 16, 17, 3A, 3B, 4, 5, 78/8, 10A1, 10B, in the name of (i) P. Gopalalakshmi, (ii) Rathnamma (iii) C. R. Suresh (iv) C. Rathnamma (v) K. Latha (vi) M. Ramachandra (vii) R. Padma, (viii) R. Manju (ix) Hemanth (x) M/s. Artismo (represented by its Partner, Suresh CR) (xi) Vijayalakshmi, and (xii) C. N. Ashok with respect to E-Katha No. 150200203101100791.

The Encumbrance Certificates produced for the period 01/04/1940 to 31/07/1986, 01/08/1986 to 31/05/1989 and 01/06/1989 to 03/05/2015 with respect to the Survey No. 77/7, measuring 2 acres 30 guntas, on perusal of the same, it is observed that, there are seven entries. The first entry being execution of the Sale Deed dated 18/05/1945 by Gopala Setty in favour of Thimmakka. The second entry being execution of the Mortgage Deed dated 06/02/1956 by Thimmakka in favour of Rural Industrial Co-operative Society Limited, Chikkajala, Devanahalli. The third and fourth entries being execution of the Mortgage Deed dated 29/05/1962 by Thimmakka in favour of Land Mortgage Co-operative Society Limited, Devanahalli. The fifth entry being execution of

the Memorandum of Understanding dated 09/03/2015 by Nagaraju and others with C.R. Suresh. The sixth entry being execution of the Sale Agreement dated 14/02/2013 by Nagaraju and others in favour of G.K. Sampath. The seventh entry being execution of the Partition Deed dated 19/05/2005 entered between C. Nagaraju and others.

The Encumbrance Certificates produced for the period 01/04/2015 to 10/12/2018, 01/04/2018 to 31/03/2019 and 01/04/2019 to 14/10/2020 and 27/12/2022 to 30/09/2023, with respect to the Survey No. 77/7, measuring 22 guntas, on perusal of the same, it is observed that, there are no entries for having encumbered the said property for the said period.

The Encumbrance Certificates produced for the period 01/04/2015 to 08/01/2018, 08/01/2018 to 08/08/2018, 01/04/2018 to 10/12/2018, 01/04/2018 to 03/04/2019 and 14/10/2020 to 07/04/2021 and 27/12/2022 to 30/09/2023 with respect to the Survey No. 77/15, measuring 22 guntas, on perusal of the same, it is observed that, there are no entries for having encumbered the said property for the said period.

The Encumbrance Certificates produced for the period 01/04/2015 to 10/12/2018, 08/01/2018 to 08/08/2018, 01/04/2018 to 03/04/2019 and 01/04/2019 to 14/10/2020 with respect to the Survey No. 77/16, measuring 22 guntas, on perusal of the same, it is observed that, there is an entry pertaining to the execution of the Sale Deed dated 27/05/2016 by C. Nagaraju and others in favour of B.K. Sampath.

The Encumbrance Certificates produced for the period 27/12/2022 to 30/09/2023 with respect to the Survey No. 77/16, measuring 22 guntas, on perusal of the same, it is observed that, there are no entries for having encumbered the said property for the said period.

The Encumbrance Certificates produced for the period 01/04/2015 to 08/01/2018, 08/01/2018 to 07/04/2021, 01/04/2018 to 03/04/2019, 01/04/2019 to 14/10/2020, 01/04/2018 to 10/12/2018 with respect to the Survey No. 77/17, measuring 22 guntas, on perusal of the same, it is observed that, there is an entry pertaining to the execution of the Agreement dated 20/01/2016 by M. Ramachandra and others in favour of C.R. Suresh.

The Encumbrance Certificates produced for the period 27/12/2022 to 30/09/2023 with respect to the Survey No. 77/17, measuring 22 guntas, on perusal of the same, it is observed that, there are no entries for having encumbered the said property for the said period.

We have perused a copy of the sanctioned license letter dated 12/05/2022 issued by the office of the BIAAPA bears out that sanction for formation/development of commercial/residential layout on the Subject Property along with other survey numbers totally admeasuring 9 acres 29 guntas was permitted.





advocates & solicitors

We have perused a copy of the development plan dated 12/05/2022 in BIAPPA/TP/02/DP/01/2019-20 issued by the BIAPPA, Devanahalli bears out that Subject Property along with other properties were permitted to develop commercial/residential layout in an extent of 9 acres 29 guntas.

We have perused a copy of the tax paid receipt dated 20.06.2022, which bears out that the property taxes have been paid for the year 2022-23 by Gopalakrishna with respect to land bearing e-khata No. 150200203101100791.

We have caused/issued public notices on 26/07/2022 in the English daily newspaper, the 'The Hindu', Bangalore edition and the Kannada daily newspaper, 'Udayavani', Bangalore edition calling for objections, if any in relation to the Subject Property. As on date, we have not received any objections from any third parties to the said public notices.

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CERTIFICATE

Based on review of the documents as detailed above and subject to our observations we hereby certify that:

- I. C. Rathnamma, wife of Late Revanna is the absolute owner of Survey No. 77/7, measuring 22 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk.
- II. ARTISMO represented by its partners Muralidhar M. Gurappa and C.R. Suresh have the development rights under the Joint Development Agreement dated 18/02/2021 registered as document No. 8590/2020-21 with respect to Survey No. 77/7, measuring 22 guntas.
- III. K. Latha, wife of Late Ramesh, R. Ronak and R. Darshan, both children of Late Ramesh are the absolute owner of Survey No. 77/15, measuring 22 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk.
- IV. ARTISMO represented by its partner Muralidhar M. Gurappa and C.R. Suresh have the development rights under the Joint Development Agreement dated 22/09/2021 registered as document No. 4256/2021-22 with respect to Survey No. 77/15, measuring 22 guntas.
- V. M/s. Artismo (represented by its partners, Muralidhar M. Gurappa and C. R. Suresh) is the absolute owner of Survey No. 77/16, measuring 22 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk;
- VI. M. Ramachandra, Manju. R and Padma. R, both children of M. Ramachandra are the absolute owner of Survey No. 77/17, measuring 22 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk.
- VII. ARTISMO represented by its partner Muralidhar M. Gurappa and C.R. Suresh have the development rights under the Joint Development Agreement dated 12/07/2021 registered as document No. 1911/2021-22 with respect to Survey No. 77/17, measuring 22 guntas.

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SCHEDULE

All that piece and parcel of converted lands bearing Survey No. 77/7, measuring 22 guntas, Survey No. 77/15 (earlier part of Survey No. 77/7), measuring 22 guntas, Survey No. 77/16 (earlier part of Survey No. 77/7), measuring 22 guntas and Survey No. 77/17 (earlier part of Survey No. 77/7), measuring 22 guntas situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk and bounded on the:-

East by : Land bearing Survey No. 77/18.

West by : Land bearing Survey No. 78.

North by : Land bearing Survey No. 77/6.

South by : Land bearing Survey Nos. 77/8, 77/9 and 77/10.



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ANNEXURE A

Sl No	Description of documents
1.	Sale Deed dated 18/05/1945, registered vide Document No. 1553/45-46 of Book I, Volume 488, at Pages 193 to 195, in the office of the Sub-Registrar, Devanahalli executed by Gopala Setty son of Dodda Appaianna Shetru in favour of Thimmakka, daughter of Thirumalappa.
2.	Mortgage Deed dated 06/02/1956 registered vide Document No. 2087 of Book I, Volume 670, at Page 16, in the office of the Sub-Registrar, Devanahalli executed by Thimmakka along with her husband Channappa, in favour of Rural Industrial Co-operative Society Limited, Chikkajala, Devanahalli.
3.	Mortgage Deed dated 28/05/1962 registered vide Document No. 509/62-63 of Book I, Volume 265, at Pages 357 to 360, in the office of the Sub-Registrar, Devanahalli, executed by Thimmakka along with her husband a Channappa and her son Nagaraju, in favour of Land Mortgage Co-operative Society Limited, Devanahalli.
4.	Mortgage Deed dated 29/05/1962 registered vide Document No. 510 of Book I, in the office of the Sub-Registrar, Devanahalli executed by Thimmakka along with her husband Channappa and their son Nagaraja in favour of Land Mortgage Co-operative Society Limited.
5.	Record of Rights in RR No. 615.
6.	Family tree of Late Channappa (husband of Thimmakka), attested by the Village Accountant, Tarahunase Circle, Jala Hobli, Bangalore North (Addl) Taluk.
7.	Family tree of C.Sharadamma (C.Sharadamma daughter of Thimmakka), attested by the Village Accountant, Venkatale Revenue Circle, Yelahanka Hobli, Bangalore North (Addl) Taluk.
8.	Death certificate issued by the Deputy Health Officer, Yelahanka Zone, BBMP, Bangalore, of C.Sharadamma (daughter of Thimmakka).
9.	Affidavit sworn by M.Ramachandra (husband of C. Susheelamma) stating the family tree of C. Susheelamma.
10.	Plaint filed in O. S. No. 317/1993 before the Court of the Principal Civil Judge, Bangalore Rural District, Bangalore by (1) C.Sharadamma and (2) C.Shanthamma,

	daughters of Thimmakka against (1)Thimmakka, (2)C.Nagaraju, (3)C.Rathnamma, and (4)C.Susheelamma.
11.	Decree passed on 05/06/1996 in O. S. No. 317/1993.
12.	Memorandum of Partition dated 19/04/2005 registered vide Document No. 3096/2005-06 of Book I, in the office of the Sub-Registrar, Yelahanka, Bangalore effected amongst C.Nagaraju, C.Rathnamma, C.Sharadamma, C.Susheelamma and C.Shanthamma.
13.	Sale Agreement dated 14/02/2013 registered vide Document No. 3702/2012-13 of Book I, stored in C. D No. 150, in the office of the Sub-Registrar, Gandhinagar, Bangalore, executed by C.Nagaraju along with his wife Nalini Rani and son N. Praveen in favour of G.K. Sampath, son of R. Kuppuswamy Reddy.
14.	General Power of Attorney is registered vide Document No. 321/2012-13 of Book IV, stored in C. D No. 150, in the office of the Sub-Registrar, Gandhinagar, Bangalore executed by C.Nagaraju, Nalini Rani and N. Praveen in favour of G.K. Sampath.
15.	Memorandum of Understanding dated 09/03/2015 registered vide Document No. 4836/2014-15 of Book I, stored in C. D No. 10, in the office of the Sub-Registrar, Gandhinagar, Bangalore, executed by C. Nagaraju, Nalini Rani and N. Praveen, all are represented by their General Power of Attorney holder G.K. Sampath; and (2) C. Rathnamma along with her daughter R. Vanishree; and (3) K. Latha, daughter of Late Kondappa, entered into a Memorandum of Understanding dated with C.R. Suresh to develop the portion of the Composite Property, measuring 1 acre 26 guntas (22 guntas each).
16.	Mutation Register extract in No. MR H7/2015-16 with respect to Survey Nos. 77/15, 77/18 and 77/16.
17.	Mutation Register extract in MR No.T1/2015-16.
18.	Joint development agreement dated 18/02/2021 registered as document No. 8590/2020-21 executed by C. Rathnamma and others in favour of ARTISMO represented by its partner Muralidhar M. Gurappa.
19.	Encumbrance certificate for the period 14/10/2020 to 07/04/2021 with respect to Survey No. 77/7.

20.	Power of attorney dated 18/02/2021 registered as document No. 547/2020-21, executed by C. Rathnamma along with her daughter Vanishree B.R in favour of ARTISMO represented by its partner Muralidhar M. Gurappa and Suresh C.R.
21.	Cancellation Deed dated 18.02.2021 registered as document No. 8588/2020-21, executed by ARTISMO represented by its partner Muralidhar M. Gurappa in favour of C. Rathnamma and Vanishree B.R.
22.	Encumbrance certificate for the period 14/10/2020 to 07/04/2021 with respect to Survey No. 77/7 measuring 22 guntas.
23.	Official Memorandum No. ALN [JALA] SR: 06/2016-17 dated 23-10-2017 issued by the Deputy Commissioner, Bangalore District, Bangalore for conversion of the agricultural use to non-agricultural commercial use vide.
24.	Official Memorandum No. ALN [JALA] SR: 07/2016-17 dated 23/06/2018 issued by the Deputy Commissioner, Bangalore District, Bangalore for conversion of agricultural use to non-agricultural commercial use.
25.	Joint development agreement dated 22/09/2021 registered as document No. 4256/2021-22 entered among K. Latha along with her sons namely, Ronak and Darshan along with Suresh C. R. as confirming party with ARTISMO represented by its partners Muralidhar M. Gurappa with respect to Survey No. 77/15 measuring 22 guntas.
26.	Power of attorney dated 22/09/2021 registered as document No. 305/2021-22 executed by K. Latha and others in favour of ARTISMO represented by its partners Muralidhar M. Gurappa and Suresh C.R.
27.	Official Memorandum No. ALN [JALA] SR: 74/2015-16 dated 12/05/2016 issued by the Deputy Commissioner, Bangalore District, Bangalore for conversion of from agricultural use to non-agricultural/residential use.
28.	Letter dated 27/02/2016 in No. BIAAPA/TP1/BuPa/85/2015-16/4709 issued by the Joint Director and Member Secretary, Urban and Rural Planning, Bangalore International Airport Area Planning Authority, Devanahalli to the Deputy Commissioner, Bangalore District, Bangalore recommending to convert the Survey No. 77/7 measuring 22 guntas for residential purposes.
29.	Sale Deed dated 27/05/2016 registered vide Document No. 799/2016-17 of Book I, stored in C. D No. 264, in the office of the Sub-Registrar, Gandhinagar, Bangalore executed by C. Nagaraju, Nalini Rani and N. Praveen all are represented by their General Power of Attorney holder G.K. Sampath in favour of G.K. Sampath, son of R. Kuppuswamy Reddy with respect of measuring 22 guntas (now bearing Survey No.

	77/16).
30.	Encumbrance certificate for the period 01/04/2015 to 08/01/2018.
31.	Letter dated 04/05/2017 in No. BIAAPA/TP1/BuPa/23 (B.N)/2016-17/218 issued by the Joint Director and Member Secretary, Urban and Rural Planning, Bangalore International Airport Area Planning Authority, Devanahalli to the Deputy Commissioner, Bangalore District, Bangalore recommending to convert Survey No. 77/16 measuring 22 guntas for commercial purposes.
32.	Agreement of Sale dated 18/01/2019 registered as document No. 4817/2018-19, executed by G.K.Sampath, son of R.Kuppuswamy Reddy in favour of ARTISMO represented by its partners Muralidhar. M. Gurappa son of C.R. Suresh son of late S. Ramakrishnappa with respect to Survey No. 77/16 measuring 22 guntas (portion of the Composite Property).
33.	Memorandum of Understanding without possession is registered vide Document No. 973/2016-17 of Book I, stored in C. D No. 220, in the office of the Sub-Registrar, Gandhinagar, Bangalore executed by M. Ramachandra, husband of Late C. Susheelamma along with his children namely Manju. R and Padma.R in favour of C.R. Suresh.
34.	Official Memorandum No. ALN [JALA] SR: 37/2016-17 dated 23-10-2017 issued by Deputy Commissioner, Bangalore District, Bangalore for conversion from agricultural use to non-agricultural/residential use.
35.	Joint development agreement dated 12/07/2021 registered as document No. 1911/2021-22 entered into between M. Ramachandra along with his children Manju. R and Padma. R along with Suresh C. R. as confirming party and ARTISMO represented by its partner Muralidhar M. Gurappa.
36.	Power of attorney dated 12/07/2021 registered as document No. 151/2021-22, executed by M. Ramachandra along with his children Manju. R and Padma. R in favour of ARTISMO represented by its partner Muralidhar M. Gurappa and Suresh C.R.
37.	Letter dated 05/05/2017 in No. BIAAPA/TP1/BuPa/01/2017-18/233 issued by the Joint Director and Member Secretary, Urban and Rural Planning, Bangalore International Airport Area Planning Authority, Devanahalli.
38.	RTC extracts produced for the period 1968-69 to 1977-78, 1983-84 to 2014-15 with respect to Survey No. 77/7.

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39.	RTC extracts produced for the period 2015-16 to 2017-18 with respect to Survey No. 77/7.
40.	RTC extracts produced for the period 2015-16 to 2017-18 with respect to Survey No. 77/15.
41.	RTC extracts produced for the period 2015-16 to 2017-18 with respect to Survey No. 77/16.
42.	RTC extracts produced for the period 2015-16 to 2018-19 with respect to Survey No. 77/17.
43.	No objection certificate dated 05.12.2014 bearing No.17/2014-15 issued by the Chief Executive Officer SCFSCS, Chikkajala.
44.	Hissa Tippyany, Atlas and R.R. Pakka Book (Balabhadaga Nakalu), of Survey No. 77.
45.	Hissa Tippyany and R.R. Pakka Book (Balabhadaga Nakalu) of Survey No. 77/7.
46.	Akarband extract of Survey Nos. 77/7, 77/15, 77/16, 77/17.
47.	Endorsement dated 17/01/2019 in No. RK/CR/468/2018-19 issued by the Shirastedar, Yelahanka Taluk, Yelahanka bearing out non availability of RTCs for the period 1978-79 to 1982-83 with respect to Survey No. 77/7.
48.	Certificates (3 in Nos.) dated 21/12/2018 issued by the Thasildar, Bangalore North Taluk, Bangalore District, stating that there are no tenancy applications filed with respect to the Survey Nos. 77/7, 77/15 and 77/17 under Form 7 (Section 48A) and Form 7A (Section 77A) of the Karnataka Land Reforms Act, 1961.
49.	Endorsement dated 08.04.2021 issued by the Tahsildar under Forms 2, 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No.77/16.
50.	Endorsement dated 22.04.2017 issued by the Assistant Commissioner Bangalore North Sub-division, Bangalore under the provisions of The Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to Survey No.77/7 measuring 22 guntas, Survey No.77/15 measuring 22 guntas, Survey No.77/16 measuring 22 guntas and Survey No.77/17 measuring 22 guntas.
51.	Endorsement dated 27.04.2017 issued by the Assistant Commissioner Bangalore North



	Sub-division, Bangalore under Section 79 (A) and (B) and Section 80 of the Karnataka Land Reforms Act, 1961 with respect to Survey No.77/7 measuring 22 guntas, Survey No.77/15 measuring 22 guntas, Survey No.77/16 measuring 22 guntas and Survey No.77/17 measuring 22 guntas.
52.	Endorsement No.KHB/LA/527/2018-19, dated 19/07/2018 issued by Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
53.	Endorsement No. Bangalore/SLAO-2/270/2017-18 dated 25/04/2017 issued by Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore with respect to Survey Nos. 77/7, 77/15, 77/16 and 77/17.
54.	Endorsement No. LAQ/NH-7/N.H.A.I/other/C/R/170/2017-18 dated 27/02/2018 issued by the Special Land Acquisition Officer and Competent Authority, India National Highway Authority, Hebbal, Bangalore with respect to Survey Nos. 77/7, 77/15, 77/16 and 77/17.
55.	Tax paid receipt dated 31.10.2019 for the period 2019-20 by Rathnamma and Suresh with respect to the Khata No. 2306/77/7.
56.	Tax paid receipt dated 28.02.2022 for the period 2020-21 and 2021-22.
57.	Encumbrance Certificates produced for the period 01/04/1940 to 31/07/1986, 01/08/1986 to 31/05/1989 and 01/06/1989 to 03/05/2015 with respect to the Survey No. 77/7.
58.	Encumbrance Certificates produced for the period 01/04/2015 to 10/12/2018, 01/04/2018 to 31/03/2019, 01/04/2019 to 14/10/2020, and 27/12/2022 to 30/09/2023 with respect to the Survey No. 77/7.
59.	Encumbrance Certificates produced for the period 01/04/2015 to 08/01/2018, 08/01/2018 to 08/08/2018, 01/04/2018 to 10/12/2018, 01/04/2018 to 03/04/2019 , 14/10/2020 to 07/04/2021, and 27/12/2022 to 30/09/2023 with respect to the Survey No. 77/15.
60.	Encumbrance Certificates produced for the period 01/04/2015 to 10/12/2018, 08/01/2018 to 08/08/2018, 01/04.2018 to 03/04/2019, 01/04/2019 to 14/10/2020 and 27/12/2022 to 30/09/2023 with respect to the Survey No. 77/16.
61.	Encumbrance Certificates produced for the period 01/04/2015 to 08/01/2018, 08/01/2018 to 07/04/2021, 01/04/2018 to 03/04/2019, 01/04/2019 to 14/10/2020, 01/04/2018 to 10/12/2018 and 27/12/2022 to 30/09/2023 with respect to the Survey

	No. 77/17.
62.	Sanctioned license letter dated 12/05/2022 issued by the office of the BIAAPA.
63.	Development plan dated 12/05/2022 in BIAPPA/TP/02/DP/01/2019-20 issued by the BIAPPA, Devanahalli.
64.	Public notices on 26/07/2022 in the English daily newspaper, the 'The Hindu', Bangalore edition and the Kannada daily newspaper, 'Udayavani', Bangalore edition calling for objections.

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September 30, 2023

**Title report with respect to land in Survey No.77/9, measuring 29 guntas including 2 guntas
kharab land, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk.**

To

ARTISMO

Represented by

Muralidhar M. Gurappa and C. R. Suresh

From:

Malini Raju

JSA

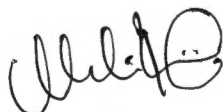
Bengaluru

India

PRIVILEGED AND CONFIDENTIAL

FOREWORD

1. The contents of this Title Report are confidential. We accept no responsibility or legal liability to any person other than the Artismo in relation to the contents of this Title Report.
2. The Title Report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us.
3. The information in this Title Report is derived from a review of the photocopies of the documents made available to us and does not in any way certify the physical location, topography and other physical encumbrances.
4. We have reported only in relation to the laws of India.
5. Except where apparent from the documents, referred to in this title report, we have assumed that (a) all documents provided to us conform to the originals and are accurate and complete; (b) where relevant, all documents provided to us were validly authorized and executed so that they are valid and binding on each party thereto, (c) apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this Title Report, (d) there is/are no pending or threatened litigation/s;
6. The aggregate liability of JSA, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.

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TITLE REPORT

We have in this title report dealt with converted land bearing Survey No.77/9, measuring 29 guntas including 2 guntas kharab land, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk (**"Subject Property"**).

On perusal of the above documents, it is observed that the agricultural land bearing Survey No. 77/9, measuring 29 guntas including 2 guntas kharab land, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk (**"Subject Property"**) was originally owned by Subbaiah, son of Muniyappa. The name of Subbaiah, son of Muniyappa is entered as the owner of the Subject Property in the Record of Rights and Hissa Tippany as the owner thereof as on 1944. Hence, it can be construed that Subbaiah owned and possessed the Subject Property as the owner.

Subsequently, the name of Ramakrishna, son of Late Subbaiah is entered as the owner of the Subject Property in the Record of Rights in serial No. 434 with reference to the I.H.C. No. 28/57-58. The Shirastedar, Bangalore North (Addl) Taluk, Mini Vidhansouda, Bangalore has issued the Endorsement dated 09/07/2018 stating that the I.H.C. No. 28/57-58 is not available.

By virtue of the Mortgage Deed dated 30/03/1965, the said Ramakrishna mortgaged the Subject Property and other properties in favour of Block Development Officer, Stage I, Devanahalli for the sum of Rs. 3000/-. The Mortgage Deed is registered vide Document No. 68/65-66 of Book I, Volume 926, at Page 190, in the office of the Sub-Registrar, Devanahalli. The mortgage created in favour of Block Development Officer, Stage I, Devanahalli is recorded in serial No. 654 of the Record of Rights. The entry pertaining to the said mortgage deed is recorded in the encumbrance certificates for the period 01/04/1944 to 31/07/1986 and 01/04/1960 to 31/03/1968. It is pertinent to point out that we have not been provided with the copy of the discharge deed or release deed for having discharged the mortgage created by S. Ramakrishna son of Subbaiah in favour of Block Development Officer, Stage I, Devanahalli. We note that since considerable time has been elapsed the non-availability of discharge is not a major concern.

The encumbrance certificate for the period 01/04/1960 to 31/03/1968 with respect to Subject Property bears out the mortgage deed dated 31.03.1966 registered as document No. 1165 executed by S. Ramakrishna in favour of Government represented by BDO DHL.

It is pertinent to point out that we have not been provided with copies of the mortgage deed dated 21/06/1966 registered as document No. 1161 executed by S. Ramakrishna in favour of Government represented by BDO Devanahalli and also copy of the Discharge Deed for having discharged the said mortgage dated 21/06/1966. *However, the considerable time has been elapsed the non-availability of mortgage and discharge deeds are not a major concern.*



We have perused a copy of the genealogical tree of late Subbaiah by way of Affidavit. The Affidavit dated 28/12/2016 sworn by C.R.Suresh grand son of late Subbaiah bears out the details of family members of late Subbaiah. The said Subbaiah (late) and his wife Kempamma (late) had two children namely Gowramma and Ramakrishna.

(a) The said Gowramma (late) had four children namely Kamalamma, Sumithra, C. N. Ashoka and C.N.Ramesh. We are given to understand that Gowramma's husband name is Narayanappa.

(b) The said Ramakrishna and his wife Rathnama had two children namely C.R.Suresh and Prabha. The said C.R.Suresh is married to Navitha and has a daughter namely Yashodhare.

The affidavit dated 24/03/2016 sworn by Rathnama, wife of late Ramakrishna bears out that her husband Ramakrishna died on 31/07/1987 and his death was not registered before any concerned authority.

After the death of Ramakrishna, the katha/mutation of the Subject Property was transferred and registered in the name of his wife and son namely, Rathnama and C.R. Suresh in serial No. 9/94-95 of the Mutation Register extract. *It is pertinent to point out that Gowramma daughter of Ramakrishna was not made party nor katha was not transferred jointly including her name as owner. However, we have detailed below the release deed executed by legal heirs of Gowramma relinquishing their rights overt the Subject Property.*

By virtue of the Sale Deed dated 31/07/2002 the said Rathnama, C.R. Suresh and C.R. Prabha sold the Subject Property in favour of P. Gopalakrishna, son of P. Ramakrishna Naidu. The Sale Deed is registered vide Document No. 3807/2002-03 of Book I, in the office of the Sub-Registrar, Yelahanka. The entry pertaining to the said sale deed is recorded in the encumbrance certificate for the period 01/06/1989 to 31/03/2004.

The katha/mutation of the Subject Property is transferred and registered in the name of P. Gopalakrishna in serial MR No. 4/2002-03 of the Mutation Register extract.

By the Deed of Confirmation dated 30.11.2022 registered as Document No. 3467/2022-23, of Book I, stored in C.D. No. 1226, in the office of the Sub-Registrar Gandhinagar (Jala) bears out that the legal heirs of Late Gowramma, namely (i) Kamalamma (ii) Sumithramma (iii) Ashok C. N. and (iv) Ramesh C.N. have confirmed the sale deed dated 31.07.2002 and have released their right, title and interest in favour of P. Gopalakrishna, son of P. Ramakrishna Naidu. Further it is noted that the legal heirs of Late Gowramma have received Rs. 40,00,000/- under the said deed. The registration of the said Deed is reflected in the Encumbrance Certificate for the period 07.04.2021 to 27.12.2022.



P. Gopalakrishna applied for conversion of the Subject Property from agricultural use to non-agricultural. The Special Deputy Commissioner (Revenue), Bangalore District, Bangalore has converted the Subject Property from agricultural use to non-agricultural/residential use vide Official Memorandum No. BDS/ALN/SR/(NA)/ 23/2003-04 dated 10-07-2003. The conversion sketch and challan for having paid conversion fees are furnished. The conversion of the Subject Property is recoded in serial No. 47/2003-04 of the Mutation Register extract.

P. Gopalakrishna entered into a Memorandum of Understanding without possession dated 06/01/2017 with C.R. Suresh, son of Late Ramakrishna to develop the Subject Property. It is agreed between the parties that P. Gopalakrishna is entitled to 35% of built up area in the project and C.R. Suresh is entitled to 65% of built up area in the project. The Memorandum of Understanding is registered vide Document No. 2840/2016-17 of Book I, stored in C. D No. 224, in the office of the Sub-Registrar, Gandhinagara (Jala). The entry pertaining to the said Memorandum of Understanding is recorded in the encumbrance certificate for the period 01/04/2015 to 08/01/2018.

Gopalakrishna P. along with (1) Suresh C.R as confirming party, have entered into joint development agreement dated 15/04/2021 registered as document No. 377/2021-22 with ARTISMO represented by its partner Muralidhar M. Gurappa for development of residential project on the portion of Subject property i.e., Survey No. 77/9 measuring 29 guntas. The said joint development agreement further bears out the Developers allocated share is 65 % of the constructed area in the project and Owners allocated share is 35 % of the constructed area in the project. The registration of the said Deed is reflected in the Encumbrance Certificate for the period 07.04.2021 to 27.12.2022. Further, C.R. Suresh has executed the said agreement as a confirming party, releasing his rights over the said property under the Memorandum of Understanding dated 06/01/2017.

The power of attorney dated 15/04/2021 registered as document No. 30/2021-22, Gopalakrishna.P, authorized and empowered ARTISMO represented by its partners Muralidhar M. Gurappa and Suresh C.R., to do all acts and deeds with regard to share of the developer.

The RTC extracts produced for the period 1968-69 to 2017-18 with respect to Survey No. 77/9 reflect the total extent of land as 29 guntas with 2 guntas of kharab land. For the period 1968-69 to 1992-93 the name of S. Ramakrishna is entered as the owner and cultivator in column Nos. 9 and 12, respectively. For the period 1993-94 to 2001-02 the names of Rathnamma and C.R. Suresh are entered as the owners and cultivators in column Nos. 9 and 12, respectively. For the period 2002-03 to 2017-18 the name of P. Gopalakrishna is entered as the owner and cultivator in column Nos. 9 and 12, respectively.



On perusal of the Akarband, it is observed that the total extent of land in Survey No. 77/9 is 29 guntas with 2 guntas of 'A' kharab land.

From the Hissa Tippany and R.R. Pakka Book (Balabhagada Nakalu), it is observed that, the composite Survey No. 77, measuring in total 13 acres including 4 guntas kharab is bifurcated into 10 portions by assigning sub-numbers, i.e. Survey No. 77/1 to 77/10. It is further observed that, the name of Subbaiah, son of Muniyappa is entered as the hissedar/ owner with respect to the Survey No. 77/9, measuring 29 guntas including 2 guntas of kharab land. The copy of the Atlas which bears out the shape of Survey No.77.

The Thasildar, Bangalore North (Addl) Taluk, Bangalore District, vide the Certificate dated 21/12/2018 has certified that there are no tenancy applications filed with respect to the Subject Property under Form 7 (Section 48A) and Form 7A (Section 77A) of the Karnataka Land Reforms Act, 1961.

The Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide Endorsement No.KHB/LA/527/2018-19, dated 19/07/2018 has certified that the Survey No. 77/9 is not included in the Notification dated 10/05/2002 in No. KE 12 LA 2002 for its developmental purposes.

The Special Land Acquisition Officer and Competent Authority, India National Highway Authority, Hebbala, Bangalore vide the Endorsement No. LAQ/NH-7/N.H.A./other/C/R/170/2017-18 dated 27/02/2018 has certified that the Survey Nos. 77/9, have not been acquired for its developmental purposes.

The Subject Property is assessed to taxes by the Chikkajala Grama Panchayat and the Tax Demand Register extract for the period 2003-04 issued in the name of P. Gopalakrishna.

The tax paid receipt dated 28.02.2022 bears out that landowners have paid taxes to the Chikkajala Village Panchayat, Yelahanka Taluk, Bengaluru, for the period 2020-21 and 2021-22 with respect to the Khata No. 2306/77/9.

The Panchayati Raj has issued the E-Katha with respect to amalgamated Katha No. 2306/77/6, 7, 9, 15, 16, 17, 3A, 3B, 4, 5, 78/8, 10A1, 10B, in the name of (i) P. Gopalalakshmi, (ii) Rathnamma (iii) C. R. Suresh (iv) C. Rathnamma (v) K. Latha (vi) M. Ramachandra (vii) R. Padma, (viii) R. Manju (ix) Hemanth (x) M/s. Artismo (represented by its Partner, Suresh CR) (xi) Vijayalakshmi, and (xii) C. N. Ashok with respect to E-Katha No. 150200203101100791.

The Encumbrance Certificates produced for the period 01/04/1968 to 31/03/1986, 08/01/2018 to 08/08/2018, 01/04/2018 to 03/04/2019, 01/04/2019 to 14/10/2020 and 14/10/2020 to 07/04/2021



and 27/12/2022 to 30/09/2023 with respect to the Survey No. 77/9, on perusal of the same, it is observed that, there are no entries for having encumbered the said property for the said period.

The Encumbrance Certificates produced for the period 01/08/1986 to 22/03/2018 with respect to the Subject Property, on perusal of the same, it is observed that, there is an entry pertaining to the execution of the Agreement dated 06/01/2017 by P. Gopalakrishna in favour of C.R. Suresh.

We have perused a copy of the sanctioned license letter dated 12/05/2022 issued by the office of the BIAAPA bears out that sanction for formation/development of commercial/residential layout on the Subject Property along with other survey numbers totally admeasuring 9 acres 29 guntas was permitted.

We have perused a copy of the development plan dated 12/05/2022 in BIAPPA/TP/02/DP/01/2019-20 issued by the BIAPPA, Devanahalli bears out that Subject Property along with other properties were permitted to develop commercial/residential development in an extent of 9 acres 29 guntas.

We have perused a copy of the tax paid receipt dated 20.06.2022, which bears out that the property taxes have been paid for the year 2022-23 by Gopalakrishna with respect to land bearing e-khata No. 150200203101100791.

We have caused/issued public notices on 26/07/2022 in the English daily newspaper, the 'The Hindu', Bangalore edition and the Kannada daily newspaper, 'Udayavani', Bangalore edition calling for objections, if any in relation to the Subject Property. As on date, we have not received any objections from any third parties to the said public notices.

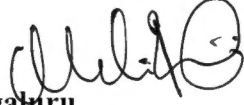


CERTIFICATE

Based on review of the documents as detailed above and subject to our observations we hereby certify that:

1. P. Gopalakrishna, son of P. Ramakrishna Naidu is the absolute owner of Survey No. 77/9, measuring 29 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk.
2. ARTISMO represented by its partner Muralidhar M. Gurappa and C. R. Suresh have the development rights under the Joint Development Agreement dated 15/04/2021 registered as document No. 377/2021-22 with respect to Survey No. 77/9, measuring 29 guntas.

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SCHEDULE

All that piece and parcel of converted lands bearing Survey No. 77/9, measuring 29 guntas, situated at Chikkajala Village, Jala Hobli, Bangalore North Taluk and bounded on the:-

East by : Land bearing Survey No. 77/10.

West by : Land bearing Survey No. 77/8.

North by : Land bearing Survey Nos. 77/15 and 77/16.

South by : Village Border.



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ANNEXURE A

Sl No	Description of documents
1.	Record of Rights in serial No. 434.
2.	Endorsement dated 09/07/2018 issued by the Shirastedar, Bangalore North (Addl) Taluk, Mini Vidhansouda, Bangalore for non-availability of IHC No. 28/57-58.
3.	Mortgage Deed dated 30/03/1965 registered vide Document No. 68/65-66 of Book I, Volume 926, at Page 190, in the office of the Sub-Registrar, Devanahalli, executed by Ramakrishna in favour of Block Development Officer, Stage I, Devanahalli.
4.	Encumbrance certificates for the period 01/04/1944 to 31/07/1986 and 01/04/1960 to 31/03/1968.
5.	Record of Rights extract in serial No. 654.
6.	Encumbrance certificate for the period 01/04/1960 to 31/03/1968.
7.	Affidavit dated 28/12/2016 sworn by C.R.Suresh bearing out the genealogical tree of late Subbaiah.
8.	Affidavit dated 24/03/2016 sworn by Rathnamma.
9.	Mutation Register extract in MR No. 9/94-95.
10.	Sale Deed dated 31/07/2002 registered vide Document No. 3807/2002-03 of Book I, in the office of the Sub-Registrar, Yelahanka, executed by Rathnamma, C.R. Suresh and C.R. Prabha in favour of P. Gopalakrishna, son of P. Ramakrishna Naidu.
11.	Encumbrance certificate for the period 01/06/1989 to 31/03/2004.
12.	Mutation Register extract in MR No. 4/2002-03.
13.	Official Memorandum No. BDS/ALN/SR/(NA)/ 23/2003-04 dated 10-07-2003 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore.

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14.	Conversion sketch and challan for having paid conversion fees
15.	Mutation register extract No. 47/2003-04.
16.	Memorandum of Understanding dated 06/01/2017 registered vide Document No. 2840/2016-17 of Book I, stored in C. D No. 224, in the office of the Sub-Registrar, Gandhinagara (Jala) executed by P. Gopalakrishna in favour of C.R. Suresh, son of Late Ramakrishna.
17.	Encumbrance certificate for the period 01/04/2015 to 08/01/2018
18.	Joint development agreement dated 15/04/2021 registered as document No. 377/2021-22 executed by Gopalakrishna P. along with (1) Suresh C.R as confirming party, in favour of ARTISMO represented by its partner Muralidhar M. Gurappa with respect to portion of Subject property i.e., Survey No. 77/9 measuring 29 guntas.
19.	Power of attorney dated 15/04/2021 registered as document No. 30/2021-22, executed by Gopalakrishna.P, in favour of ARTISMO represented by its partners Muralidhar M. Gurappa and Suresh C.R.
20.	RTC extracts for the period 1968-69 to 2017-18 with respect to Survey No. 77/9.
21.	Akarband extract of Survey No. 77/9.
22.	Hissa Tippiy and R.R. Pakka Book (Balabagada Nakalu) and Atlas copy of Survey No. 77.
23.	Certificate dated 21/12/2018 issued by Thasildar, Bangalore North (Addl) Taluk, Bangalore District, under Form 7 (Section 48A) and Form 7A (Section 77A) of the Karnataka Land Reforms Act, 1961.
24.	Endorsement No.KHB/LA/527/2018-19, dated 19/07/2018 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore vide has certified that the Survey No. 77/9 is not included in the Notification dated 10/05/2002 in No. KE 12 LA 2002 for its developmental purposes.
25.	Endorsement No. LAQ/NH-7/N.H.A./other/C/R/170/2017-18 dated 27/02/2018 issued by the Special Land Acquisition Officer and Competent Authority, India National Highway Authority, Hebbala, Bangalore.

26.	Tax Demand Register extract for the period 2003-04.
27.	Tax paid receipt dated 28.02.2022 for the period 2020-21 and 2021-22.
28.	Encumbrance Certificates produced for the period 01/04/1968 to 31/03/1986, 08/01/2018 to 08/08/2018, 01/04/2018 to 03/04/2019, 01/04/2019 to 14/10/2020, 14/10/2020 to 07/04/2021 and 27/12/2022 to 30/09/2023 with respect to the Survey No. 77/9.
29.	Encumbrance Certificates produced for the period 01/08/1986 to 22/03/2018.
30.	Sanctioned license letter dated 12/05/2022 issued by the office of the BIAAPA.
31.	Development plan dated 12/05/2022 in BIAPPA/TP/02/DP/01/2019-20 issued by the BIAPPA, Devanahalli.
32.	Public notices on 26/07/2022 in the English daily newspaper, the 'The Hindu', Bangalore edition and the Kannada daily newspaper, 'Udayavani', Bangalore edition.