

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320922 (Survey No. 177/1), measuring 5766.77 Square Meters (01 Acre 17 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ('Property') and bounded as follows:

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| East by | : Road; |
| West by | : Property bearing Survey No.175; |
| North by | : Property bearing Survey Nos. 176; and |
| South by | : Property bearing Survey No. 177/2. |

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151187, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|--|
| 1. | Order dated 18.05.1982 passed in the proceedings bearing No. LRF (INA) 395/1979-80, 396/1979-80, 398/1979-80 and 399/1979-80, issued by the Chairman for Land Tribunal, Devanahalli Taluk; |
| 2. | Endorsement dated 30.08.1983 bearing No. LRF(INA)395,396,398,399/79-80 issued by the Office of Tahsildar, Devanahalli Taluk; |
| 3. | Extract of entry made in the Mutation Register bearing MR No. 45/1983-84; |
| 4. | Extract of entry made in the Mutation Register bearing MR No. 39/1994-95; |
| 5. | Sale Deed dated 14.11.1994 (Registered on 04.02.1995, as Document No.1888/1994-95, Book-I, Volume No.1545, at Pages 118-123, at the office of Sub-Registrar Devanahalli); |
| 6. | Extract of entry made in the Mutation Register bearing MR No.2/1995-96; |
| 7. | Extract of entry made in the Mutation Register bearing MR No.40/1995-96; |
| 8. | Genealogical Tree of Late Kambaiah attested by Mr. K. Rangaswamy, son of Late Kambaiah |
| 9. | Sale Deed dated 22.03.1997 (Registered on 10.11.1998, as Document No.1067/1997-98, Book-I, Volume No.1709, at pages 213-223, at the Office of Sub-Registrar, Devanahalli); |
| 10. | Extract of entry made in the Mutation Register bearing MR No.42/1997-98; |
| 11. | Unregistered Simple Mortgage Deed for Kisan Credit Card Scheme (KCCS) Facility to Agriculturists dated 20.12.2008; |
| 12. | Release Deed dated 24.05.2013 (Registered as Document No.DNH-1-01368-2013-14, Book-1, stored in C.D. No. DNHD326, at the office of Sub-Registrar, Devanahalli); |
| 13. | Extract of entry made in the Mutation Register bearing MR No.H99/2018-19; |
| 14. | Genealogical tree of Mr. B Ramesh Chand Bohara, son of Mr. B G. Bhawarilal Bohra issued by the Office of Deputy Tahsildar, Bangalore North Taluk. |
| 15. | Order dated 07.02.2017 bearing No. NA AA EE 173 BMR 2014, Bengaluru issued by the Urban Development Department; |
| 16. | Order dated 22.05.2017 bearing No. BIAPPA/PT2/BHUUBA/526/2013-14/500 issued by the Bangalore International Airport Area Planning Authority; |
| 17. | Extract of entry made in the Mutation Register bearing MR No.T17/2019-20; |
| 18. | Official Memorandum dated 02.06.2020 bearing No. 151187 issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 19. | Conversion sketch; |

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| 20. | Extract of entry made in the Mutation Register bearing MR No. T45/2019-20; |
| 21. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 22. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 23. | Certificate of Incorporation; |
| 24. | Certificate of Registration in Connection with the Sambhav Ventures Realty LLP; |
| 25. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property; |
| 26. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 27. | Records of Rights, Tenancy and Crops ('RTC's') issued with respect to Survey No. 177 for the period: (i) 1968-69 to 1982-83; and (ii) 1992-93 to 2018-19; |
| 28. | Endorsement bearing No. R.K.C.R:134/2021-22 issued for non-availability of RTC 1983-84 to 1992-93 by Tahsildar, Devanahalli Taluk; |
| 29. | RTC's issued with respect to Property (Viz., Survey No. 177/1) for the period 2019-20 to 2023-24; |
| 30. | Village Map of Avathi Village; |
| 31. | Extract of Tippani with respect to Survey No. 177; |
| 32. | Extract of the Hissa Survey Tippani issued with respect to Survey No. 177; |
| 33. | Extract of the R.R. Pakka Book issued with respect to Survey No. 177; |
| 34. | Extract of Karnataka Revision Settlement Akarband (Utharu) with respect to Property; |
| 35. | Endorsement dated 24.12.2019 for Nil Tenancy bearing No. RD0038366112641, issued by Tahsildar, Devanahalli Taluk, Bangalore Rural District; |
| 36. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR:198/2022, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura; |
| 37. | Endorsement dated 17.11.2022 issued by The Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru; |
| 38. | Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Survey No. 177 for the period: (i) 01.04.1960 to 31.03.2004; and (ii) 01.04.1994 to 07.11.2008; and |

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| 39. | EC's issued by the jurisdictional Sub-Registrar with respect to the Property (Viz., Survey No. 177/1) for the period: (i) 08.11.2008 to 10.03.2011; (ii) 10.03.2011 to 19.11.2022; (iii) 20.11.2022 to 28.02.2023; (iv) 01.03.2023 to 09.06.2023; and (v) 01.04.2023 to 17.02.2024 |
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III. Title Flow:

Upon review of the aforementioned documents, our observations are as under:

1. In terms of the Order dated 18.05.1982 passed in the proceedings bearing No. LRF (INA) 395/1979-80, 396/1979-80, 398/1979-80 and 399/1979-80, issued by the Chairman for Land Tribunal, Devanahalli Taluk (**Document No.1**), we observe that occupancy rights with respect to the portion of property bearing Survey No. 177, measuring 1 Acre 17 Guntas situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District was granted under Section 5 (a) of the Mysore Religious and Charitable Inams Abolition Act, 1955 in favour of Mr. Kambaiah. In this regard, we have been provided with: (i) Endorsement dated 30.08.1983, issued by the office of Tahsildar, Devanahalli Taluk; and (ii) extract of entry made in the Mutation Register bearing MR. No. 45/ 1983-84 (**Document Nos.2 &3**).
2. In terms of the extract of entry made in the Mutation Register bearing M.R. No. 39/1994-95 (**Document No. 4**), we observe that upon the death of Late Kambaiah, the khata with respect to Survey No. 177 has been mutated in the name of Mrs. Yallamma, wife of Late Kambaiah.
3. In terms of Sale Deed dated 14.11.1994 (Registered on 04.02.1995, as Document No.1888/1994-95, Book-I, Volume No.1545, at Pages 118-123, at the office of Sub-Registrar Devanahalli) (**Document No. 5**), we observe that Mrs. Yellamma, wife of Late Kambaiah and her sons have conveyed a portion of property bearing Survey No. 177, measuring 01 Acre 17 Guntas in favour of Mr. C. Bharat Kumar, son of Mr. S. K. Chandmul. In this regard we have been provided with the extract of entry made in the Mutation Register bearing: (i) MR No. 2/1995-96; (ii) MR No.40/1995-96; and (iii) Genealogical Tree of Late Kambaiah attested by Mr. K. Rangaswamy, son of Late Kambaiah (**Document Nos. 6, 7 & 8**). We have not been provided the Genealogical Tree of Late Kambaiah issued by the Village Accountant/Tahsildhar. However, in this regard the present owner has represented to us that no person/s has/have made any claims over the Property (defined hereinbelow) thus far.

4. In terms of the Sale Deed dated 22.03.1997 (Registered on 10.11.1998, as Document No.1067/1997-98, Book-I, Volume No.1709, at pages 213-223, at the Office of Sub-Registrar, Devanahalli) (**Document No. 9**), we observe that Mr. C. Bharat Kumar, son of Mr. S. K. Chandmul has conveyed a portion of property bearing Survey No. 177, measuring 01 Acre 17 Guntas in favour of: (i) Mr. B. Rameshchand Bohra, son of Mr. B. G. Bhawarilal Bohra; and (ii) Ms. R. Suman Jain, daughter of Mr. B. Rameshchand Bohra (since minor, represented by father and natural guardian Mr. B. Rameshchand Bohra). In this regard we have been provided with the extract of entry made in the Mutation Register bearing MR. No. 42/97-98 (**Document No. 10**).

5. In terms of Unregistered Simple Mortgage Deed for Kisan Credit Card Scheme (KCCS) Facility to Agriculturists dated 20.12.2008 (**Document No. 11**), we observe that Mr. B. Ramesh Chand Bohra, son of Mr. B. G. Bhawarilal Bohra and another have mortgaged a portion of property bearing Survey No. 177, measuring 01 Acre 17 Guntas in favour of Canara Bank. We observe from the Letter dated 20.12.2008 issued by the Manager, Canara Bank, Avathi Branch addressed to the Office of Sub-Registrar, Devanahalli that the Sub Registrar has been requested to forward the said mortgage deed for registration. We have not been provided with the document evidencing discharge of the aforementioned Mortgage Deed dated 20.12.2008. However, we have been provided with the No Due Certificate dated 09.02.2024 bearing No. 0474/NOC/2024 issued by the Manager, Canara Bank Devanahalli Branch in the name of Mr. Bhawarilal Ramesh Chand Bohra, son of Mr. Bhawarila and No Due Certificate dated 09.02.2024 bearing Nos. (i) 0427/Avathi/0427840009752/2024; (ii) 0427/Avathi/0427883008470/2024 in the name of Mr. Bhawarilal Ramesh Chand Bohra, son of Mr. Bhawarila; and (iii) 0427/Avathi/0427840011840/2024 in the name of Mrs. Shakunthala Bohra, wife of Mr. B. Ramesh Chand Bohra issued by the Manager, Canara Bank, Avathi Branch, confirming that there were no dues as on 09.02.2024.

6. In terms of the Release Deed dated 24.05.2013 (Registered as Document No.DNH-1-01368-2013-14, Book-1, stored in C.D. No. DNHD326, at the office of Sub-Registrar, Devanahalli) (**Document No. 12**), we observe that Ms. Suman R. Jain, daughter of Mr. Ramesh Chand Bohra has relinquished/released her right, title and interest over a portion of property bearing Survey No. 177, measuring 01 Acre 17 Guntas in favour of Mr. Ramesh Chand Bohra. In this regard, we have been provided with the: (i) extract of entry made in the Mutation Register bearing M.R. No. H99/2018-19; and (ii) Genealogical Tree of Mr. B. Ramesh Chand Bohara, son of Mr. B G. Bhawarilal Bohra issued by the Office of Deputy Tahsildar, Bangalore North Taluk (**Document Nos. 13 & 14**).

7. In terms of the Order dated 07.02.2017 bearing No. NA AA EE 173 BMR 2014, Bengaluru issued by the Urban Development Department (**Document No. 15**) and Order dated 22.05.2017 bearing No. BIAPPA/PT2/BHUUBA/526/2013-14/500 issued by the Bangalore International Airport Area Planning Authority (**Document No.16**), we observe that the said authority has accorded permission for the change of land use of a portion of property bearing Survey No. 177, measuring 01 Acre 17 Guntas along with other properties from agricultural purpose to residential purpose.
8. In terms of extract of entry made in Mutation Register bearing M.R. No. T17/2019-20 (**Document No.17**), we observe that property bearing Survey No. 177 measuring 02 Acres 29 Guntas has been bifurcated into two portions i.e., Survey No. 177/1 and Survey No. 177/2 and the property bearing Survey No. 177 measuring 01 Acre 17 Guntas (acquired by Mr. Ramesh Chand Bohra) has been assigned with new Survey No. 177/1 ('Property').
9. Upon an application made Mr. B Ramesh Chand Bohara, son of Mr. B G. Bhawarilal Bohra, we observe that the Property has been converted to residential-layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151187 issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No. 18**). In this regard, we have been provided with the: (i) conversion sketch; and (ii) extract of entry made in the Mutation Register bearing MR. No. T45/2019-20 (**Document Nos. 19 & 20**). We observe that the Property abuts the National Highway 7. The said Official Memorandum restricts construction within 40 meters from the middle of the national highway. In the event of development of the Property the prescribed buffer zone will be required to be maintained.
10. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.21**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.22**), we observe that Mr. Bhawarilal Ramesh Chand Bohra, son of Late Bhawarilal along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mr. Bhawarilal Ramesh Chand Bohra being the partner of the firm has contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos.23 & 24**).

11. In terms of the Form No. 11B (E-khatha) bearing No. 150300200900320922 dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property (**Document No. 25**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 26**).
12. We have been provided with the RTC's issued with respect to Survey No. 177 for the period: (i) 1968-69 to 1982-83; and (ii) 1992-93 to 2018-19 (**Document No. 27**), we observe that the name of the holder and cultivator is in consonance with the title flow of the Survey No. 177.
13. We have not been provided with RTC's with respect to property bearing Survey No. 177, measuring 02 Acres 29 Guntas for the period 1983-84 to 1992-93. In this regard we have been provided with Endorsement bearing No. R.K.C.R:134/2021-22 issued by Tahsildar, Devanahalli Taluk (**Document No. 28**), confirming that the RTC's for the said period are mutilated.
14. We have been provided with the RTC's issued with respect to Property for the period 2019-20 to 2023-24 (**Document No. 29**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property.
15. In terms of the Village Map of Avathi Village and extract of Tippanni, (**Document No. 30 & 31**), we observe the shape and location of property bearing Survey No. 177.
16. In terms of extract of the Hissa Survey Tippanni and R.R. Pakka Book (**Document Nos. 32 & 33**), we observe that property bearing Survey No. 177, measuring 02 Acres 29 Guntas has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 177/1 (viz, the Property) and 177/2. Further, Mr. Ramesh Chand Bohra, son of Mr. B G. Bhawarilal Bohra is reflected as holder of the Property.
17. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to the Property (**Document No.34**), we observe that the Property admeasures 01 Acre 17 Guntas, without any Kharab land.
18. In terms of the Endorsement dated 24.12.2019 bearing No. RD0038366112641, issued by Tahsildar, Devanahalli Taluk, Bangalore Rural District (**Document No.35**) we observe that, there are tenancy applications filed under section 48A in Form 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to portion of Property (1 Acre 12 Guntas) as on 24.12.2019. It appears that the tenancy application indicated in the said endorsement refers to the

application made by the original grantee in the year 1983 (as discussed above). We observe that the Endorsement has been issued for 1 Acre 12 Guntas instead of 1 Acre 17 Guntas.

19. We observe from the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR:198/2022, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura; (**Document No. 36**) that there are no proceedings initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Property along with other properties.
20. We observe from the Endorsement dated 17.11.2022, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru (**Document No.37**), that the Property along with other properties have not been acquired by the said authority.
21. In terms of the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Survey No. 177 for the period: (i) 01.04.1960 to 31.03.2004; and (ii) 01.04.1994 to 07.11.2008 (**Document No.38**), we observe that all the transactions (as discussed above) are reflected.
22. We have been provided with the EC's issued by the jurisdictional Sub-Registrar with respect to the Property for the period: (i) 08.11.2008 to 10.03.2011; (ii) 10.03.2011 to 19.11.2022; (iii) 20.11.2022 to 28.02.2023; (iv) 01.03.2023 to 09.06.2023; and (v) 01.04.2023 to 17.02.2024 (**Document No.39**) we observe that all the transactions (as discussed above) are reflected.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1St floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320922 (Survey No. 177/1), measuring 5766.77 Square Meters (01 Acre 17 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property;

- (ii) We observe that the Property abuts the National Highway 7. The Official Memorandum/Conversion Order (as discussed above) restricts construction within 40 meters from the middle of the national highway. In the event of development of the Property the prescribed buffer zone will be required to be maintained; and
- (iii) It is advisable to procure the latest Endorsements from the jurisdictional Planning Authority and Karnataka Housing Board, confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property and verify the same.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320921 (Survey No. 177/2), measuring 5260.91 Square Meters (01 Acre 12 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District ('Property') and bounded on:

East by : Road;
West by : Property bearing Survey No. 178;
North by : Property bearing Survey No. 177/Block 1; and
South by : Property bearing Survey No. 178.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151188, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

The Property has been formed out of larger extent of land bearing Survey No. 177, measuring 02 Acres 29 Guntas situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District (**Survey No. 177**).

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|----------------|--|
| 1. | Order dated 18.05.1982 passed in the proceedings bearing No. LRF (INA) 395/1979-80, 396/1979-80, 398/1979-80 and 399/1979-80, issued by the Chairman for Land Tribunal, Devanahalli Taluk; |
| 2. | Endorsement dated 30.08.1983, issued by the office of Tahsildar, Devanahalli Taluk; |
| 3. | Mortgage deed dated 19.03.1985 (Registered as Document No. 596/1984-85, Book SF 78, Volume No. 36, in the office of Sub-Registrar, Devanahalli); |
| 4. | Discharge Deed dated 04.03.1997 (Registered as Document No. 2660/1996-97, Book-1, Volume No. 1628, at Page 174, at the office of Sub-Registrar, Devanahalli); |
| 5. | Plaint and Judgment dated 5.12.1994 passed in connection with the Original Suit bearing O.S. No. 31/1991; |
| 6. | Unregistered Agreement for Sale dated 23.02.1994 executed by Mr. N. Narasimhaiah, son of Late Nanjappa along with his son Mr. N. Narayanappa in favour of Mr. Vikash Chhajer, son of Mr. Manohar Chhajer; |
| 7. | General Power of Attorney dated 23.02.1994 (Registered as Document No. 63/ 1993-94, Book IV, Volume No. 24/Addl, at Pages 84-89, at the office of Sub- Registrar, Devanahalli) executed by Mr. N. Narasimhaiah, son of Late Nanjappa in favour of (i) Mr. Manohar Bharathi, son of Mr. Vastimal Chajer and (ii) Mr. Madan Sony, son of Mr. Chandmalji; |
| 8. | Declaratory Affidavit dated 27.02.1997 executed by Mr. Vikash Chhajer, son of Mr. Manohar Chhajer; |
| 9. | Sale Deed dated 28.02.1997 (Registered on 03.08.1998 as Document No. 2995/1996-97, Book-1, Volume No. 1692, at pages 96-97, at the office of Sub- Registrar, Devanahalli); |
| 10. | Sale Deed dated 04.11.1998 (Registered on 19.06.1999 as Document No. 1582/1998-99, Book-I, Volume No. 1779, at pages 198-208, at the office of Sub- Registrar, Devanahalli); |
| 11. | Extract of entry made in Mutation Register bearing M.R. No. 11/1998-99; |
| 12. | Unregistered Simple Mortgage Deed for Kisan Credit Card Scheme (KCCS) Facility to Agriculturists dated 20.12.2008; |

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| 13. | No Due Certificate dated 09.02.2024 bearing No. 0474/NOC/2024 issued by the Manager, Canara Bank Devanahalli Branch; |
| 14. | No Due Certificate dated 09.02.2024 bearing No. 0427/Avathi/0427840009752/2024 issued by the Manager, Canara Bank, Avathi Branch; |
| 15. | No Due Certificate dated 09.02.2024 bearing No. 0427/Avathi/0427883008470/2024 issued by the Manager, Canara Bank, Avathi Branch; |
| 16. | No Due Certificate dated 09.02.2024 bearing No. 0427/Avathi/0427840011840/2024 issued by the Manager, Canara Bank, Avathi Branch; |
| 17. | Extract of entry made in Mutation Register bearing M.R. No. T17/2019-20; |
| 18. | Order dated 07.02.2017 bearing No. NAE 173 BMR 2014 issued by the Urban Development Department; |
| 19. | Official memorandum dated 02.06.2020 bearing No. 151188, issued by Deputy Commissioner, Bangalore Rural District; |
| 20. | Conversion sketch; |
| 21. | Extract of entry made in Mutation Register bearing M.R. No. T46/2019-20; |
| 22. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 23. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 24. | Certificate of Incorporation; |
| 25. | Certificate of Registration in Connection with the Sambhav Ventures Realty LLP; |
| 26. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property; |
| 27. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 28. | RTC's issued with respect to Survey No. 177 for the period: (i) 1968-69 to 1982-83; (ii) 1992-93 to 2018-19; |
| 29. | Endorsement bearing No. R.K.C.R:134/2021-22 issued for the non-availability of RTC's issued for the period 1983-84 to 1992-93, by Tahsildar, Devanahalli Taluk; |
| 30. | RTC's issued with respect to Property (Viz., Survey No. 177/2) for the period 2019-20 to 2023-24; |
| 31. | Village Map of Avathi Village; |
| 32. | Extract of Tippani issued with respect to property bearing Survey No.177; |
| 33. | Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to the Property; |

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| 34. | Extract of Hissa Survey Tippani issued with respect to Survey No. 177; |
| 35. | Extract of R.R. Pakka Book issued with respect to Survey No. 177; |
| 36. | Endorsement dated 24.12.2019 bearing No. RD0038366112641, issued by Tahsildar, Devanahalli Taluk, Bangalore Rural District; |
| 37. | Endorsement dated 15.11.2022 bearing No. PTCL (D)(E).CR:198/2022, issued on behalf of Assistant Commissioner, Doddaballapura sub-division, Doddaballapura; |
| 38. | Endorsement dated 17.11.2022 issued by Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore; and |
| 39. | Encumbrance Certificate ('EC's) issued with respect to Survey No. 177 for the period 01.04.1960 to 31.3.2004 and 01.01.1996 to 09.03.2011; and |
| 40. | EC's issued with respect to the Property (Viz., Survey No. 177/2) for the period: (i) 01.03.2011 to 07.08.2018; (ii) 08.08.2018 to 19.11.2022; (iii) 20.11.2022 to 28.02.2023; (iv) 01.03.2023 to 09.06.2023; and (v) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the Order dated 18.05.1982 passed in the proceedings bearing No. LRF (INA) 395/1979-80, 396/1979-80, 398/1979-80 and 399/1979-80, issued by the Chairman for Land Tribunal, Devanahalli Taluk (**Document No.01**), we observe that occupancy rights with respect to the portion of property bearing Survey No. 177, measuring 1 Acre 12 Guntas situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District was granted under Section 5 (a) of the Mysore Religious and Charitable Inams Abolition Act, 1955 in favour of Mr. Narasimhiah. In this regard, we have been provided with Endorsement dated 30.08.1983, issued by the office of Tahsildar, Devanahalli Taluk (**Document No.02**).
2. We observe from the Mortgage deed dated 19.03.1985 (Registered as Document No. 596/1984-85, Book SF 78, Volume No. 36, in the office of Sub-Registrar, Devanahalli) (**Document No.03**) executed by Mr. N. Narasimhaiah, son of Mr. Nanjappa mortgaged a portion of property bearing Survey No. 177, measuring 01 Acre 12 Guntas in favour of PLD Bank, Devanahalli Taluk. Further the said Mortgage discharged under a Discharge Deed dated 04.03.1997 (Registered as Document No. 2660/1996-97, Book-1, Volume No. 1628, at Page 174, at the office of Sub-Registrar, Devanahalli) (**Document No.04**), executed in favour of Mr. N. Narasimhaiah.

3. We observe from the Plaintiff and Judgment dated 05.12.1994 passed in connection with the Original Suit bearing O.S. No. 31/1991 by the Court of the Munsiff and J.M.F.C. at Devanahalli (**Document No.05**), that Mr. Shivakumar, son of Mr. B.K. Maligappa (as Plaintiff) had filed a suit for specific performance against Mr. Narasimhaiah, son of Late Nanjappa (as Defendant) and sought for execution of Sale Deed as per the terms of Agreement for Sale dated 31.01.1988 executed by the Defendant in favour of Plaintiff. Further, we observe that the said suit was allowed and the Defendant was directed to execute and register the sale deed in to a portion of property bearing Survey No. 177, measuring 01 Acre 12 Guntas in favour of Mr. Shivakumar, son of Mr. B.K. Maligappa.
4. During the pendency of the aforementioned suit, we observe that Mr. N. Narasimhaiah, son of Late Nanjappa along with his son Mr. N. Narayanappa agreed to convey a portion of property bearing Survey No. 177, measuring 1 Acre 12 Guntas in favour of Mr. Vikash Chhajer, son of Mr. Manohar Chhajer under an Unregistered Agreement for Sale dated 23.02.1994 (**Document No.06**).
5. Thereafter, in terms of the General Power of Attorney dated 23.02.1994 (Registered as Document No. 63/ 1993-94, Book IV, Volume No. 24/Addl, at Pages 84-89, at the office of Sub-Registrar, Devanahalli) executed by Mr. N. Narasimhaiah, son of Late Nanjappa in favour of (i) Mr. Manohar Bharathi, son of Mr. Vastimal Chajer; and (ii) Mr. Madan Sony, son of Mr. Chandmalji with respect to a portion of property bearing Survey No. 177, measuring 01 Acre 12 Guntas (**Document No. 07**), we observe that Mr. N. Narasimhaiah, had authorized Mr. Manohar Bharathi and Mr. Madan Sony to do certain acts and deeds in relation to a portion of property bearing Survey No. 177, measuring 01 Acre 12 Guntas, including the power to sell the said property.
6. Further, in terms of the Declaratory Affidavit dated 27.02.1997 (**Document No.08**), we observe that Mr. Vikash Chhajer, son of Mr. Manohar Chhajer had nominated Mr. B. Ramesh Chand Bohra to purchase a portion of property bearing Survey No. 177, measuring 01 Acre 12 Guntas.
7. Thereafter, we observe from the Sale Deed dated 28.02.1997 (Registered on 03.08.1998 as Document No. 2995/1996-97, Book-1, Volume No. 1692, at Pages 96-97, at the office of Sub-Registrar, Devanahalli) (**Document No.09**), that in furtherance to the Judgement dated 05.12.1994 passed in connection with the Original Suit bearing O.S. No. 31/1991 and Order passed in Execution Petition bearing Ex. No.60/1995, the Hon'ble Judge, Mrs. Lingamma Patil

(on behalf of Mr. N. Narasimhaiah, son of Late Nanjappa) conveyed a portion of property bearing Survey No. 177, measuring 1 Acre 12 Guntas in favour of Mr. M. Shivakumar, son of Mr. B. K. Maligappa.

8. Thereafter, we observe from the Sale Deed dated 04.11.1998 (Registered on 19.06.1999 as Document No. 1582/1998-99, Book-I, Volume No. 1779, at pages 198-208, at the office of Sub- Registrar, Devanahalli) (**Document No.10**) that, Mr. M. Shivakumar, son of Mr. B. K. Maligappa has conveyed a portion of property bearing Survey No. 177, measuring 1 Acre 12 Guntas in favour of Mr. B. Ramesh Chand Bohra, son of Mr. B.G. Bhawari Lal Bohra and his son Master Rahul Bohra (being minor represented by his father Mr. B. Ramesh Chand Bohra). In this regard, we have been provided with the extract of the entry made in Mutation Register bearing M.R. No. 11/1998-99 (**Document No.11**).
9. In terms of Unregistered Simple Mortgage Deed for Kisan Credit Card Scheme (KCCS) Facility to Agriculturists dated 20.12.2008 (**Document No. 12**), we observe that Mr. B. Ramesh Chand Bohra, son of Mr. B. G. Bhawarilal Bohra and another have mortgaged a portion of property bearing Survey No. 177, measuring 1 Acre 12 Guntas in favour of Canara Bank. We observe from the Letter dated 20.12.2008 issued by the Manager, Canara Bank, Avathi Branch addressed to the Office of Sub-Registrar, Devanahalli that the Sub Registrar has been requested to forward the said mortgage deed for registration. We have not been provided with the document evidencing discharge of the aforementioned Mortgage Deed dated 20.12.2008. However, we have been provided with the No Due Certificate dated 09.02.2024 bearing No. 0474/NOC/2024 issued by the Manager, Canara Bank Devanahalli Branch (**Document No. 13**) in the name of Mr. Bhawarilal Ramesh Chand Bohra, son of Mr. Bhawarila and No Due Certificate dated 09.02.2024 bearing Nos. (i) 0427/Avathi/0427840009752/2024; (ii) 0427/Avathi/0427883008470/2024 in the name of Mr. Bhawarilal Ramesh Chand Bohra, son of Mr. Bhawarilal; and (iii) 0427/Avathi/0427840011840/2024 in the name of Mrs. Shakunthala Bohra, wife of Mr. B. Ramesh Chand Bohra issued by the Manager, Canara Bank, Avathi Branch (**Document Nos.14,15 & 16**), confirming that there were no dues as on 09.02.2024.
10. In terms of extract of entry made in Mutation Register bearing M.R. No. T17/2019-20 (**Document No.17**), we observe that property bearing Survey No. 177 measuring 02 Acres 29 Guntas has been bifurcated into two portions i.e., Survey No. 177/1 and Survey No. 177/2 and the property bearing Survey No. 177 measuring 01 Acre 12 Guntas (acquired by Mr. Ramesh Chand Bohra) has been assigned with new Survey No. 177/2 ('**Property**').

11. In terms of the Order dated 07.02.2017 bearing No. NAE 173 BMR 2014 (**Document No.18**), issued by the Urban Development Department, we observe that the Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.
12. Upon an application made by Mr. B. Ramesh Chand Bohra, son of Mr. B.G. Bhawari Lal Bohra the Property has been converted from agricultural purpose to residential-layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151188, issued by Deputy Commissioner, Bangalore Rural District (**Document No.19**). In this regard, we have been provided with: (i) Conversion Sketch (**Document No.20**); and (ii) the extract of entry made in Mutation Register bearing M.R. No. T46/2019-20 (**Document No.21**). We observe that the Property abuts the National Highway 7. The said Official Memorandum restricts construction within 40 meters from the middle of the national highway. In the event of development of the Property the prescribed buffer zone will be required to be maintained.
13. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.22**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.23**), we observe that Mr. Bhawarilal Ramesh Chand Bohra, son of Late Bhawarilal along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mr. Bhawarilal Ramesh Chand Bohra being the partner of the firm has contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos.24 & 25**).
14. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property (**Document No.26**), we observe that property bearing Survey No. 177/2, measuring 5260.91 Square Meters (01 Acre 12 Guntas) Viz., Property has been assigned with property bearing No. 150300200900320921 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property. In this regard, we have been provided with the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No.27**).

15. We have been provided with the RTC's issued with respect to Survey No. 177 for the period: (i) 1968-69 to 1982-83; (ii) 1992-93 to 2018-19 (**Document No.28**), we observe that the name of the holder and cultivator is in consonance with the title flow of the Survey No. 177.
16. We have not been provided with RTC's with respect to Survey No. 177 for the period 1983-84 to 1992-93. In this regard we have been provided with Endorsement bearing No. R.K.C.R:134/2021-22 issued by Tahsildar, Devanahalli Taluk (**Document No.29**), confirming that the RTC's for the said period are mutilated.
17. We have been provided with the RTC's issued with respect to Property Viz., Survey No. 177/2 for the period 2019-20 to 2023-24 (**Document No.30**), we observe that the name of the holder and cultivator is in consonance with the title flow of the Property.
18. In terms of the Village Map of Avathi Village and extract of Tippanni, (**Document Nos.31 & 32**), we observe the shape and location of property bearing Survey No. 177.
19. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to the Property (**Document No.33**), we observe that the Property admeasures 01 Acre 12 Guntas, having no Kharab land.
20. In terms of extract of Hissa Survey Tippanni and R.R. Pakka Book issued with respect to Survey No. 177 (**Document No.34 & 35**), we observe that the property bearing Survey No. 177 admeasures 2 Acre 29 Guntas and has been bifurcated into sub numbers bearing Survey Nos. 177/1 and 177/2. Further, we observe that Mr. B. Ramesh Chand Bohra, son of Mr. B.G. Bhawari Lal Bohra is reflected as holder of the Property.
21. In terms of the Endorsement dated 24.12.2019 bearing No. RD0038366112641, issued by Tahsildar, Devanahalli Taluk, Bangalore Rural District (**Document No.36**) we observe that, there are tenancy applications filed under section 48A in Form 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to Property as on 24.12.2019. It appears that the tenancy application indicated in the said endorsement refers to the application made by the original grantee in the year 1983 (as discussed above).
22. In terms of the Endorsement dated 15.11.2022 bearing No. PTCL (D)(E).CR:198/2022, issued on behalf of Assistant Commissioner, Doddaballapura sub-division, Doddaballapura (**Document No.37**), we observe that no proceedings have been initiated with respect to the

Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands) 1978, as on 15.11.2022.

23. In terms of the Endorsement dated 17.11.2022, issued by Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore (**Document No.38**), we observe that the Property has not been acquired by the said authority.
24. We have been provided with the EC's issued with respect to the Survey No. 177 for the period 01.04.1960 to 31.3.2004 and 01.01.1996 to 09.03.2011 (**Document No.39**), that the transactions reflected in the said EC's are in consonance with the title flow of Survey No. 177.
25. We have been provided with the EC's issued with respect to the Property for the period: (i) 01.03.2011 to 07.08.2018; (ii) 08.08.2018 to 19.11.2022; (iii) 20.11.2022 to 28.02.2023; and (iv) 01.03.2023 to 09.06.2023; and (v) 01.04.2023 to 17.02.2024 (**Document No.40**), that the transactions reflected in the said EC's are in consonance with the title flow of Property.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for non-agricultural residential- layout purpose and bearing E-Khatha No. 150300200900320921 (Survey No. 177/2), measuring 5260.91 Square Meters (01 Acre 12 Guntas) , situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk and Bangalore Rural District Viz., Property;
- (ii) We observe that the Property abuts the National Highway 7. The Official Memorandum/ Conversion Order (as discussed above) restricts construction within 40 meters from the middle of the national highway. In the event of development of the Property the prescribed buffer zone will be required to be maintained; and

(iii) It is advisable to procure the Endorsements from the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No.150300200900320920 (Survey No. 178/1), measuring 2124.60 Square Meters (21 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property') and bounded as follows:

East by : Property bearing Survey No.178/2;
West by : Property bearing Survey Nos. 175 and 182;
North by : Property bearing Survey No. 175; and
South by : Property bearing Survey No. 178/8.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 14.09.2020 bearing No. 157777, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|---|
| 1. | Extract of Record of Rights Register bearing RR No.371, issued by the Office of Tahsildar, Devanahalli Taluk; |

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| 2. | Endorsement dated 15.09.1999 bearing No. R.K.C.R: 898/1999-2000 issued by the Office of Tahsildar, Devanahalli Taluk; |
| 3. | Mortgage Deed dated 29.04.1966 (Registered on 10.06.1988 as document No.746/66-67, of Book I, Volume No.951, at the office of Sub-registrar, Devanahalli); |
| 4. | Mortgage Deed dated 29.04.1966 (Registered on 13.06.1966 as Document No.747/66-67, Book I, Volume No.957, at pages 248, at the office of Sub-registrar, Devanahalli); |
| 5. | Sale Deed dated 01.10.1975 (Registered as Document No.2024/1975-76, Book I, Volume No.476, at pages 212-214, at the office of Sub-Registrar, Devanahalli); |
| 6. | Extract of entry made in the Inheritance Certificate bearing IHC No.18/1998-99; |
| 7. | Sale Deed dated 01.02.2001 (Registered as Document No.1768/2000-01, of Book I, Volume No.1863, at Pages 10-13, at the office of Sub Registrar, Devanahalli); |
| 8. | Extract of entry made in the Mutation Register bearing MR No.13/2000-01; |
| 9. | Deed of Confirmation dated 28.08.2008 (Registered as Document No. DNH-1-02834-2008-09, of Book I, stored in CD No. DNHD161, at the office of Sub-Registrar, Devanahalli); |
| 10. | Order passed in case bearing OS No.1365/2006 filed before The Senior Civil Judge and JMFC, Devanahalli; (online print) |
| 11. | Unregistered Agreement for Sale dated 13.01.2012 executed by Mr. B. Pattabhi Reddy, son of Mr. B. Krishna Reddy; |
| 12. | Deed of Confirmation dated 21.01.2012 (Registered as Document No.DNH-1-06510-2011-12, stored in CD No. DNHD253, at the office of Sub-Registrar, Devanahalli); |
| 13. | Order passed in case bearing OS No.4/2010 filed before The Senior Civil Judge and JMFC, Devanahalli; (online print) |
| 14. | Sale Deed dated 01.09.2012 (Registered as Document bearing No.DNH-1-03220-2012-13, stored in CD No. DNHD282, at the office of Sub-Registrar, Devanahalli); |
| 15. | Extract of entry made in the Mutation Register bearing MR No.H17/2012-13; |
| 16. | Confirmation Deed dated 17.04.2013 (Registered as Document bearing No.DNH-1-00442-2013-14, stored in CD No. DNHD320, at the office of Sub-Registrar, Devanahalli); |
| 17. | Plaint filed in suit bearing Original Suit bearing O.S. No. 850/2015, before the Court of III Additional Senior Civil Judge JMFC at Devanahalli; |
| 18. | Order Sheet in connection with the O.S. No. 850/ 2015 before the Court of III Additional Senior Civil Judge JMFC at Devanahalli; |
| 19. | Genealogical Tree of Late Munishamappa @ Appaiah in the form of Affidavit; |

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| 20. | Confirmation Deed dated 29.11. 2023 (Registered as Document No. DNH- 11724/2023-24, Book-1, at the office of Senior Sub-Registrar, Devanahalli); |
| 21. | Genealogical Tree of Mr. Ramesh Chand Bohra, dated 24.05.2022, bearing No.RD5019267451048, issued by the Deputy Tahsildar, Bangalore North Taluk, Bengaluru; |
| 22. | Order dated 03.11.2018 bearing No. NAE 197 BMR 2018, issued by the Urban Development Department; |
| 23. | Official Memorandum dated 14.09.2020 bearing No. 157777, issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 24. | Conversion Sketch; |
| 25. | Extract of entry made in the Mutation Register bearing MR No. T19/2020-21; |
| 26. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 27. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 28. | Certificate of Incorporation; |
| 29. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 30. | Form No. 11B (E-khatha) dated 12.02.2024 bearing No. 150300200900320920 issued by the Avathi Village panchayath in connection with the Property; |
| 31. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 32. | RTC's issued with respect to the Property for the period (i) 1968-69 to 1972-73; (ii) 1973-74 to 1977-78; (iii) 1978-79 to 1981-82; (iv) 1982-83 to 1985-86; (v) 1993-94 to 1996-97; (vi) 1997-98 to 2001-02; and (vii) 2001-02 to 2023-24; |
| 33. | Endorsement bearing No. R.K.C.R: 134/2021-22 for non availability of RTC issued by the Office of Tahsildar, Devanahalli Taluk; |
| 34. | Village Map of Avathi Village; |
| 35. | Extract of Moola Tippani with respect to Survey No. 178; |
| 36. | Extract of the Hissa Survey Tippani and R.R. Pakka Book with respect to Survey No. 178; |
| 37. | Extract of Karnataka Revision Settlement Akarband (Utharu) with respect to Survey Nos. 178/1; |
| 38. | Endorsement dated 28.12.2011 bearing No. L.R.F.C.R.598/11-12 issued by the Office of Tahsildar, Devanahalli Taluk; |

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| 39. | Endorsement dated 15.11.2022 bearing No. PTCL(DE)(M)CR:198/2022 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura; |
| 40. | Endorsement dated 17.11.2022, issued by The Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru; and |
| 41. | Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to the Property for the period: (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 15.11.2022; (iii) 16.11.2022 to 10.06.2023; and (iv) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the extract of Record of Rights Register bearing R.R. No. 371 (**Document No. 01**), issued with respect to property bearing Survey No. 178/1 measuring 21 Guntas situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property'), we observe that Mr. Munishami, son of Mr. Doddaventappa is reflected as the holder of the Property. We have not been provided with the extract of Index of Lands Register with respect to the Property. In this regard, we have been provided with the Endorsement dated 15.09.1999 bearing No. R.K.C.R: 898/1999-2000 issued by Tahsildar, Devanahalli Taluk (**Document No. 02**), confirming that the Index of Land Register is mutilated.
2. In terms of the: (i) Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume No. 956, at the office of the Sub-Registrar, Devanahalli) (**Document No. 03**); and (ii) Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli) (**Document No. 04**), we observe that Mr. Gangappa, son of Mr. Doddavenkata (as karta of hindu undivided family), Mr. Pillamunishamappa son of Mr. Doddavenkata and Mr. Muniyappa, son of Mr. Munishamappa had mortgaged Property along with other properties in favour of Primary Land Development Bank Limited. We have not been provided with the documents evidencing discharge of mortgage created in favour of Primary Land Development Bank Limited with respect to the Property. The present owner has represented that no claims have been made by Primary Land Development Bank Limited over the Property thus far.
3. In terms of the Sale Deed dated 01.10.1975 (Registered as Document No. 2024/ 1975-76, Book-I, volume No. 1176, at pages 212 to 214 at the office of Sub-Registrar, Devanahalli Taluk) (**Document No. 05**), we observe that Mr. Gangappa, son of Mr. Doddavenkappa had

conveyed the Property in favour of Mr. Munishamappa @ Kurigalappa, son of Mr. Chikka Uttanallappa.

4. In terms of the extract of entry made in the Inheritance Certificate bearing IHC No.18/1998-99 (**Document No. 06**), we observe that upon the death of Late Munishamappa, the khata with respect to the Property has been mutated in the name of Mr. Muniyappa @ Appaiah, son of Late Munishamappa. We observe that though the Property was conveyed by Mr. Gangappa, son of Mr. Doddavenkatappa in favour of Mr. Munishamappa @ Kurigalappa (under Sale Deed dated 01.10.1975), the RTC for the period 1993-94 to 1996-97 reflected the name of Mr. Munishamappa, son of Mr. Doddappa and subsequent to his death the Property was mutated in the name of Mr. Muniyappa @ Appaiah under the aforementioned IHC No. 18/ 1998-99. The said Mr. Muniyappa conveyed the property subsequently. However, Mr. Munishamappa @ Kurigalappa and the family members of Mr. Gangappa have executed Confirmation Deeds (2 numbers) in connection with the Property (discussed hereinbelow).
5. In terms of the Sale Deed dated 01.02.2001 (Registered as Document No.1768/2000-01, of Book-I, Volume No.1863, at Pages 10-13, at the office of Sub Registrar, Devanahalli) (**Document No. 07**), we observe that Mr. Muniyappa @ Appaiah, son of Late Munishamappa and Mr. Lakshminarayana, son Mr. Muniyappa @ Appaiah as Consenting witness have conveyed the Property in favour of Mr. B. Pattabhi Reddy, son of Mr. B. Krishna Reddy. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No.13/2000-01 (**Document No.08**)
6. We observe from the Confirmation Deed dated 28.08.2008 (Registered as Document No. DNH-1-02834-2008-09, of Book-1, stored in CD No. DNHD161, at the office of Senior Sub-Registrar, Devanahalli) (**Document No. 09**), that Mr. P. Anjinappa, son of Mr. Pappanna and others (Viz., the family members of Mr. Munishami, son of Mr. Dodda Venkatappa) had filed a suit bearing O.S. No.1365/2006 (Old O.S. No. 2553/2005) against Mr. B. Pattabhi Reddy and others, challenging the aforementioned Sale Deed dated 01.02.2001 (Registered as Document No.1768/2000-01). Further, we observe that the said parties have executed the said Confirmation Deed, thereby confirming the Sale Deed dated 01.02.2001 (Registered as Document No.1768/2000-01),executed in favour of Mr. B. Pattabhi Reddy, son of Mr. B. Krishna Reddy in connection with the Property. We have not been provided with the Genealogical Tree of Mr. Doddavenkata (original holder) as per RR 371 in order for us to ascertain whether all the legal heirs of Mr. Doddavenkata have joined in execution of the aforementioned Confirmation Deed dated 28.08.2008. However, the present owner has represented that no

claims have been made by the legal heirs of Mr. Doddavenkata thus far (other than the said suit bearing O.S. No. 1365/2006 and suit bearing O.S. No. 850/2015 (discussed below) where the parties executed the Confirmation Deed and the suit was dismissed accordingly). Further, in terms of the Order (procured online) passed in suit bearing No. O.S. No.1365/2006 filed before The Senior Civil Judge and JMFC, Devanahalli (**Document No. 10**) we observe that the said case was been dismissed on 25.07.2008 as withdrawn by the plaintiffs, we have not been provided with the suit related documents in order for us to ascertain if all the claimants under the aforementioned suit have joined in the execution of the Confirmation Deed dated 28.08.2008. In this regard, the present owner has confirmed that all the claimants to the said suit have executed the said Confirmation Deed.

7. We observe from the Unregistered Agreement for Sale dated 13.01.2012 (**Document No. 11**), that Mr. B. Pattabhi Reddy, son of Mr. B. Krishna Reddy had agreed to convey the Property in favour of Mr. B. Ramesh Chand Bohra, son of Late Mr. Bhawari Lal.
8. In terms of Confirmation Deed dated 21.01.2012 (Registered as Document No.DNH-1-06510-2011-12, Book-1, stored in CD No. DNHD253, at the office of Sub-Registrar, Devanahalli) (**Document No. 12**) Mr. Munishamappa @ Kurigalappa, son of Late Mr. Chikkuttanalappa had filed a suit bearing O.S. No.4/2010 filed before the Senior Civil Judge and JMFC, at Devanahalli against Mr. B. Pattabhi Reddy and others, challenging the Sale Deed dated 01.02.2001 (Registered as Document No.1768/2000-01) executed in favour of Mr. B. Pattabhi Reddy. Further, we observe that the said parties have executed the said Confirmation Deed, thereby confirming the Sale Deed dated 01.02.2001 (Registered as Document No.1768/2000-01) executed in favour of Mr. B. Pattabhi Reddy, son of Mr. B. Krishna Reddy in connection with the Property. In terms of the Order (procure online) passed in suit bearing No. OS No.4/2010 filed before The Senior Civil Judge and JMFC, Devanahalli (**Document No. 13**) we observe that the said case was been dismissed on 21.01.2012 as not pressed.
9. Further we observe from the Sale Deed dated 01.09.2012 (Registered as Document bearing No.DNH-1-03220-2012-13, Book-1, stored in C.D. No. DNHD282, at the office of Sub-Registrar, Devanahalli) (**Document No. 14**), that Mr. B. Pattabhi Reddy, son of Mr. B. Krishna Reddy have conveyed the Property in favour of Mr. B. Ramesh Chand Bohra, son of Late Bhawari Lal. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. H17/2012-13 (**Document No. 15**).

10. In terms of Confirmation Deed dated 17.04.2013 (Registered as Document bearing No.DNH-1-00442-2013-14, stored in CD No. DNHD320, at the office of Sub-Registrar, Devanahalli) (**Document No. 16**) we observe that Ms. B. Divya and Ms. B. Roja, both daughters of Mr. B. Pattaiah Reddy have confirmed the Sale Deed dated 01.09.2012 (Registered as Document bearing No.DNH-1-03220-2012-13) in favour of Mr. B Ramesh Chand Bohra, son of Late Bhawarilal Bohra with respect to the Property.

11. In terms of the Plaintiff filed in suit bearing Original Suit bearing O.S. No. 850/2015, before the Court of III Additional Senior Civil Judge JMFC at Devanahalli (**Document No.17**), we observe that Mrs. Anjanamma, daughter of Mr. Munishamappa @ Appaiah (as Plaintiff) had filed the said suit claiming that the Property was joint family property of Late Munishamappa [Viz., the father of Mr. Munishamappa @ Appaiah] against Mr. Munishamappa @ Appaiah, son of Late Munishamappa and others (as Defendants), seeking for partition and separate possession of her 1/3rd (one-third) share in the Property. The said was dismissed as withdrawn by the Plaintiff *vide* Order 09.12.2023. In this regard we have been provided with the: (i) Order Sheet; and (ii) Genealogical Tree of Late Munishamappa @ Appaiah in the form of Affidavit (**Document Nos.18 & 19**). We have not been provided with the Genealogical Tree of Late Munishamappa @ Appaiah issued by the Village Accountant/Tahsildhar. However, the present owner has represented that no claims have been made by any person/s claiming to be the legal heirs of Late Munishamappa @ Appaiah thus far (other than the said suit bearing suit bearing O.S. No. 850/2015 where the parties executed the Confirmation Deed (discussed below).

12. In terms of the Confirmation Deed dated 29.11.2023 (Registered as Document No. DNH-11724/ 2023-24, Book-1, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.20**), we observe that Mrs. Anjanamma, daughter of Late Munishamappa @ Appaiah and others have confirmed the execution of Sale Deed dated 01.02.2001 (Registered as Document No.1768/2000-01, of Book I, Volume No.1863, at Pages 10-13, at the office of Sub Registrar, Devanahalli) in favour of Mr. B. Ramesh Chand Bohra, son of Mr. Bhawarilal Bohra.

13. We have been provided with the Genealogical tree of Mr. Ramesh Chand Bohra, dated 24.05.2022, bearing No. RD5019267451048, issued by the Deputy Tahsildar, Bangalore North Taluk, Bengaluru (**Document No. 21**).

14. In terms of the Order dated 03.11.2018 bearing No. NAE 197 BMR 2018 (**Document No.22**), issued by the Urban Development Department, we observe that the said authority has accorded

permission for the change of land use of Property along with other properties from agricultural purpose to residential purpose.

15. Upon an application made by Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bohra, we observe that the Property has been converted to residential-layout purpose vide Official Memorandum dated 14.09.2020 bearing No. 157777, issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No. 23**). In this regard, we have been provided with the (i) Conversion Sketch (**Document No. 24**); and (ii) extract of entry made in the Mutation Register bearing MR No. T19/2020-21(**Document No. 25**).
16. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.26**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.27**), we observe that Mr. Bhawarilal Ramesh Chand Bohra, son of Late Bhawarilal along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mr. Bhawarilal Ramesh Chand Bohra being the partner of the firm has contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos.28 & 29**).
17. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 bearing No. 150300200900320920 issued by the Avathi Village panchayath in connection with the Property (**Document No.30**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. (iii) Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 31**).
18. We have been provided with the RTC's issued with respect to the Property for the period (i) 1968-69 to 1972-73; (ii) 1973-74 to 1977-78; (iii) 1978-79 to 1981-82; (iv) 1982-83 to 1985-86; (v) 1993-94 to 1996-97; (vi) 1997-98 to 2001-02; and (vii) 2001-02 to 2023-24 (**Document No. 32**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property.
19. We have not been provided with the RTC's issued with respect to the Property for the period 1986-87 to 1992-93. In this regard we have been provided with the Endorsement bearing No.

R.K.C.R: 134/2021-22 issued by the Office of Tahsildar, Devanahalli Taluk (**Document No. 33**) confirming that the RTC for the said period is not available in the said authority.

20. In terms of the Village Map of Avathi Village and extract of Moola Tippani (**Document Nos. 34 & 35**), we observe the shape and location of property bearing Survey No. 178.
21. In terms of the extract of Hissa Tippani and R.R. Pakka Book issued with respect to Survey No. 178 (**Document No. 36**), we observe that the Survey No. 178 admeasures 06 Acres 15 Guntas and has been bifurcated into sub numbers bearing Survey Nos. 178/1, measuring 21 Guntas (viz, the Property) to 178/11. Further we observe that Mr. Munishami, son of Mr. Dodda Venkata reflected as the holder of the Property.
22. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 37**), we observe that the Survey No.178/1 admeasures an extent of 21 Guntas, having no kharab.
23. We observe from the Endorsement dated 28.12.2011 bearing No. L.R.F.C.R.598/11-12 issued by the Office of Tahsildar, Devanahalli Taluk (**Document No. 38**) that no tenancy applications have been filed under Section 48 A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to the Property.
24. We observe from the Endorsement dated 15.11.2022 bearing No. PTCL(DE)(M)CR:198/2022 issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No. 39**) that there are no proceedings initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Property along with other properties.
25. We observe from the Endorsement dated 17.11.2022 issued by The Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru (**Document No. 40**), that the Property along with other properties have not been acquired by the said authority.
26. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to the Property for the period: (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 15.11.2022; (iii) 16.11.2022 to 10.06.2023; and (iv) 01.04.2023 to 17.02.2024 (**Document No.41**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No.150300200900320920 (Survey No. 178/1), measuring 2124.60 Square Meters (21 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property; and
- (ii) It is advisable to procure the latest Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing Survey No. 178/8, (E-khatha No. 150300200900320919) measuring 1618.74 Square Meters [16 Guntas (excluding 03 Guntas of 'B' kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property') and bounded as follows:

| | |
|----------|---|
| East by | : Property bearing Survey No. 178/9; |
| West by | : Property bearing Survey No. 182; |
| North by | : Property bearing Survey No. 178/1, 2 & 3; and |
| South by | : Property bearing Survey No. 179. |

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 30.03.2021 bearing No. 202068, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|--|
| 1. | Endorsement dated 31.12.2012 bearing No. R.K.C.R/1474/11-12, issued by the office of the Thasildar Devanahalli; |
| 2. | Sale Deed dated 11.09.1957 (Registered as Document No. 1450/1957-58, Book-1, Volume No. 708, at Pages 70 to 72, at the office of the Sub-Registrar Devanahalli); |
| 3. | Sale Deed dated 27.10.1989 (Registered as Document No. 839/1989-90, Book-1, Volume No. 1371, at Pages 159-161, at the office of the Sub- Registrar Devanahalli); |
| 4. | Extract of entry made in Mutation Register bearing M.R. No. 41/1989-90; |
| 5. | Unregistered Agreement for Sale dated 19.03.1997; |
| 6. | General Power of Attorney dated 19.03.1997 (Registered as Document No. 527/1996-97, Book-4, Volume No. 52, at Pages 106-110, , at the office of the Sub- Registrar Devanahalli); |
| 7. | Sale Deed dated 12.05.1999 (Registered as Document No. 447/1999-2000, Book-1, Volume No. 1801, at Pages 221 to 224, at the office of the Sub- Registrar Devanahalli); |
| 8. | Extract of entry made in Mutation Register bearing M.R. No. 2/1999-2000; |
| 9. | Extract of entry made in Mutation Register bearing M.R. No. 37/2004-05; |
| 10. | Extract of entry made in Mutation Register bearing M.R. No. 76/2011-12; |
| 11. | Compromise Petition and Order dated 20.01.2012 passed in Original Suit bearing O.S. No. 741/2008; |
| 12. | Confirmation Deed dated 20.01.2012 (Registered as Document No. 06478/2011-12, Book-1, stored in C.D. No. DNHD253, at the office of Sub- Registrar, Devanahalli); |
| 13. | Sale Deed dated 17.04.2013 (Registered as Document No. 2046/2013-14, Book-1, stored in C.D. No. DNHD330, at the office of Sub- Registrar, Devanahalli); |
| 14. | Extract of entry made in Mutation Register bearing M.R. No. H9/2013-2014; |
| 15. | Order dated 03.11.2018 bearing No. NAE 197 BMR 2018, issued by the Urban Development Department; |
| 16. | Official Memorandum dated 30.03.2021 bearing No. 202068, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore; |
| 17. | (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M.R. No. T47/2020-21; |
| 18. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 19. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |

| | |
|-----|--|
| 20. | Certificate of Incorporation; |
| 21. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 22. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property; |
| 23. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 24. | RTC's issued with respect to the Property for the period: (i) 1968-69 to 1986-87; and (ii) 1993-94 to 2023-24; |
| 25. | Endorsement bearing No. 134/2021-22, issued by the Thasildar Devanahalli Taluk; |
| 26. | Village Map of Avathi Village; |
| 27. | Atlas issued with respect to Larger Property; |
| 28. | Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property; |
| 29. | Hissa Survey Tippani and Hissa Pakka Book, issued with respect to property bearing Survey No. 178; |
| 30. | Endorsement dated 05.07.2017 bearing No. LRF(DE) (Endorsement) CR/110/2017-18, issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura; |
| 31. | Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura; |
| 32. | Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru; and |
| 33. | Encumbrance Certificate ('EC's) issued with respect to Property for the period: (i) 01.12.1960 to 31.03.2004; (ii) 01.04.2004 to 21.09.2018; (iii) 01.04.2018 to 14.12.2022; (iv) 15.12.2022 to 28.02.2023; (v) 01.03.2023 to 10.06.2023; and (vi) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We have not been provided with the Index of Lands Register and the Records of Rights Register, issued with respect to Property. In this regard, we have been provided with the Endorsement dated 31.12.2012 bearing No. R.K.C.R/1474/11-12 (**Document No. 1**), issued by the office of the Thasildar Devanahalli, confirming that the said documents are not available.

2. In terms of the Sale Deed dated 11.09.1957 (Registered as Document No. 1450/1957-58, Book-1, Volume No. 708, at Pages 70 to 72, at the office of the Sub-Registrar Devanahalli) (**Document No. 2**), we observe that Mr. Doddakadariga @ Kaiga, son of Mr. Muniga along with his son Mr. Munishyami@ Pillaga conveyed the property bearing Survey No. 178/8 measuring 17 Guntas in favour of Mr. Byrappa, son of Meke Channappa.
3. We observe from the Sale Deed dated 27.10.1989 (Registered as Document No. 839/1989-90, Book-1, Volume No. 1371, at Pages 159-161, at the office of the Sub- Registrar Devanahalli) (**Document No. 3**), that Mr. Byrappa, son of Meke Channappa has conveyed the property bearing Survey No. 178/8 measuring 17 Guntas (excluding 2 Guntas of kharab land) in favour of Mr. K. Muniyappa, son of Mr. Kadirappa @ Pillappa. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. 41/1989-90 (**Document No. 4**).
4. We observe from the Agreement for Sale dated 19.03.1997 (Unregistered) (**Document No. 5**), that Mr. K. Muniyappa and Mr. Narasimhappa, both sons of Mr. Kadirappa @ Pillappa have agreed to convey the property bearing Survey No. 178/8 measuring 17 Guntas (excluding 2 Guntas of kharab land) in favour of Mr. B.M Reddy, son of Mr. B. Krishna Reddy.
5. We have been provided with General Power of Attorney dated 19.03.1997 (Registered as Document No. 527/1996-97, Book-4, Volume No. 52, at Pages 106-110, , at the office of the Sub- Registrar Devanahalli) (**Document No. 6**), executed by Mr. K. Muniyappa and Mr. Narasimhappa, both sons of Mr. Kadirappa @ Pillappa in favour of Mr. B.M Reddy, son of Mr. B. Krishna Reddy with respect to the property bearing Survey No. 178/8 measuring 17 Guntas (excluding 2 Guntas of kharab land). In terms of the said General Power of Attorney, we observe that Mr. K. Muniyappa, and Mr. Narasimhappa have authorized Mr. B.M Reddy to do certain acts and deeds in relation to the property bearing Survey No. 178/8 measuring 17 Guntas, including the power to sell.
6. In terms of the Sale Deed dated 12.05.1999 (Registered as Document No. 447/1999-2000, Book-1, Volume No. 1801, at Pages 221 to 224, at the office of the Sub- Registrar Devanahalli) (**Document No.7**), we observe that Mr. K. Muniyappa, and Mr. Narasimhappa, both sons of Mr. Kadirappa @ Pillappa represented by their General Power of Attorney Holder Mr. B.M.

Reddy have conveyed the property bearing Survey No. 178/8 measuring 17 Guntas (excluding 2 Guntas of kharab land) in favour of Mr. B. Pattabhi Reddy, son of Mr. B Krishna Reddy. In this regard, we have been provided with the extract of the entry made in Mutation Register bearing M.R. No. 2/1999-2000 (**Document No. 8**).

7. We observe from the extract of entry made in Mutation Register bearing M.R. No. 37/2004-05 (**Document No.9**), that subsequent to the order dated 02.07.2004 passed by the Assistant Commissioner in proceedings bearing No. LRF.SR.223/2003-04 that the khata with respect to portion of 2 Guntas was vested in favour of Government and remaining portion of 14 Guntas in property bearing Survey No. 178/8 reflects the name of Mr. B. Pattabhi Reddy, son of Mr. B Krishna Reddy.
8. We observe from the extract of entry made in Mutation Register bearing M.R. No. 76/2011-12 (**Document No.10**), that subsequent to the order dated 14.02.2007 passed by the Assistant Commissioner in proceedings bearing No. LRF.SR(D).02/2006-07 the khata with respect to property bearing Survey No. 178/8 measuring 16 Guntas has been mutated in the name of Mr. B. Pattabhi Reddy, son of Mr. B Krishna Reddy.
9. We observe from the Compromise Petition and Order dated 20.01.2012 passed in Original Suit bearing O.S. No. 741/2008 (**Document No. 11**), that suit filed by Mrs. Jalige Muniyamma daughter of Late Pillappa@ Kadirappa (sister of Doddakadiriga earlier owner) and others (as Plaintiff) had filed suit for partition against Mr. Narasimhappa and another (as Defendants) and the said suit is disposed as compromised. In this regard, under a Confirmation Deed dated 20.01.2012 (Registered as Document No. 06478/2011-12, Book-1, stored in C.D. No. DNHD253, at the office of Sub- Registrar, Devanahalli) (**Document No.12**) executed by: (i) Mrs. Jalige Muniyamma; (ii) Mrs. Muniakkayamma; and (iii) Mrs. Muniyamma, all three are daughters of Late Pillappa@ Kadirappa; (iv) Mrs. Varalakshmi, daughter of Late Muniyappa; (v) Mr. Harish, son of Late Muniyappa; (vi) Mr. Murthy, son of Mr. Narasimhappa (being minor represented by his father Mr. Narasimhappa) in favour of Mr. B. Pattabhi Reddy, son of Mr. B Krishna Reddy we observe that Mrs. Jalige Muniyamma and others have confirmed the execution of Sale Deed dated 12.05.1999 (Registered as Document No. 447/1999-2000). We have not been provided with the Genealogical Tree of Mr. Kadirappa @ Pillappa, Late Muniyappa, son of Mr. Kadirappa @ Pillappa and Mr. Narasimhappa, son of Mr. Kadirappa @ Pillappa issued by the Village Accountant/Tahsildar. The present owner has represented that no claims have been made by any other person/s claiming to be the legal heirs of Mr. Kadirappa @ Pillappa, Late Muniyappa, son of Mr. Kadirappa @ Pillappa and Mr. Narasimhappa, son of Mr. Kadirappa @ Pillappa thus far.

10. We observe from the Sale Deed dated 17.04.2013 (Registered as Document No. 2046/2013-14, Book-1, stored in C.D. No. DNHD330, at the office of Sub- Registrar, Devanahalli) (**Document No. 13**), that (i) Mr. B. Pattabi Reddy, son of B. Krishna Reddy; and (ii) Miss. Divya, daughter of B. Pattabi Reddy, (iii) Miss. B Roja, daughter of B. Pattabi Reddy conveyed property bearing Survey No. 178/8 measuring 16 Guntas (excluding 3 Guntas of kharab land) viz., ('Property') in favour of Mr. B Ramesh Chand Bhora, son of Late Bhawarilal Bhora. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. H9/2013-2014 (**Document No. 14**).
11. In terms of the Order dated 03.11.2018 bearing No. NAE 197 BMR 2018 (**Document No.15**), issued by the Urban Development Department, we observe that the said authority has accorded permission for the change of land use of with respect to Survey No. 178/8, measuring 16 Guntas Viz., Property along with other properties from agricultural purpose to residential purpose.
12. We observe from the Official Memorandum dated 30.03.2021 bearing No. 202068, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.16**), that the Property has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M.R. No. T47/2020-21 (**Document No.17**).
13. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.18**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.19**), we observe that Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Reality LLP, Further, we observe that Mr. Ramesh Rahul Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Reality LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Reality LLP (**Document Nos. 20 & 21**).

14. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property (**Document No. 22**), we observe that property bearing Survey No. 178/8, measuring 1618.74 Square Meters (16 Guntas) Viz., Property has been assigned with property bearing No. 150300200900320919 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property. We have also been provided with the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 23**).

15. We have been provided with the RTC's issued with respect to the Property for the period: (i) 1968-69 to 1986-87; and (ii) 1993-94 to 2023-24 (**Document No. 24**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property. Further, we have not been provided with RTC's issued with respect to Larger Property for the period 1987-88 to 1992-93. In this regard, we have been provided with endorsement bearing No. 134/2021-22, issued by the Thasildar Devanahalli Taluk (**Document No. 25**), confirming that the said document is mutilated.

16. In terms of the Village Map of Avathi Village and Atlas (**Document Nos. 26 & 27**), we observe the shape and location of property bearing Survey No. 178. Further, we observe from the extract of Hissa Survey Tippani and Alas that a nala passes through Survey No. 178/8. However, the Village Map of Avathi Village does not reflect any kharab land in the said property. In the event the said Nala passes through the Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.

17. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 28**), we observe that the Property admeasures 16 Guntas (excluding 3 Guntas of B kharab land).

18. In terms of the extract of the Hissa Survey Tippani and Hissa Pakka Book (**Document No. 29**), we observe that the property bearing Survey No. 178, admeasures 6 Acres 22 Guntas excluding 7 Guntas of kharab and has been bifurcated into sub-numbers bearing Survey Nos. 178/1 to 178/11. Further, we observe that Mr. Doddakadariga @ Kaiga, son of Mr. Muniga is reflected as holder of property bearing Survey No. 178/8.

19. In terms of the Endorsement dated 05.07.2017 bearing No. LRF(DE) (Endorsement) CR/110/2017-18, issued by the Assistant Commissioner, Doddaballapura Sub-Division,

Doddaballapura (**Document No. 30**), we observe that no proceedings have been initiated under Section 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961, with respect to the Property along with other properties.

20. In terms of the Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura (**Document No.31**), we observe that no proceedings have been initiated with respect to the Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands), 1978, as on 15.11.2022.
21. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru (**Document No.32**), that the Property along with other properties have not been acquired by the said authority.
22. We have been provided with the Encumbrance Certificate ('EC's') issued with respect to Property for the period: (i) 01.12.1960 to 31.03.2004; (ii) 01.04.2004 to 21.09.2018; (iii) 01.04.2018 to 14.12.2022; (iv) 15.12.2022 to 28.02.2023; (v) 01.03.2023 to 10.06.2023; and (vi) 01.04.2023 to 17.02.2024 and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected (**Document No.33**).

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of is the sole and absolute owner of that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing Survey No. 178/8, (E-Khatha No. 150300200900320919) measuring 1618.74 Square Meters [16 Guntas (excluding 03 Guntas of 'B' kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District; and



(ii) It is advisable to procure the latest Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.

PPB *My*

Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-Khatha No. 150300200900320887 (Survey No. 178/9), measuring 3136.31 Square Meters [31 Guntas (excluding 02 Guntas of 'B' kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**) and bounded as follows:

East by : Property bearing Survey Nos. 178/10;
West by : Property bearing Survey No. 178/8;
North by : Property bearing Survey No. 178/3,4,5,6 &7; and
South by : Property bearing Survey No. 179.

[The afore-mentioned boundaries to the Property are as per the Official Memorandum dated 30.03.2021 bearing No. 202083, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|--|
| 1. | Endorsement dated 02.11.2019 bearing No. R.K.C.R/2984/19-20, issued by the Office of the Tahsildar Devanahalli; |
| 2. | Sale Deed dated 26.04.1971 (Registered as Document No. 237/1971-72, Book-1, Volume No. 1075, at Pages 51-52, at the Office of Sub-Registrar, Devanahalli); |
| 3. | Extract of entry made in the Mutation Register bearing M. R. No. 36/1996-97; |
| 4. | Unregistered Agreement for Sale dated 26.02.1997; |
| 5. | General Power of Attorney dated 26.02.1997 (Registered as Document No. 573/1996-97, Book-4, Volume No. 52, at Pages 62-66, at the office of the Sub- Registrar Devanahalli); |
| 6. | Sale Deed dated 12.05.1999 (Registered as Document No. 449/1999-2000, Book-1, Volume No. 1806, at Pages 40 to 43, at the office of the Sub- Registrar Devanahalli); |
| 7. | Extract of entry made in Mutation Register bearing M.R. No. 4/1999-2000; |
| 8. | Extract of entry made in Mutation Register bearing M.R. No. 37/2004-05; |
| 9. | Extract of entry made in Mutation Register bearing M.R. No. H76/2011-12; |
| 10. | Sale Deed dated 17.04.2013 (Registered as Document No. 2195/2013-14, Book-1, stored in C.D. No. DNHD331, at the office of Sub- Registrar, Devanahalli); |
| 11. | Extract of entry made in Mutation Register bearing M.R. No. H6/2013-2014; |
| 12. | Order dated 03.11.2018 bearing No. NA AA EE 197 BMR 2018, Bengaluru issued by the Urban Development Department; |
| 13. | Official Memorandum dated 30.03.2021 bearing No. 202083, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore; |
| 14. | Conversion Sketch and extract of entry made in the Mutation Register bearing M. R. No. T52/2020-21; |
| 15. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 16. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 17. | Certificate of Incorporation; |
| 18. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 19. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property; |
| 20. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |

| | |
|-----|---|
| 21. | RTC's issued with respect to the Property for the period: (i) 1968-69 to 1985-86; (ii) 1993-94 to 2011-12; and (iii) 2013-14 to 2022-23; |
| 22. | Endorsement bearing R.K.C.R:134/2021-22 issued by the Tahsildar for non-availability of RTC from the period 1983 to 1993; |
| 23. | Village Map of Avathi Village; |
| 24. | Atlas issued with respect to Property; |
| 25. | Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property; |
| 26. | Hissa Survey Tippani and Hissa Pakka Book issued with respect to property bearing Survey No. 178; |
| 27. | Endorsement dated 05.07.2017 bearing No. LRF(DE) (Endorsement) CR/110/2017-18, issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura; |
| 28. | Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura; |
| 29. | Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru; and |
| 30. | Encumbrance Certificate ('EC's) issued with respect to Property for the period: (i) 01.12.1960 to 31.03.2004; (ii) 01.04.1980 to 27.12.2011; (iii) 27.12.2011 to 10.11.2014; (iv) 01.04.2004 to 05.12.2019; (v) 01.04.2019 to 19.11.2022; (vi) 20.11.2022 to 28.02.2023; (vii) 01.03.2023 to 10.06.2023; and (viii) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's) issued with respect to property bearing Survey No. 178/9 measuring 30 Guntas (excluding 3 Guntas of kharab land) for the period 1968-69 to 1982-83 (discussed below), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, we observe that Mr. Chikkakadiriga @ Muniga is reflected as holder.
2. We have not been provided with the Index of Lands Register and the Records of Rights Register, issued with respect to Property. In this regard, we have been provided with the Endorsement dated 02.11.2019 bearing No. R.K.C.R/2984/19-20 (**Document No.1**), issued by the office of the Tahsildar Devanahalli, confirming that the said documents are not available.

3. In terms of the Sale Deed dated 26.04.1971 (Registered as Document No. 237/1971-72, Book-1, Volume No. 1075, at Pages 51-52, at the office of Sub-Registrar, Devanahalli) (**Document No. 2**), we observe that Mr. Munishamappa, son of Kadirappa along with his son Muniyappa other minor sons (being minors represented by their father Mr. Munishamappa) have conveyed the property bearing Survey No. 178/9 measuring 30 Guntas (excluding 3 Guntas of Kharab land) in favour of Mr. B. Muniyappa, son of Mr. G Bachappa. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. 36/1996-97 (**Document No. 3**). It appears that Mr. Munishamappa is the son of Mr. Chikkakadirappa and upon the death of Late Chikkakadirappa his son i.e., Mr. Munishamappa along with his sons conveyed property bearing Survey No. 178/9 measuring 30 Guntas (excluding 3 Guntas of kharab land) in favour of Mr. B. Muniyappa, son of Mr. G Bachappa under the Sale Deed dated 26.04.1971. We have not been provided with the Genealogical Tree of Mr. Chikkakadiriga @ Muniga, issued by the Village Accountant/Tahsildhar in order to ascertain if there were any other legal heirs of Mr. Chikkakadiriga @ Muniga. In this regard, the present owner has represented that no claims have been made by any person/s claiming to be the legal heirs of Mr. Chikkakadiriga @ Muniga thus far.

4. We observe from the Agreement for Sale dated 26.02.1997 (**Document No.4**), that Mr. B. Muniyappa, son of Mr. G Bachappa, Mr. Lokesh and Master Purshotham (being minor represented by his father Mr. B Muniyappa) both sons of Mr. Muniyappa have agreed to convey property bearing Survey No. 178/9 measuring 30 Guntas (excluding 3 Guntas of Kharab land) in favour of Mr. B.M Reddy, son of Mr. B. Krishna Reddy.

5. We have been provided with General Power of Attorney dated 26.02.1997 (Registered as Document No. 573/1996-97, Book-4, Volume No. 52, at Pages 62-66, at the office of the Sub-Registrar Devanahalli) (**Document No. 5**), executed by Mr. B. Muniyappa, son of Mr. G Bachappa, Mr. Lokesh and Master Purshotham (being minor represented by his father Mr. B Muniyappa) both sons of Mr. Muniyappa in favour of Mr. B.M Reddy, son of Mr. B. Krishna Reddy with respect to the property bearing Survey No. 178/9 measuring 30 Guntas (excluding 3 Guntas of Kharab land). In terms of the said General Power of Attorney, we observe that Mr. K. Muniyappa, and his sons have authorized Mr. B.M Reddy to do certain acts and deeds in relation to the property bearing Survey No. 178/9 measuring 30 Guntas, including the power to sell.

6. In terms of the Sale Deed dated 12.05.1999 (Registered as Document No. 449/1999-2000, Book-1, Volume No. 1806, at Pages 40 to 43, at the office of the Sub- Registrar Devanahalli)

(**Document No.6**), we observe that Mr. B. Muniyappa, son of Mr. G Bachappa, Mr. Lokesh and Master Purshotham (being minor represented by his father Mr. B Muniyappa), both sons of Mr. Muniyappa represented by their General Power of Attorney Holder Mr. B.M. Reddy have conveyed the property bearing Survey No. 178/9 measuring 30 Guntas (excluding 3 Guntas of Kharab land) in favour of Mr. B. Pattabhi Reddy, son of Mr. B Krishna Reddy. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. 4/1999-2000 (**Document No.7**).

7. We observe from the extract of entry made in Mutation Register bearing M.R. No. 37/2004-05 (**Document No.8**), that subsequent to the order dated 02.07.2004 passed by the Assistant Commissioner in proceedings bearing No. LRF.SR.223/2003-04 that the khatha with respect to portion of 2 Guntas vested in favour of Government and remaining portion of 28 Guntas in property bearing Survey No. 178/9 reflects the name of Mr. B. Pattabhi Reddy, son of Mr. B Krishna Reddy.
8. We observe from the extract of entry made in Mutation Register bearing M.R. No. H76/2011-12 (**Document No.9**), that subsequent to the order dated 14.02.2007 passed by the Assistant Commissioner in proceedings bearing No. LRF.SR (D).02/2006-07 the khatha with respect to the property bearing Survey No. 178/9 measuring 31 Guntas reflects the name of Mr. B. Pattabhi Reddy, son of Mr. B Krishna Reddy. We have not been provided with the Order dated 31.05.2005 passed in Appeal No. 217/2005.
9. We observe from the Sale Deed dated 17.04.2013 (Registered as Document No. 2195/2013-14, Book-1, stored in C.D. No. DNHD331, at the office of Sub- Registrar, Devanahalli) (**Document No. 10**), that (i) Mr. B. Pattabhi Reddy, son of B. Krishna Reddy; (ii) Miss. Divya, daughter of B. Pattabhi Reddy; and (iii) Miss. B Roja, daughter of B. Pattabhi Reddy conveyed property bearing Survey No. 178/9 measuring 31 Guntas (excluding 2 Guntas of Kharab land) viz., ('Property') in favour Mrs. Shakuntala Bhora, wife of Mr. B Ramesh Chand Bhora, In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. H6/2013-2014 (**Document No.11**).
10. In terms of the Order dated 03.11.2018 bearing No. NA AA EE 197 BMR 2018, Bengaluru issued by the Urban Development Department (**Document No.12**), we observe that the Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.

11. We observe from the Official Memorandum dated 30.03.2021 bearing No. 202083, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No. 13**), that the Property has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Conversion Sketch; and (ii) Extract of entry made in the Mutation Register bearing M. R. No. T52/2020-21 (**Document No.14**).
12. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.15**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.16**), we observe that Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Reality LLP, Further, we observe that Mr. Ramesh Rahul Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Reality LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Reality LLP (**Document Nos. 17 & 18**).
13. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property (**Document No. 19**), we observe that property bearing Survey No. 178/9, measuring 3136.31 Square Meters (31 Guntas) Viz., Property has been assigned with property bearing No. 150300200900320887 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property. In this regard, we have been provided with the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No.20**).
14. We have been provided with the RTC's issued with respect to the Property for the period: (i) 1968-69 to 1985-86; (ii) 1993-94 to 2011-12; and (iii) 2013-14 to 2022-23 (**Document No. 21**), In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property. In terms of the Endorsement bearing R.K.C.R:134/2021-22 issued by the Tahsildar (**Document No. 22**), we observe that the RTC's in connection with the Property for the period 1983 to 1993 are mutilated and hence not available.
15. In terms of the Village Map of Avathi Village and Atlas (**Document Nos.23 & 24**), we observe the shape and location of property bearing Survey No. 178. We observe from the extract of Hissa Survey Tippani and Alas that a nala passes through Survey No. 178/9. However, the

Village Map of Avathi Village does not reflect any Kharab land in the said property. In the event the said Nala passes through the Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.

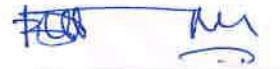
16. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No.25**), we observe that the Property admeasures 31 Guntas (excluding 2 Guntas of B Kharab land)
17. In terms of extract of the Hissa Survey Tippani and Hissa Pakka Book (**Document No. 26**), we observe that the property bearing Survey No. 178, admeasures 6 Acres 22 Guntas excluding 7 Guntas of kharab and has been bifurcated into sub-numbers bearing Survey Nos. 178/1 to 178/11. Further, we observe that Mr. Chikkakadiriga @ Muniga is reflected as holder of property bearing Survey No. 178/9.
18. In terms of the Endorsement dated 05.07.2017 bearing No. LRF(DE) (Endorsement) CR/110/2017-18, issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No.27**), we observe that no proceedings have been initiated under Section 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961, with respect to the Property along with other properties.
19. In terms of the Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura (**Document No.28**), we observe that no proceedings have been initiated with respect to the Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands), 1978, as on 15.11.2022.
20. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru (**Document No. 29**), that the Property along with other properties have not been acquired by the said authority.
21. We have been provided with the Encumbrance Certificate ('EC's') issued with respect to Property for the period: (i) 01.12.1960 to 31.03.2004; (ii) 01.04.1980 to 27.12.2011; (iii) 27.12.2011 to 10.11.2014; (iv) 01.04.2004 to 05.12.2019; (v) 01.04.2019 to 19.11.2022; (vi) 20.11.2022 to 28.02.2023; (vii) 01.03.2023 to 10.06.2023; and (viii) 01.04.2023 to 17.02.2024

and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected (**Document No. 30**).

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1St floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-Khatha No. 150300200900320887, (Survey No. 178/9) measuring 3136.31 Square Meters [31 Guntas (excluding 02 Guntas of 'B' Kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property; and
- (ii) It is advisable to procure the latest Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-Khatha No.150300200900320918 (Survey No. 182/1), measuring 2124.60 Square Meters (21 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**) and bounded on:

| | |
|----------|---|
| East by | : Property bearing Survey No. 178; |
| West by | : Property bearing Survey No. 183; |
| North by | : Properties bearing Survey Nos. 175 & 183; and |
| South by | : Property bearing Survey No. 182/2. |

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 30.03.2021 bearing No. 202069, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|--|
| 1. | Endorsement bearing No. R.K.C.R/2635/15-16, issued by the office of the Thasildar; |

Mumbai | New Delhi | Pune | Bengaluru

Reel

| | |
|-----|---|
| 2. | Partition Deed dated 12.08.1968 (Registered as Document No.1669/1968-69, Book-1, Volume No. 1010, at Pages 183 to 185, at the office of Sub- Registrar, Devanahalli); |
| 3. | Extract of entry made in mutation register bearing M.R. No. 65/1968-69; |
| 4. | Partition Deed dated 21.12.2002 (Registered as Document No. 1858/2002-03, Book-1, Volume No. 1957, at Pages 166-167, at the office of Sub-Registrar, Devanahalli); |
| 5. | Unregistered Agreement for Sale dated 07.07.2008 executed by Mr. Pillappa in favour of Mr. M Muniraju; |
| 6. | Sale Deed dated 24.08.2009 (Registered as Document No.2179/2009-10, Book-1, stored in C.D. No. DNHD177, at the office of Sub-Registrar, Devanahalli); |
| 7. | Extract of entry made in Mutation Register bearing M.R. No. 17/2009-10; |
| 8. | Genealogical Tree of Late Munichenappa, issued by the Village Accountant/Thasildar; |
| 9. | Extract of entry made in the Mutation Register bearing No. 65/2008-09; |
| 10. | Order dated 03.11.2018 bearing No. NA AA EE 197 BMR 2018, Bengaluru issued by the Urban Development Department; |
| 11. | Official Memorandum dated 30.03.2021 bearing No. 202069, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore; |
| 12. | (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M.R. No. T48/2020-21; |
| 13. | Gift Deed dated 15.05.2023 (Registered as Document No. 1717/2023-24, Book-1, at the office of Sub-Registrar, Devanahalli); |
| 14. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 15. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 16. | Certificate of Incorporation; |
| 17. | Certificate of Registration in Connection with the Sambhav Ventures Realty LLP; |
| 18. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property; |
| 19. | Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24; |
| 20. | RTC's issued with respect to Property for the period: (i) 1968-69 to 1985-86; and (ii) 1987-88 to 2023-24; |
| 21. | Endorsement bearing No. R.K. C.R: 134/2021-22, issued by the Thasildar, Devanahalli Taluk; |
| 22. | Village Map of Avathi Village; |

| | |
|-----|---|
| 23. | Extract of Atlas issued with respect to Property; |
| 24. | Extract of the Hissa Survey Tippani, issued with respect to Property; |
| 25. | Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Property; |
| 26. | Endorsement dated 06.08.2008 bearing No. LRF(79a,b).CR: 82/2007-08 issued by the office of Tahsildar, Devanahalli Taluk; |
| 27. | Endorsement dated 12.08.2008 bearing No. LRF:7A.CR: 27/2009-09, issued by the office of Tahsildar, Devanahalli Taluk; |
| 28. | Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura; |
| 29. | Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru; and |
| 30. | Encumbrance Certificate ('EC's) issued with respect to Property for the period: (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 15.11.2022; (iii) 16.11.2022 to 28.02.2023; (iv) 01.03.2023 to 10.06.2023; and (v) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's) issued with respect to property bearing Survey No. 182/1 measuring 21 Guntas for the period 1968-69 to 1985-86 (discussed below) situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property'), we observe that Mr. Channa, son of Mr. Thimmaraya is reflected as the holder.
2. We have not been provided with the Index of Lands Register and the Records of Rights Register, issued with respect to Property. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R/2635/15-16 (**Document No.1**), issued by the office of the Thasildar Devanahalli, confirming that the said documents are not available.
3. In terms of the Partition Deed dated 12.08.1968 (Registered as Document No.1669/1968-69, Book-1, Volume No. 1010, at Pages 183 to 185, at the office of Sub- Registrar, Devanahalli) (**Document No. 2**), we observe that: (i) Mr. Chennappa, son of Late Thimmarayappa; (ii) Mrs. Thimakka, wife of Late Moogappa (son of Late Thimmarayappa); and (iii) Mr.

Munichennappa, son of Late Thimmarayappa; have entered into partition. Further, Mrs. Thimakka and Mr. Munichennappa, have been jointly allotted with the Property. In this regard, we have been provided with the extract of entry made in mutation register bearing M.R. No. 65/1968-69 (**Document No. 3**).

4. We observe from the Partition Deed dated 21.12.2002 (Registered as Document No. 1858/2002-03, Book-1, Volume No. 1957, at Pages 166-167, at the office of Sub-Registrar, Devanahalli) (**Document No. 4**) that: (i) Mrs. Thimakka, wife of Late Moogappa; (ii) Mr. Pillamuiyappa, son of Late Moogappa; (iii) Mr. Ramaiah, son of Late Moogappa; (iv) Mr. Seethuram, son of Late Moogappa; (v) Mr. Thimmarayappa, son of Late Moogappa; (vi) Mr. Munichennappa, son of Late Thimmarayappa; (vii) Mr. Pillappa, son of Mr. Munichennappa; (viii) Mr. Pillathimmarayappa, son of Mr. Munichennappa; (ix) Mr. Thimmarayappa, son of Mr. Munichennappa have entered into Partition and further, Mr. Pillappa has been allotted a portion of 10 Guntas in property bearing Survey No. 182/1 and Mr. Pillathimmarayappa has been allotted a portion of 11 Guntas in property bearing Survey No. 182/1. We have not been provided with the extract of entry made in Inheritance Register bearing I.H.C No.59/2008-09 and Genealogical Tree of Late Moogappa, issued by the Village Accountant/Tahsildar to ascertain whether all the legal heirs of Late Moogappa had joined in the execution of Partition Deed dated 21.12.2002 (Registered as Document No. 1858/2002-03). In this regard, the present owner has represented that no claims have been made by the legal heirs of Late Moogappa thus far.

5. In terms of the unregistered Agreement for Sale dated 07.07.2008, (**Document No. 5**), we observed that Mr. Pillappa and Mr. Munithimmarayappa, @ Pillathimmarayappa, both sons of Late Munichannappa have agreed to convey Property in favour of Mr. M Muniraju.

6. We observe from the Sale Deed dated 24.08.2009 (Registered as Document No.2179/2009-10, Book-1, stored in C.D. No. DNHD177, at the office of Sub-Registrar, Devanahalli); (**Document No. 6**), that Mrs. Chikkapillamma, daughter of Late Munichinnappa; (ii) Mr. Pillappa, son of Late Munichinnappa; (iii) Mrs. Lakshmamma, wife of Mr. Pillappa; (iv) Mr. Gayathri, daughter of Mr. Pillappa; (v) Mrs. Mani, daughter of Mr. Pillappa; (vi) Miss. Chaya, daughter of Mr. Pillappa; (vii) Master. Kumar, son of Mr. Pillappa (being minor represented by his father Mr. Pillappa); (viii) Mr. Pilla Thimmayarappa, son of Late Munichinnappa; (ix) Mrs. Byamma, wife of Pillatimmayarappa; (x) Mr. P. Murthy, son of Mr. Pilla Thimmayarappa; (xi) Mr. P. Manjunath, son of Pilla Thimmayarappa; (xii) Mr. P. Ashok, son of Pilla Thimmayarappa; Mr. P. Madhu, son of Mr. Thimmayarappa, have conveyed Property in favour of Mr. B Ramesh Chand Bhora, son of Late Mr. Bhawari Lal Bohra. We further observe that Mr. Jayamma, daughter of Mr. Mumbai | New Delhi | Pune | Bengaluru

Moogappa has joined the execution aforesaid Sale Deed as consenting witnesses and Mr. Muniraju has signed as witness to the Sale Deed. In this regard, we have been provided with extract of entry made in Mutation Register bearing M.R. No. 17/2009-10 (**Document No. 7**), we have been provided with: (i) Genealogical Tree of Late Munichenappa, issued by the Village Accountant/Thasildar (**Document No. 8**); (ii) extract of entry made in the Mutation Register bearing No. 65/2008-09 (**Document No. 9**). We observe that Mr. Muniraju has signed as witness to the Sale Deed. The present owner has represented to us that the said Mr. Muniraju was the agreement holder of the Property under Agreement for Sale dated 07.07.2008 and had signed as the witness to confirm the sale transaction.

7. In terms of the Order dated 03.11.2018 bearing No. NA AA EE 197 BMR 2018, Bengaluru issued by the Urban Development Department (**Document No. 10**), we observe that the Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.
8. We observe from the Official Memorandum dated 30.03.2021 bearing No. 202069, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No. 11**), that the Property has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M.R. No. T48/2020-21 (**Document No. 12**).
9. In terms of the Gift Deed dated 15.05.2023 (Registered as Document No. 1717/2023-24, Book-1, at the office of Sub-Registrar, Devanahalli) (**Document No. 13**) we observe that Mr. B Ramesh Chand Bhora, son of Late Mr. Bhawari Lal Bohra has Gifted the Property in favour Mr. R Rahul Bohra, son of Mr. B Ramesh Chand Bhora.
10. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No. 14**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No. 15**), we observe that Mr. R. Rahul Bhora @ Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Rameshchand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further, Mr. R. Rahul Bhora @ Mr. Ramesh Rahul Bohra being the partner of the firm has contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i)

Certificate of Incorporation; and (ii) Certificate of Registration in Connection with Sambhav Ventures Realty LLP (**Document Nos. 16 & 17**).

11. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property (**Document No. 18**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. Further, we have been provided with the receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24 (**Document No.19**).
12. We have been provided with the RTC's issued with respect to Property for the period: (i) 1968-69 to 1985-86; and (ii) 1987-88 to 2023-24; (**Document No.20**), we have not been provided with RTC issued with respect to Property for the period 1986-87. In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property. In this regard, we have been provided with Endorsement bearing No. R.K. C.R: 134/2021-22 (**Document No.21**), issued by the Thasildar, Devanahalli Taluk confirming that the said document issued with respect to Property is mutilated.
13. In terms of the Village Map of Avathi Village and Atlas, (**Document No.22 & 23**), we observe the shape and location of property bearing Survey No. 182. In terms of the Village Map of Avathi Village, we observe the shape and location of property bearing Survey No. 182. We observe from the Village Map of Avathi Village that a nala passes the property bearing Survey No. 182. In the event the said Nala passes through the Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.
14. In terms of extract of the Hissa Survey Tippani (**Document No.24**), we observe that property bearing Survey No. 182, admeasures 2 Acres 39 Guntas excluding 07 Guntas of kharab and has been bifurcated into sub-numbers bearing Survey Nos. 182/1 to 182/2. Further, Mr. Chenna, son of Thimmaraya is reflected as holder for property bearing Survey No. 182/1.
15. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No.25**), we observe that the Property admeasures 21 Guntas.
16. In terms of the Endorsement dated 06.08.2008 bearing No. LRF (79a,b).CR: 82/2007-08 issued by the office of Tahsildar, Devanahalli Taluk (**Document No. 26**), we observe that there are no applications filed under Section 79 (a)&(b) of the Karnataka Land Reforms Act, 1961 in connection with the Property as on 06.08.2008.

17. In terms of the Endorsement dated 12.08.2008 bearing No. LRF:7A.CR: 27/2009-09, issued by the office of Tahsildar, Devanahalli Taluk (**Document No.27**), we observe that there are no tenancy applications filed under Section 48 (1) and Form 7 of the Karnataka Land Reforms Act, 1961 in connection with the Property as on 12.08.2008.
18. In terms of the Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura (**Document No.28**), we observe that no proceedings have been initiated with respect to the Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands), 1978, as on 15.11.2022.
19. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru (**Document No.29**), that the Survey No. 182/1 along with other properties have not been acquired by the said authority.
20. We have been provided with the Encumbrance Certificate ('EC's) issued with respect to Property for the period: (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 15.11.2022; (iii) 16.11.2022 to 28.02.2023; (iv) 01.03.2023 to 10.06.2023; and (v) 01.04.2023 to 17.02.2024 (**Document No.30**). In terms of the said EC's, we observe that all transactions (*as discussed above*) with respect to the Property are reflected. The EC's issued with respect to the Property for the period 01.04.1960 to 31.03.2004 does not reflect the Partition Deed dated 12.08.1968 (Registered as Document No.1669/1968-69). In this regard, the present owner has confirmed that the register recording the said transactions is mutilated, hence the office of the sub registrar will not be able to issue a fresh EC.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-Khatha No.150300200900320918 (Survey No. 182/1), measuring 2124.60 Square Meters (21

Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property; and

- (ii) It is advisable to procure the Latest Endorsement issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320928 (Survey No. 183/1), measuring 303.51 Square Meters (03 Guntas) situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property') and bounded on:

East by : Property bearing Survey No. 183/3;
West by : Railway Track;
North by : Property bearing Survey No. 183/3; and
South by : Property bearing Survey No. 183/2.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151185, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|----------------|---|
| 1. | Endorsement bearing R.K. C.R. 2986/2019-20, issued by the Tahsildhar Grade-2, Devanahalli Taluk; |
| 2. | Genealogical Tree of Late Venkatappa, son of Late Chikka Chikkanna (Viz., the father of Mr. Chikkanna) in form of an affidavit; |
| 3. | Partition Deed dated 16.07.2010 (Registered as Document No. DNH-1-01501-2010-11, Book-1, stored in C.D No. DNHD197, at the Office of Sub- Registrar, Devanahalli); |
| 4. | Extract of the entry made in the Mutation Register bearing M.R. No. 9/2010-11; |
| 5. | Extract of the entry made in the Mutation Register bearing M.R. No. H99/2014-15; |
| 6. | Sale Deed dated 18.01.2017 (Registered as Document No. DNH-1-00098-2017-18, Book-1, stored in C.D. No. DNHD635, at the office of the Sub- Registrar, Devanahalli); |
| 7. | Extract of the entry made in the Mutation Register bearing M.R. No. H91/2016-17; |
| 8. | Order dated 03.11.2018 bearing No. N A E 197 BMR 2018, Bengaluru issued by the Urban Development Department; |
| 9. | Official Memorandum dated 02.06.2020 bearing No. 151185 issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 10. | Extract of entry made in the Mutation Register bearing MR No. T43/2019-20; |
| 11. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 12. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 13. | Certificate of Incorporation; |
| 14. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 15. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property; |
| 16. | Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 |
| 17. | RTC's issued with respect to property bearing Survey No. 183/1, measuring 03 Guntas Viz., the Property for the period: (i) 1968-69 to 1985-86; (ii) 1993-94 to 1996-97; and (iii) 2001-02 to 2022-23; |
| 18. | Endorsement bearing No. R.K.C.R/ 134 /2021-22 for non-availability of RTC for the period 1986-93, issued by the Tahsildar, Devanahalli Taluk; |
| 19. | Endorsement bearing No. R.K.C.R/ /2023-24 for non-availability of RTC for the period 1988-89 to 1992-93 and 1997-98 to 2000-01, issued by the Tahsildar, Devanahalli Taluk; |
| 20. | Village Map of Avathi Village; |

| | |
|-----|--|
| 21. | Extract of Karnataka Revision Settlement Akarband (Utharu); |
| 22. | Extract of Survey Tippanni issued with respect to property bearing Survey No. 183; |
| 23. | Extract of the Hissa Survey Tippanni and R.R. Pakka Book; |
| 24. | Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bengaluru Rural District; |
| 25. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR:198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura; |
| 26. | Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/2022-23, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru; and |
| 27. | Encumbrance Certificate issued by the jurisdictional Sub Registrar with respect to Property for the period: (i) 01.12.1960 to 31.03.2004 (ii) 01.04.2004 to 30.12.2016; (iii) 31.12.2016 to 28.02.2023; (iv) 28.02.2023 to 12.06.2023; and (v) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's) issued with respect to property bearing Survey No. 183/1, measuring 03 Guntas, situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**) for the period: (i) 1968-69 to 1982-83; and (ii) 2001-02 to 2010-11 (discussed below), we observe that Mr. Chikkanna, son of Mr. Venkatappa is reflected as holder of the Property.
2. We have not been provided with the extract of the Index of Lands Register and Record of Rights Register issued with respect to the Property. However, in this regard, we have been provided with an Endorsement bearing R.K. C.R. 2986/2019-20, issued by the Tahsildar Grade-2, Devanahalli Taluk (**Document No.1**) confirming that the extract of the Index of Lands Register and Record of Rights Register issued with respect to the Property are not available.
3. We have been provided with the Genealogical Tree of Late Venkatappa, son of Late Chikka Chikkanna (Viz., the father of Mr. Chikkanna) in form of an affidavit (**Document No.2**) and in terms of the said Genealogical Tree of Late Venkatappa, we observe that Late Venkatappa, his

wife Mrs. Lakkamma and their son Mr. Chikkanna deceased leaving behind Mrs. Muniakkayamma (wife) and their children, Mrs. Venkatamma, Mr. J.C. Venkataramanappa, Mr. Venkatesh and Mr. Anjinappa.

4. Thereafter, Mr. Chikkanna, son of Late Venkatappa and their children Mrs. Venkatamma, Mr. J.C. Venkataramanappa, Mr. C. Venkatesh and Mr. C. Anjinappa partitioned their family properties under the Partition Deed dated 16.07.2010 (Registered as Document No. DNH-1-01501-2010-11, Book-1, stored in C.D No. DNHD197, at the Office of Sub- Registrar, Devanahalli) (**Document No.3**) and in terms of the said partition, the Property was allotted to the share of Mrs. Venkatamma. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 9/2010-11 (**Document No.4**).
5. Further, in terms of the extract of the entry made in the Mutation Register bearing M.R. No. H99/2014-15 (**Document No.5**) it appears that the name of Mrs. Venkatamma was incorrectly mentioned as Mrs. Venkayamma and the same of rectified under an Order dated 04.03.2015 passed in proceedings bearing No. Adalat CR250/2014-15 by the Tahsildhar.
6. Subsequently, Mrs. Venkatamma, daughter of Late Chikkanna along with her family members conveyed the Property under a Sale Deed dated 18.01.2017 (Registered as Document No. DNH-1-00098-2017-18, Book-1, stored in C.D. No. DNHD635, at the office of the Sub- Registrar, Devanahalli) (**Document No.6**) in favour of Mr. Rahul Bohra, son of Mr. B. Ramesh Chand Bohra. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. H91/2016-17 (**Document No.7**).
7. In terms of the Order dated 03.11.2018 bearing No. N A E 197 BMR 2018, Bengaluru issued by the Urban Development Department (**Document No. 8**), we observe that land use of the Property along with other properties have changed from agricultural use to residential use.
8. Upon an application made by Mr. Rahul Bohra, we observe that the Property has been converted to Residential-Layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151185 issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No. 9**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. T43/2019-20 (**Document No.10**).
9. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.11**) read with Rectification Deed dated 02.08.2023 (Registered

as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.12**), we observe that Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP. Further, we observe that Mr. Ramesh Rahul Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos.13 & 14**).

10. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 bearing No. 150300200900320928 issued by the Avathi Village panchayath in connection with the Property (**Document No. 15**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. In this regard, we have been provided with the Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 16**).
11. We have been provided with the RTC's issued with respect to property bearing Survey No. 183/1, measuring 03 Guntas Viz., the Property for the period: (i) 1968-69 to 1985-86; (ii) 1993-94 to 1996-97; and (iii) 2001-02 to 2022-23 (**Document No.17**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of Property.
12. We have not been provided with the RTC's issued with respect to Property for the period 1986-1993. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R/ 134 /2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No.18**) confirming that the RTC's issued for the said period is mutilated.
13. We have not been provided with the RTC's issued with respect to Property for the period 1988-89 to 1992-93 and 1997-98 to 2000-01. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R/ /2023-24, issued by the Tahsildar, Devanahalli Taluk (**Document No. 19**) confirming that the RTC's issued for the said period is mutilated.
14. In terms of the Village Map of Avathi Village (**Document No. 20**), we observe the shape and location of property bearing Survey No. 183.
15. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 21**) we observe that property bearing Survey No. 183/1 admeasures 03 Guntas (without any kharab land) Viz., the Property.

16. In terms of the extract of Survey Tippani (**Document No. 22**), we observe the shape of property bearing Survey No. 183.
17. In terms of the extract of the Hissa Survey Tippani and R.R. Pakka Book issued with respect to property bearing Survey No. 183 (**Document No.23**), we observe that property bearing Survey No. 183 has been bifurcated into six portions Viz., properties bearing Survey Nos. 183/1 to 183/6 and we observe that property bearing Survey No. 183/1 admeasures 03 Guntas Viz., the Property.
18. We observe from the Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bengaluru Rural District (**Document No.24**) that no tenancy applications have been filed under Section 48 A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to Property along with other properties.
19. We observe from the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR:198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No. 25**) that there are no proceedings initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Property along with other properties.
20. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/2022-23, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru (**Document No. 26**), that the Property along with other properties have not been acquired by the said authority.
21. We observe from the Master Plan issued by the Bangalore International Airport Area Planning Authority ('BIAPPA'), Proposed Land Use- 2021 Grid No. E2, that a railway line passes adjacent to Survey No. 183. The present owner has represented that the railway line does not pass through the Property. In this regard it is advisable to ascertain if the Property or any part thereof fell under the buffer zone (no development zone).
22. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Property for the period: (i) 01.12.1960 to 31.03.2004 (ii) 01.04.2004 to 30.12.2016; (iii) 31.12.2016 to 28.02.2023; (iv) 28.02.2023 to 12.06.2023; and (v) 01.04.2023 to 17.02.2024 (**Document No. 27**) and in terms of the said EC's, we observe that all the registered transactions (as discussed above) are reflected.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1St floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320928 (Survey No. 183/1) measuring 303.51 Square Meters (03 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property;
- (ii) We observe from the Master Plan issued by the Bangalore International Airport Area Planning Authority ('BIAPPA'), Proposed Land Use- 2021 Grid No. E2, that a railway line passes adjacent to Survey No. 183. In this regard it is advisable to ascertain if the Property or any part thereof fell under the buffer zone (no development zone); and
- (iii) It is advisable to procure the latest Endorsements from the jurisdictional Planning Authority and Karnataka Housing Board to the effect that the Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.



**Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore**

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Mumbai | New Delhi | Pune | Bengaluru

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,

No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural Residential- Layout purpose and bearing E-Khatha No. 150300200900320884 (Survey No. 183/2) measuring 1517.57 Square Meters (15 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**), and bounded as follows:

East by : : Property bearing Survey No. 183/3;
West by : : Railway Track;
North by : : Property bearing Survey No. 183/1; and
South by : : Property bearing Survey No. 199.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 30.03.2021 bearing No. 202081, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|---|
| 1. | Endorsement dated 18.2.2015 bearing No. RK/CR/7408/2012-13, issued by the Tahsildar, Devanahalli Taluk; |
| 2. | Order Sheet in proceedings bearing RRTCR 660/ 1996-97 before Tahsildar, Devanahalli Taluk; |
| 3. | Endorsement dated 23.01.2023 bearing No. R.K.C.R. 100/ 2021-22 issued by the Tahsildar, Devanahalli Taluk; |
| 4. | Panchayat Partition Deed dated 24.03.2001 executed by and between (i) Mr. Subbanna, son of Mr. Kempanna; (ii) Mr. Narayanappa; (iii) Mr. Bairanna; (iv) Mr. Munikrishnappa [parties in serial nos. (ii) to (iv) are children of Mr. Subbanna, son of Mr. Kempanna]; |
| 5. | Extract of entry made in the Mutation Register bearing MR No. 30/2002-03; |
| 6. | Death Certificate of Late Subbanna, son of Mr. Kempanna; |
| 7. | Extract of entry made in the Mutation Register bearing MR. No. 39/ 2003-04; |
| 8. | Endorsement issued by the Tahsildar, Devanahalli Taluk for non-availability of Order bearing No. RRTCR-2492/ 2003-04; |
| 9. | Order dated 05.02.2007 passed in proceedings bearing No. R.A (DH) 33/ 2005-06 before the Assistant Commissioner, Doddaballapura, Sub-Division, Bangalore; |
| 10. | Extract of entry made in the Mutation Register bearing MR. No. 122/ 2006-07; |
| 11. | Sale Deed dated 10.04.2015 (Registered as Document No. DNH-1-00494/ 2015-16, Book-I, stored in C.D. No. DNHD539, at the office of Sub-Register, Devanahalli); |
| 12. | Notarized Genealogical Tree of Mr. S. Narayanappa, son of Late Subbanna; |
| 13. | Extract of entry made in the Mutation Register bearing MR. No. H48/ 2014-15; |
| 14. | Order dated 22.05.2017 in proceedings bearing LRF:SR (DE): 289/2014-15, 161, 166/ 2015-16 before the Assistant Commissioner, Doddaballapura; |
| 15. | Extract of entry made in the Mutation Register bearing MR. No. H13/ 2020-21; |
| 16. | Order dated 03.11.2018 bearing No. NAE 197, BMR 2018 issued by the Urban Development Department; |
| 17. | Official Memorandum dated 30.03.2021 bearing No. 202081 issued by the Office of Deputy Commissioner; |
| 18. | Conversion sketch; |
| 19. | Extract of entry made in the Mutation Register bearing MR. No. T51/ 2020-21; |

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| 20. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 21. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 22. | Certificate of Incorporation; |
| 23. | Certificate of Registration in Connection with the Sambhav Ventures Realty LLP; |
| 24. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property; |
| 25. | Receipt dated 22.11.2023, evidencing payment of property tax for the period 2023-24; |
| 26. | RTC's issued with respect to the Property for the period (i) 1968-69 to 1985-86; and (ii) 1993-94 to 2022-23; |
| 27. | Endorsement bearing No. RK/CR/134/2021-22, issued by the Tahsildar, Devanahalli Taluk in connection with non-availability of RTC for the period 1986-87 to 1992-93; |
| 28. | Village Map of Avathi Village; |
| 29. | Extract of Tippani issued with respect to property bearing Survey No.183; |
| 30. | Extract of the Hissa Survey Tippani and Hissa Survey Pakka Book issued with respect to property bearing Survey No.183; |
| 31. | Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to the Property; |
| 32. | Endorsement dated 05.07.2017 bearing No. LRF (DE)(HIM) C.R: 110/ 2017-18 issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura; |
| 33. | Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildhar, Devanahalli Taluk, Bangalore Rural District; |
| 34. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM), CR: 198/ 2022 issued by the Sub-Division, Doddaballapura on behalf of Assistant Commissioner; |
| 35. | Endorsement dated 17.11.2022, issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru; and |
| 36. | Encumbrance Certificate issued by the jurisdictional Sub-Registrar with respect to the Property for the period (i) 01.12.1960 to 31.03.2004; (ii) 01.04.2004 to 18.09.2018; (iii) 01.04.2018 to 15.11.2022; (iv) 16.11.2022 to 28.02.2023; (v) 01.03.2023 to 10.06.2023; and (vi) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We observe from the extract of Record of Rights, Tenancy and Crops for the period 1968-69 to 1985-86 (discussed below) issued with respect to property bearing Survey No. 183/2, measuring 15 Guntas, situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**), that Mr. Kempanna, son of Mr. Subbanna reflected as the holder of the Property.
2. We have not been provided with the extracts of the Index of Lands Register and Record of Rights Register issued with respect to Property. In this regard, we have been provided with the Endorsement dated 18.02.2015 bearing No. RK/CR/7408/2012-13, issued by the Tahsildar, Devanahalli Taluk (**Document No. 01**) confirming that the extracts of the Index of Lands Register and Record of Rights Register issued with respect to Property are mutilated.
3. In terms of the Order Sheet in proceedings bearing RRTCR 660/ 1996-97 (**Document No.02**) before Tahsildar, Devanahalli Taluk we observe that the Tahsildhar ordered to mutate the khata jointly in the names of Mr. Subbanna, son of Mr. Kempanna and Mr. Narayanappa, son of Mr. Bairappa in connection with the Property. We have not been provided with the extract of entry made in the Mutation Register bearing MR. No. 43/ 1996-97. In this regard we have been provided with Endorsement dated 23.01.2023 bearing No. R.K.C.R. 100/ 2021-22 issued by the Tahsildar, Devanahalli Taluk confirming that the extract of entry made in the Mutation Register bearing MR. No. 43/ 1996-97 issued with respect to Property has been mutilated (**Document No.03**).
4. In terms of the Panchayat Partition Deed dated 24.03.2001 executed by and between (i) Mr. Subbanna, son of Mr. Kempanna; (ii) Mr. Narayanappa; (iii) Mr. Bairanna; (iv) Mr. Munikrishnappa [parties in serial nos. (ii) to (iv) are children of Mr. Subbanna, son of Mr. Kempanna] (**Document No.04**), partitioned their family properties and by virtue of which Mr. S. Narayanappa has been allotted with property bearing of Survey No. 183/2, measuring 15 Guntas viz., Property along with other properties. In this regard, we have been provided with the: (i) extract of entry made in the Mutation Register bearing MR No. 30/2002-03; and (ii) Death Certificate of Late Subbanna, son of Mr. Kempanna (**Document Nos. 05 & 06**). We have not been provided with the Genealogical Tree of Late Subbanna, son of Late Kempanna, issued by the Village Accountant/Tahsildar to ascertain whether all the legal heirs of Late

Subbanna had joined in the execution of the Panchayat Partition Deed dated 24.03.2001. In this regard, the present owner has represented that no claims have been made by the legal heirs of Late Subbanna thus far.

5. Further we observe from the extract of entry made in the Mutation Register bearing MR. No. 39/ 2003-04 (**Document No. 07**), the khata for a portion of the Property measuring 07.5 Guntas has been mutated in the name of Mr. B. Narayanappa, son of Mr. Bairappa (son of Kempanna) and the khata for the remaining extent of 7.5 Guntas has been mutated in the name of Mr. S. Narayanappa, son of Late Subbanna as per the proceedings dated 31.12.2003 bearing RRTCR 2492/ 2003-04. We have not been provided with the proceedings dated 31.12.2003 bearing RRTCR 2492/ 2003-04. In this regard, we have been provided with the Endorsement issued by the Tahsildar, Devanahalli Taluk (**Document No.08**), confirming that the said proceedings dated 31.12.2003 bearing No. RRTCR 2492/ 2003-04 is not available.

6. By an Order dated 05.02.2007 (**Document No.09**) passed by Assistant Commissioner, Doddaballapura, Sub-Division, Bangalore, in R.A (DH) 33/ 2005-06 the MR. No. 39/ 2003-04 was set aside and the Sub-Divisional Officer was directed to enter the name of Mr. S. Narayanappa, son of Late Subbanna as the holder of the Property. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR. No. 122/ 2006-07 (**Document No.10**). We have not been provided with any documents to confirm if Mr. B. Narayanappa, son of Late Bairappa filed any Appeal against the said Order dated 05.02.2007. However, the present owner has represented that the said Mr. B. Narayanappa has not filed any appeal against Order dated 05.02.2007, thus far.

7. In terms of the Sale Deed dated 10.04.2015 (Registered as Document No. DNH-1-00494/ 2015-16, Book-I, stored in C.D. No. DNHD539, at the office of Sub-Register, Devanahalli) (**Document No.11**), that (i) Mr. S. Narayanappa, son of Late Subbanna; along with: (ii) Mrs. Jayamma, wife of Mr. S. Narayanappa; (iii) Mr. N. Anjinappa, son of Mr. S. Narayanappa; (iv) Mrs. Aruna, wife of Mr. N. Anjinappa; (v) Master Chetan and (vi) Master Charan [parties (v) & (vi) are minor children represented by their Natural Guardian father Mr. N. Anjinappa]; (vii) Mr. Ramesh N., son of Mr. S. Narayanappa; (viii) Mrs. Uma, wife of Mr. N. Ramesh; (ix) Master Chandan; (x) Master Rohan [parties (ix) & (x) are minor children represented by their Natural Guardian father Mr. N. Mahesh]; (xi) Mr. Munikrishna N., son of Mr. S. Narayanappa; (xii) Mrs. Priyanka, wife of Mr. N. Munikrishna; and (xiii) Master Gokul, son of Mr. N. Munikrishna (minor represented by his Natural Guardian father Mr. N. Munikrishna), conveyed the Property in

favour of Mrs. Shakuntala Bohra, wife of Mr. B. Ramesh Chand Bohra. In this regard, we have been provided with the: (i) Notarized Genealogical Tree of Mr. S. Narayanappa, son of Late Subbanna (**Document No.12**) and (ii) extract of entry made in the Mutation Register bearing MR. No. H48/ 2014-15 (**Document No.13**). We have not been provided with the Genealogical Tree of Mr. S. Narayanappa, son of Late Subbanna, issued by the Village Accountant/Tahsildar to ascertain if all the legal heirs of Mr. S. Narayanappa had joined in the execution of the Sale Deed dated 10.04.2015 (Registered as Document No.494/ 2015-16). In this regard, the present owner has represented that no claims have been made by the legal heirs of Mr. S. Narayanappa thus far.

8. In terms of the extract of entry made in the Mutation Register bearing MR. No. H48/ 2014-15 (**Document No.13**), we observe violation under Land Reforms Act. Thereafter we have been provided with the order dated 22.05.2017 in proceedings bearing LRF:SR (DE): 289/2014-15, 161, 166/ 2015-16 passed by the Assistant Commissioner, Doddaballapura (**Document No.14**) and in terms of the said order the Assistant Commissioner that there is no violation under section 79(A)(B) of Land Reforms Act 1961. In this regard we have been provided with the extract of entry made in the Mutation Register bearing MR. No. H13/ 2020-21 (**Document No.15**).
9. In terms of the Order dated 03.11.2018 bearing No. NAE 197, BMR 2018 (**Document No.16**), Bengaluru issued by the Urban Development Department, we observe that the Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.
10. Upon an application made by Mrs. Shakuntala Bohra, wife of Mr. B. Ramesh Chand Bohra, we observe that the Property has been converted from agricultural purpose to residential-layout purpose vide Official Memorandum dated 30.03.2021 bearing No. 202081 issued by the Office of Deputy Commissioner (**Document No. 17**). In this regard, we have also been provided with the: (i) conversion sketch; and (ii) extract of entry made in the Mutation Register bearing MR. No. T51/ 2020-21 (**Document No. 18 & 19**).
11. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.20**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.21**), we observe that Mrs. Shakuntala Bohra, wife of Mr. Bhawarilal Ramesh

Chand Bohra along with others formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mrs. Shakuntala Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos. 22 & 23**).

12. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 property bearing No. 150300200900320884 issued by the Avathi Village panchayath in connection with the Property (**Document No. 24**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. We have also been provided with the Receipt dated 22.11.2023, evidencing payment of property tax for the period 2023-24 (**Document No. 25**).
13. In terms of the RTC's issued with respect to the Property for the period (i) 1968-69 to 1985-86; and (ii) 1993-94 to 2022-23 (**Document No. 26**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property.
14. We have not been provided with the RTC's issued with respect to the Property for the period 1986-87 to 1992-93. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R. 134/ 2021-22 (**Document No. 27**), issued by the Tahsildar, Devanahalli Taluk
15. In terms of the Village Map of Avathi Village (**Document No. 28**), we observe the shape and location of the property bearing Survey No. 183.
16. In terms of the extract of Tippani (**Document No. 29**) we observe the land bearing Survey No. 183 measures an extent of 03 Acres 30 Guntas excluding 10 Guntas of Kharab.
17. In terms of extract of the Hissa Survey Tippani and Hissa Survey Pakka Book (**Document No. 30**), we observe that property bearing Survey No. 183, measuring 04 Acres including 10 Guntas of Kharab has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 183/1 to 183/6. Further, Mr. Kempanna, son of Mr. Subbanna is reflected as holder of the Property.
18. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 31**), we observe that the Survey No.183/2 admeasures 15 Guntas (viz, the Property), without any kharab.

19. We observe from the Master Plan issued by the Bangalore International Airport Area Planning Authority ('BIAPPA'), Proposed Land Use- 2021 Grid No. E2, that a railway line passes adjacent to Survey No. 183. The present owner has represented that the railway line does not pass through the Property. In this regard it is advisable to ascertain if the Property or any part thereof fell under the buffer zone (no development zone).
20. Endorsement dated 05.07.2017 bearing No. LRF (DE)(HIM) C.R: 110/ 2017-18 (**Document No.32**) issued with respect to the Property, along with other properties by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura, we observe that no proceedings have been initiated under Section 79 (A) and 79 (B) of the Karnataka Land Revenue Act, 1961, as on 05.07.2017.
21. We have been provided with the Endorsement dated 24.12.2019 bearing No. RD0038366112638 (**Document No.33**), issued by the Tahsildhar, Devanahalli Taluk, Bangalore Rural District that no tenancy applications have been filed under Section 48 A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to the Property.
22. We have been provided with the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM). CR: 198/ 2022 (**Document No.34**) issued by the Sub-Division, Doddaballapura on behalf of Assistant Commissioner, we observe that no proceedings have been initiated under: (i) Section 79 (A) and 79 (B) of the Karnataka Land Revenue Act, 1961; and (ii) under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Property.
23. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/_/ 2022-23, issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru (**Document No.35**), that the Property along with other properties have not been acquired by the said authority.
24. Encumbrance Certificate ('EC's) issued by the jurisdictional Sub-Registrar with respect to the Property for the period (i) 01.12.1960 to 31.03.2004; (ii) 01.04.2004 to 18.09.2018; (iii) 01.04.2018 to 15.11.2022; (iv) 16.11.2022 to 28.02.2023; (v) 01.03.2023 to 10.06.2023; and (vi) 01.04.2023 to 17.02.2024 (**Document No. 36**). In terms of the said EC's, we observe that all transactions (*as discussed above*) with respect to the Property are reflected.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing Survey No. 183/2, (E-Khatha No. 150300200900320884), measuring 1517.57 Square Meters (15 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District Viz., Property;
- (ii) We observe from the Master Plan issued by the Bangalore International Airport Area Planning Authority ('BIAPPA'), Proposed Land Use- 2021 Grid No. E2, that a railway line passes adjacent to Survey No. 183. In this regard, it is advisable to ascertain if the Property or any part thereof fell under the buffer zone (no development zone); and
- (iii) It is advisable to procure the Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.



**Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore**

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320916 (Survey No. 183/4) measuring 2428.113 Square Meters (24 Guntas including 03 Guntas of regularised 'A' Kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**) and bounded as follows:

East by : Property bearing Survey No. 175;
West by : Property bearing Survey Nos. 183/3, 7, 8, 9 & 10;
North by : Property bearing Survey No. 174; and
South by : Property bearing Survey No. 183/5.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 14.09.2020 bearing No. 157772, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|----------------|--|
| 1. | Endorsement dated 02.11.2019 bearing No. R.K.C.R:2986/2019-20, issued by the Tahsildar, Devanahalli Taluk; |
| 2. | Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume No. 956, at the office of the Sub-Registrar, Devanahalli); |
| 3. | Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli); |
| 4. | Sale Deed dated 01.10.1975 (Registered as Document No. 2024/ 1975-76, Book-I, volume No. 1176, at pages 212 to 214 at the office of Sub-Registrar, Devanahalli Taluk); |
| 5. | Agreement to Sale dated 26.08.1999 (Registered as Document No. 913/ 1999-00, Book-I, volume No. 1800, at pages 21 to 22, at the office of Sub-Registrar Devanahalli); |
| 6. | Cancelation of General Power of Attorney dated 23.05.2000 (Registered as Document No. 8/ 2002-03, Book-IV, volume No. 62, at pages 38-40, at the office of Sub-Registrar, Devanahalli Taluk); |
| 7. | Sale Deed dated 22.08.2005 (Registered as Document No. DNH-1-02381/ 2005-06, Book-I, stored in C.D. No. DNHD57, at the office of Sub-Registrar, Devanahalli); |
| 8. | Extract of entry made in the Mutation Register bearing MR. No. 49/ 2012-13; |
| 9. | Endorsement bearing No. R.K.C.R: 134/ 2021-22 issued by the Tahsildar, Devanahalli Taluk; |
| 10. | Extract of entry made in the Mutation Register bearing M.R. No. 48/ 2005-06; |
| 11. | Plaint, Amended Plaintiff, Order Sheet and Order in Original Suit bearing O.S. No. 906/2006 (Old O.S. No. 1871/2005) with respect to the Property, before the Court of Civil Judge (Senior Division), Devanahalli; |
| 12. | Extract of entry made in the Mutation Register bearing MR. No. 42/ 2005-06; |
| 13. | Extract of entry made in the Mutation Register bearing MR. No. 34/ 2010-11; |
| 14. | Extract of entry made in the Mutation Register bearing MR. No. H108/ 2012-13; |
| 15. | Endorsement for non-availability of Order passed in proceedings bearing No. RRT (D) CR 96/2012-13, issued by the Tahsildar, Devanahalli; |
| 16. | Confirmation Deed dated 10.02.2014 (Registered as Document No. DNH-1-09045/ 2013-14, Book-I, C.D. No. DNHD369, at the office of Sub-Register, Devanahalli Taluk); |

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| 17. | Sale Deed dated 06.06.2014 (Registered as Document No.DNH-1-01263/ 2014-15, Book-1, stored in C.D. No. DNHD382, at the office of Sub-Registrar, Devanahalli Taluk); |
| 18. | Extract of entry made in the Mutation Register bearing MR. No. H118/ 2013-14; |
| 19. | Confirmation Deed dated 28.06.2014 (Registered on 08.07.2014, Registered as Document No. DNH-1-02346/ 2014-15, Book-I, stored in C.D. No. DNHD388, at the office of Sub-Registrar, Devanahalli); |
| 20. | Notarized Genealogical Tree of Mr. Muniyappa, son of Late Narayanappa; |
| 21. | Plaint in suit bearing O.S. No. 446/2015 before the Court of Senior Civil Judge, at Devanahalli; |
| 22. | Order dated 13.07.2019 (procured online) in connection with the O.S. No. 446/2015; |
| 23. | Extract of entry made in the Mutation Register bearing MR. No. H94/ 2019-20; |
| 24. | Order dated 03.11.2018 bearing No. NAE 197, BMR 2018, Bengaluru issued by the Urban Development Department; |
| 25. | Official Memorandum dated 14.09.2020 bearing No. 157772 issued by the Office of Deputy Commissioner, Bangalore Rural District; |
| 26. | Extract of entry made in the Mutation Register bearing MR. No. T14/ 2020-21; |
| 27. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 28. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 29. | Certificate of Incorporation; |
| 30. | Certificate of Registration in Connection with the Sambhav Ventures Realty LLP; |
| 31. | Form No. 11B (E-khatha) dated 12.02.2024 property bearing No. 150300200900320916, measuring 2428.113 (24 Guntas including 03 Guntas of regularised 'A' Kharab), issued by the Avatii Village panchayath in connection with the Property; |
| 32. | Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24; |
| 33. | RTC's issued for the period (i) 1968-69 to 1982-83; (ii) 1993-94 to 2011-12; and (iii) 2013-14 to 2022-23; |
| 34. | Endorsement bearing No. R.K.C.R: 134/ 2021-22 issued by the Tahsildar, Devanahalli Taluk; |
| 35. | Village Map of Avathi Village; |

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| 36. | Extract of Tippani issued with respect to the property bearing Survey No. 183; |
| 37. | Extract of the Hissa Survey Tippani and Hissa Survey Pakka Book issued with respect to property bearing Survey No.183; |
| 38. | Extract of Karnataka Revisional Settlement Akarband issued with respect to the Property; |
| 39. | Endorsement dated 05.07.2017 bearing No. LRF (DE)(HIM) C.R: 110/ 2017-18 issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura; |
| 40. | Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildhar, Devanahalli Taluk, Bangalore Rural District; |
| 41. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM). CR: 198/ 2022, issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura; |
| 42. | Endorsement dated 17.11.2022, issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru; and |
| 43. | Encumbrance Certificate ('EC's') issued for the period: (i) 01.04.1960 to 31.12.1965; (ii) 01.04.1965 to 31.03.1976; (iii) 01.04.1976 to 31.03.1998; (iv) 01.04.1998 to 31.03.2004 (v) 01.04.2004 to 04.12.2019; (vi) 05.12.2019 to 10.06.2023; and (vii) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We observe from the extract of Record of Rights, Tenancy and Crops ('RTC's') for the period 1968-69 to 1982-83 (discussed below) issued with respect to property bearing Survey No. 183/4, measuring 21 Guntas, situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**), that Mr. Pillamunishami, son of Mr. Doddavenkata, reflected as the holder of the Property.
2. We have not been provided with the extracts of the Index of Land Register and Record of Rights Register issued with respect to Property. In this regard, we have been provided with the Endorsement dated 02.11.2019 bearing No. R.K.C.R:2986/2019-20, issued by the Tahsildar, Devanahalli Taluk (**Document No. 1**), confirming that the extracts of the Index of Land Register and Record of Rights Register issued with respect to Property are not available.

3. In terms of the: (i) Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume No. 956, at the office of the Sub-Registrar, Devanahalli) (**Document No. 2**); and (ii) Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli) (**Document No. 3**), we observe that Mr. Gangappa, son of Mr. Doddavenkata (as karta of hindu undivided family), Mr. Pillamunishamappa son of Mr. Doddavenkata and Mr. Muniyappa, son of Mr. Munishamappa have mortgaged Property along with other properties in favour of Primary Land Development Bank Limited. We have not been provided with the documents evidencing discharge of mortgage, created in favour of Primary Land Development Bank Limited with respect to the Property. The present owner has represented that no claims has been made by Primary Land Development Bank Limited over the Property thus far.

4. In terms of the Sale Deed dated 01.10.1975 (Registered as Document No. 2024/ 1975-76, Book-I, volume No. 1176, at pages 212 to 214 at the office of Sub-Registrar, Devanahalli Taluk) (**Document No. 4**), we observe that Mr. Gangappa, son of Mr. Doddavenkatappa conveyed the Property in favour of Mr. Munishamappa @ Kurigalappa, son of Mr. Chikkavenkatappa.

5. Further, we observe from the Agreement to Sell dated 26.08.1999 (Registered as Document No. 913/ 1999-00, Book-I, volume No. 1800, at pages 21 to 22, at the office of Sub-Registrar Devanahalli) (**Document No. 5**), that Mr. Munishanappa @ Kurigalappa, son of Chikkavenkatappa, represented by his General Power of Attorney Holder Mr. Muniyappa @ Appaiah had agreed to convey the Property along with other properties in favour of Mrs. Chennamma, wife of Mr. Muniyappa @ Appaiah.

6. We observe that the General Power of Attorney dated 15.05.1995 (Registered as Document No. 97/ 1995-96) was cancelled/terminated under a Cancellation of General Power of Attorney dated 23.05.2000 (Registered as Document No. 8/ 2002-03, Book-IV, volume No. 62, at pages 38-40, at the office of Sub-Registrar, Devanahalli Taluk) (**Document No. 6**), executed by Mr. Munishanappa @ Kurigalappa, son of Chikkavenkatappa in favour of Mr. Muniyappa @ Appaiah. We have not been provided with the said General Power of Attorney dated 15.05.1995 (Registered as Document No. 97/ 1995-96).

7. We observe from the Agreement to Sell dated 26.08.1999 (Registered as Document No. 913/ 1999-00) that Mr. Munishanappa @ Kurigalappa (*represented by his General Power of Attorney Holder Mr. Muniyappa @ Appaiah*) had agreed to convey the Property in favour of Mrs. Chennamma, wife of Mr. Muniyappa @ Appaiah. In this regard, the present owner has represented that it has no information/document evidencing cancellation of the said Agreement

and that Mrs. Chennamma, wife of Mr. Muniyappa @ Appaiah and/or her legal heirs have not made claim over the Property thus far.

8. Further, we observe Sale Deed dated 22.08.2005 (Registered as Document No. DNH-1-02381/2005-06, Book-I, stored in C.D. No. DNHD57, at the office of Sub-Registrar, Devanahalli) (**Document No. 7**) that Mr. Munishanappa @ Kurigalappa, son of Chikkavenkatappa conveyed the Property in favour of Mrs. Munilakshamma, wife of Mr. Muniyappa and Mr. Muniyappa, son of Late Narayanappa. In this regard we have been provided with the extract of entry made in the Mutation Register bearing MR. No. 49/ 2012-13 (**Document No. 8**).
9. We have not been provided with the Order passed in the proceedings bearing RRTCR 2051/2005-06 [*as reflected in the extract of entry made in the Mutation Register bearing M.R. No. 48/2005-06 (available online)*]. In this regard, we have been provided with the: (i) Endorsement bearing No. R.K.C.R: 134/ 2021-22 (**Document No. 9**), confirming that the said order passed in proceedings bearing RRTCR. 2051/ 2005-06 is not available; (ii) extract of entry made in the Mutation Register bearing M.R. No. 48/ 2005-06 (**Document No. 10**).
10. In terms of the, Plaintiff, Amended Plaintiff, Order Sheet and Order in suit bearing Original Suit bearing O.S. No. 906/2006 (Old O.S. No. 1871/2005), before the Court of Civil Judge (Senior Division), Devanahalli (**Document No. 11**), we observe that Mr. Lakshminarayana, son of Muniyappa (as Plaintiff) had filed the said suit claiming that the Property was joint family property of properties of Late Doddavenkatappa [*Viz., the father of Late Gangappa who had conveyed the Property in favour of in favour of Mr. Munishamappa @ Kurigallappa, son of Mr. Uttanallappa (discussed above)*] against Mrs. Muniyamma, wife of Late Papanna (daughter of Late Gangappa) and others (as Defendants), seeking for partition and separate possession of his 1/6th (one-Sixth) share in the Property along with other properties. During the pendency of the said suit the Plaintiff filed a Memo dated 11.08.2010 seeking to delete the Property from the suit schedule properties as the parties had settled the matter amongst them. The Court *vide* Order 20.09.2010 allowed the said Memo filed by the Plaintiff and permitted to delete the Property from the suit schedule properties. In this regard we have been provided with the extract of entry made in: (i) Extract of entry made in the Mutation Register bearing MR. No. 42/ 2005-06; (ii) Extract of entry made in the Mutation Register bearing MR. No. 34/ 2010-11 (**Document Nos. 12 & 13**).
11. Further, it appears that from the extract of entry made in the Mutation Register bearing MR. No. H108/ 2012-13 (**Document No. 14**) that the khata with respect to Property has been

mutated in the names of Mrs. Munilakshamma, daughter of Late Munishamappa and Mr. Muniyappa, son of Late Narayanappa. We have not been provided with the Order dated 09.07.2012 bearing No. RRT (D) CR 96/2012-13 passed by the Assistant Commissioner. In this regard we have been provided with the Endorsement bearing No. R.K.C.R: /2021-22 issued by the Tahsildar, Devanahalli (**Document No.15**), confirming that the said document is not available.

12. In terms of the Confirmation Deed dated 10.02.2014 (Registered as Document No. DNH-1-09045/ 2013-14, Book-I, C.D. No. DNHD369, at the office of Sub-Register, Devanahalli Taluk) (**Document No. 16**), we observe that: (i) Mrs. Gangamma, wife of Late Munishamappa @ Kurigalappa; (ii) Mr. Mahesh Babu, son of Late Narayanamma; (iii) Mrs. Meenakshamma, daughter of Late Narayanamma; (iv) Mrs. Anjanamma, daughter of Late Munishamappa @ Kurigalappa; (iv) Mr. Shrikanth, son of Mrs. Anjanamma have confirmed the Sale Deed dated 22.08.2005 (Registered as Document No. 2381/ 2005-06) executed in favour of Mrs. Munilakshamma, wife of Mr. Muniyappa and Mr. Muniyappa, son of Late Narayanappa.

13. In terms of the Sale Deed dated 06.06.2014 (Registered as Document No. DNH-1-01263/ 2014-15, Book-1, stored in C.D. No. DNHD382, at the office of Sub-Registrar, Devanahalli Taluk) (**Document No. 17**) we observe that: (i) Mrs. Munilakshamma, wife of Mr. Muniyappa; (ii) Mr. Muniyappa, son of Late Narayanappa and (iii) Master Nishant, son of Mr. Muniyappa (Master Nishant is minor and represented by his father Mr. Muniyappa), conveyed the Property in favour of Mr. Ramesh Chand Bohra, son of Late Bhawarilal Bohra. In this regard we have been provided with the extract of entry made in the Mutation Register bearing MR. No. H118/ 2013-14 (**Document No. 18**).

14. In terms of the Confirmation Deed dated 28.06.2014 (Registered on 08.07.2014, Registered as Document No. DNH-1-02346/ 2014-15, Book-I, stored in C.D. No. DNHD388, at the office of Sub-Registrar, Devanahalli) (**Document No. 19**), we observe that (i) Mrs. Munigangamma, wife of Mr. Guttamuniyappa (ii) Mrs. Munivenkatamma, [parties (i) and (ii) are the daughters of Late Narayanappa]; (iii) Ms. Sarala, daughter of Late Munilakshamma; and (iv) Mrs. Pillamuniyamma, daughter of Late Narayanappa, all together have confirmed Sale Deed dated 06.06.2014 (Registered as Document No. 1263/ 2014-15) executed in favour of the Mr. Ramesh Chand Bohra, son of Late Bhawarilal Bohra. In this regard we have been provided with the Notarized Genealogical Tree of Mr. Muniyappa, son of Late Narayanappa (**Document No.20**).

15. In terms of the Plaintiff filed in suit bearing O.S. No. 446/2015 before the Court of Senior Civil Judge, at Devanahalli (**Document No. 21**), we observe that Mrs. Lakshmamma, wife of Hanumanthappa (as Plaintiff) had filed a suit seeking for partition and separate possession of her 1/3rd (one-third) share in the Property along with other properties against Mrs. Munigangamma, wife of Late Munishamappa @ Kurigalappa and others (as Defendants). On an online verification, we observe that suit was later settled in Lokadalath. In this regard we have been provided with the Order dated 13.07.2019 (procured online) (**Document No.22**)
16. In terms of the extract of entry made in the Mutation Register bearing MR. No. H118/ 2013-14 (*discussed above*), it appears that the provisions of Karnataka Land Reforms Act, 1964 were violated. Thereafter, we observe from the extract of entry made in the Mutation Register bearing MR. No. H94/ 2019-20 (**Document No. 23**), that the khata with respect to Property has been mutated in the name of Mr. B. Ramesh Chand Bohra subsequent to an Order dated 11.10.2019 passed in LRF:SR(D)208/2018 by the Assistant Commissioner.
17. In terms of the Order dated 03.11.2018 bearing No. NAE 197, BMR 2018 (**Document No.24**), Bengaluru issued by the Urban Development Department, we observe that the Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.
18. Upon an application made by Mr. Ramesh Chand Bohra, son of Late Bhawarilal Bohra, we observe that the property measuring 24 Guntas including 03 Guntas of A Kharab Viz., the Property has been converted from agricultural purpose to residential-layout purpose vide Official Memorandum dated 14.09.2020 bearing No. 157772 issued by the Office of Deputy Commissioner, Bangalore Rural District (**Document No. 25**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR. No. T14/ 2020-21 (**Document No. 26**).
19. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.27**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.28**), we observe that Mr. Bhawarilal Ramesh Chand Bohra, son of Late Bhawarilal along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mr. Bhawarilal Ramesh Chand Bohra being the partner of the firm has contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii)

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Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos. 29 & 30**).

20. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 property bearing No. 150300200900320916, measuring 2428.113 Square Meters (24 Guntas including 03 Guntas of regularised 'A' Kharab), issued by the Avathi Village panchayath in connection with the Property (**Document No. 31**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. Further, we have been provided with the Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 32**).
21. We have been provided with the RTC's issued for the period: (i) 1968-69 to 1982-83; (ii) 1993-94 to 2011-12; and (iii) 2013-14 to 2022-23 (**Document No. 33**) and in terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow with respect to the Property.
22. We have not been provided with the RTC's issued with respect to the Property for the period 1983-84 to 1992-93. In this regard we have been provided with the Endorsement bearing No. R.K.C.R: 134/ 2021-22 issued by the Tahsildar Devanahalli Taluk, confirming the said RTC's are mutilated (**Document No. 34**). We have not been provided with the RTC's issued with respect to the Property for the period 2012-13.
23. In terms of the Village Map of Avathi Village (**Document No. 35**), we observe the shape and location of the property bearing Survey No. 183.
24. In terms of the extract of Tippani (**Document No. 36**), we observe shape of the property bearing Survey No. 183.
25. In terms of extract of the Hissa Survey Tippani and Hissa Survey Pakka Book (**Document No. 37**), we observe that property bearing Survey No. 183, measuring 04 Acres including 10 Guntas of kharab has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 183/1 to 183/6. Further, Mr. Pillamunishami, son of Mr. Doddavenkata is reflected as holder of the Property.
26. We observe from the extract of Karnataka Revisional Settlement Akarband issued with respect to the Property (**Document No. 38**) that the Property admeasures 21 Guntas (excluding 03 Guntas of 'A' Kharab).

27. We have been provided with the Endorsement dated 05.07.2017 bearing No. LRF (DE)(HIM) C.R: 110/ 2017-18 issued with respect to the Property, along with other properties by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura (**Document No. 39**), we observe that no proceedings have been initiated under Section 79 (A) and 79 (B) of the Karnataka Land Revenue Act, 1961, as on 05.07.2017.

28. We have been provided with the Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildhar, Devanahalli Taluk, Bangalore Rural District (**Document No. 40**), that no tenancy applications have been filed under Section 48 A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to the Property.

29. We have been provided with the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM). CR: 198/ 2022, issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura (**Document No. 41**), we observe that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Property.

30. We observe from the Endorsement dated 17.11.2022, issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru (**Document No. 42**), that the Property along with other properties have not been acquired by the said authority.

31. We have been provided with the Encumbrance Certificate ('EC's') issued for the period: (i) 01.04.1960 to 31.12.1965; (ii) 01.04.1965 to 31.03.1976; (iii) 01.04.1976 to 31.03.1998; (iv) 01.04.1998 to 31.03.2004; (v) 01.04.2004 to 04.12.2019; (vi) 05.12.2019 to 10.06.2023; and (vii) 01.04.2023 to 17.02.2024 (**Document No. 43**). In terms of the said EC's, we observe that all transactions (as discussed above) with respect to the Property are reflected.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

(i) Shambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing 183/4, (E-Khatha No.

150300200900320916) measuring 2428.113 Square Meters (24 Guntas including 03 Guntas of regularised 'A' Kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District Viz., Property; and

(ii) It is advisable to procure the Latest Endorsement issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320915 (Survey No. 183/5), measuring 2529.285 (25 Guntas including 03 Guntas of regularized 'A' Kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property') and bounded as follows:

East by : : Property bearing Survey No. 175;
West by : : Remaining portion of property bearing Survey No. 183/3;
North by : : Remaining portion of property bearing Survey No. 183/4; and
South by : : Remaining portion of property bearing Survey No.183/6.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151184, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|--|
| 1. | Endorsement dated 02.11.2019 bearing No. R.K.C.R:2986/2019-20, issued by the Tahsildar, Devanahalli Taluk; |
| 2. | Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume No. 956, at the office of the Sub-Registrar, Devanahalli); |
| 3. | Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli); |
| 4. | Discharge Deed dated 25.08.1975 (Registered as Document No. 1542/ 1975-76, Book-I, volume no. 1182, at pages 117-119, at the office of Sub-Registrar, Devanahalli Taluk), executed by Secretary of PLD Bank Devanahalli, in favour of Mr. Gangappa, son of Mr. Doddavenkata; |
| 5. | Sale Deed dated 01.10.1975 (Registered as Document No. 2024/ 1975-76, Book-I, volume No. 1176, at pages 212 to 214 at the office of Sub-Registrar, Devanahalli Taluk); |
| 6. | Order dated 08.09.1981 passed in proceedings bearing LRF No. 14/1974-75 before the Land Tribunal, Devanahalli Taluk; |
| 7. | Agreement to Sale dated 26.08.1999 (Registered as Document No. 913/ 1999-00, Book-I, volume No. 1800, at pages 21 to 22, at the office of Sub-Registrar Devanahalli) executed by Mr. Munishanappa @ Kurigalappa, son of Chikkavenkatappa represented by his General Power of Attorney Holder Mr. Muniyappa @ Appaiah in favour of Mrs. Chennamma, wife of Mr. Muniyappa @ Appaiah; |
| 8. | Cancelation of General Power of Attorney dated 23.05.2000 (Registered as Document No. 8/ 2002-03, Book-IV, volume No. 62, at pages 38-40, at the office of Sub-Registrar, Devanahalli Taluk), executed by Mr. Munishanappa @ Kurigalappa, son of Chikkavenkatappa in favour of Mr. Muniyappa @ Appaiah; |
| 9. | Plaint, Amended plaint, Compromise petition and Order Sheet in Suit bearing O.S. No. 641/ 2001 before the Court of the Civil Judge (Senior Division), at Bangalore; |
| 10. | Order dated 03.06.2004 passed by the Court of the Civil Judge (Senior Division) at Bangalore; |
| 11. | Extract of entry made in the Mutation Register bearing MR. No. 20/ 2004-05; |
| 12. | Endorsement for non-availability of M.R. No.5/ 1978-79, issued by the Tahsildar, Devanahalli Taluk; |
| 13. | Endorsement bearing No. R.K.C.R.134/ 2021-22 issued by the Tahsildar, Devanahalli Taluk; |

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| 14. | Extract of entry made in the Mutation Register bearing M.R. No. 10/ 2004-05 (procured online); |
| 15. | Plaint filed in suit bearing Original Suit bearing O.S. No. 906/2006 (Old O.S. No. 1871/2005), before the Court of Civil Judge (Senior Division), Devanahalli; |
| 16. | Memo dated 11.08.2010 seeking to delete the Property from the suit schedule properties and Court order dated 20.09.2010; |
| 17. | Extract of entry made in the Mutation Register bearing MR. No. 42/ 2005-06; |
| 18. | Extract of entry made in Mutation Register bearing MR. No. H103/2011-12; |
| 19. | Order Sheet and Amended Plaintiff filed by the Plaintiff in suit bearing O.S. No. 906/2006; |
| 20. | Gift Deed dated 18.05.2013 (Registered as Document No. DNH-1-01168/ 2013-14, Book-I, stored in C.D. No. DNHD324, at the office of Sub-Registrar, Devanahalli) |
| 21. | Extract of entry made in the Mutation Register bearing MR. No. H92/ 2012-13; |
| 22. | Sale Deed dated 29.10.2014 (Registered as Document No. DNH-1-05813/ 2014-15, Book-I, stored in C.D. No. DNHD438, at the office of Sub-Registrar, Devanahalli, Bangalore); |
| 23. | Extract of entry made in the Mutation Register bearing M.R. No. H17/ 2014-15; |
| 24. | Incomplete copy of Plaintiff and Order Sheet in Original Suit bearing O.S. No. 622/ 2015; |
| 25. | Order dated 13.07.2019 (procured online), in Original Suit bearing O.S. No. 622/ 2015; |
| 26. | Incomplete Copy of Compromise petition dated 08.07.2019; |
| 27. | Order dated 03.11.2018 bearing No. NAE 197, BMR 2018, Bengaluru issued by the Urban Development Department; |
| 28. | Confirmation Deed dated 09.07.2019 (Registered as Document No. DNH-1-03678/ 2019-20, Book-I, stored in C.D. No. DNHD819, at the office of Sub-Registrar, Devanahalli); |
| 29. | Official Memorandum dated 02.06.2020 bearing No. 151184 issued by the Office of Deputy Commissioner, Bangalore Rural District; |
| 30. | Extract of entry made in the Mutation Register bearing MR. No. T42/ 2019-20; |
| 31. | Gift Deed dated 15.05.2023 (Registered as Document No. DNH-1-01716/ 2023-24, Book-I, at the office of Senior Sub-Registrar, Devanahalli); |
| 32. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |

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| 33. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 34. | Certificate of Incorporation; |
| 35. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 36. | Form No. 11B (E-khatha) dated 12.02.2024 property bearing No. 150300200900320915, measuring 2529.285 (25 Guntas including 03 Guntas of regularized 'A' Kharab), issued by the Avathi Village panchayath in connection with the Property; |
| 37. | Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24; |
| 38. | RTC's issued for the period: (i) 1968-69 to 1982-83; and (ii) 1997-98 to 2022-23; |
| 39. | Village Map of Avathi Village; |
| 40. | Extract of Tippani issued with respect to the property bearing Survey No. 183; |
| 41. | Extract of the Hissa Survey Tippani and Hissa Survey Pakka Book with respect to the property bearing Survey No. 183; |
| 42. | Extract of Karnataka Revisional Settlement Akarband (Utharu); |
| 43. | Endorsement dated 05.07.2017 bearing No. LRF (DE)(HIM) C.R: 110/ 2017-18 issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura; |
| 44. | Endorsement dated 24.12.2019 bearing No. RD0038366112638 issued by the Tahsildhar, Bangalore East Taluk; |
| 45. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM). CR: 198/ 2022 issued by the Assistant Commissioner, Doddaballapura, Sub-Division; |
| 46. | Endorsement dated 17.11.2022, issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru; and |
| 47. | Encumbrance Certificate ('EC's') issued for the period (i) 01.12.1960 to 31.03.2004; (ii) 01.04.2004 to 04.12.2019; (iii) 01.04.2018 to 15.11.2022; (iv) 16.11.2022 to 28.02.2023; (v) 01.03.2023 to 08.06.2023; and (vi) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We observe from the extract of Record of Rights, Tenancy and Crops for the period 1968-69 onwards (discussed below) issued with respect to property bearing Survey No.183/5,

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measuring 22 Guntas (excluding 03 Guntas of Kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**), that one Mr. Ganga, son of Mr. Doddavenkata reflected as the holder of the Property.

2. We have not been provided with the extracts of the Index of Land Register and Record of Rights Register issued with respect to Property. In this regard, we have been provided with the Endorsement dated 02.11.2019 bearing No. R.K.C.R:2986/2019-20, issued by the Tahsildar, Devanahalli Taluk (**Document No. 01**), confirming that the extracts of the Index of Land Register and Record of Rights Register issued with respect to Property are not available.
3. In terms of the: (i) Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume No. 956, at the office of the Sub-Registrar, Devanahalli) (**Document No. 02**); and (ii) Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli) (**Document No. 03**), we observe that Mr. Gangappa, son of Mr. Doddavenkata (as karta of hindu undivided family), Mr. Pillamunishamappa son of Mr. Doddavenkata and Mr. Muniyappa, son of Mr. Munishamappa have mortgaged Property along with other properties, all situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District in favour of Primary Land Development Bank Limited. Further, we observe that the said mortgages have been discharged under a Discharge Deed dated 25.08.1975 (Registered as Document No. 1542/ 1975-76, Book-I, Volume No. 1182, at pages 117-119, at the office of Sub-Registrar, Devanahalli Taluk), executed by Secretary of PLD Bank Devanahalli, in favour of Mr. Gangappa, son of Mr. Doddavenkata (**Document No. 04**).
4. In terms of the Sale Deed dated 01.10.1975 (Registered as Document No. 2024/ 1975-76, Book-I, volume No. 1176, at pages 212 to 214 at the office of Sub-Registrar, Devanahalli Taluk) (**Document No. 05**), we observe that Mr. Gangappa, son of Mr. Doddavenkataappa conveyed the Property in favour of Mr. Munishamappa @ Kurigalappa, son of Mr. Chikka Uttanalappa.
5. We observe that one Mr. Muniyappa, son of Mr. Munishamappa had filed a case in proceedings bearing LRF No. 14/1974-75 against Mr. Munishamappa and others before the Land Tribunal, Devanahalli Taluk claiming occupancy rights with respect to the Property, which was dismissed *vide* an Order dated 08.09.1981 (**Document No. 06**). We have not been provided with any documents to confirm if Mr. Muniyappa, son of Mr. Munishamappa filed an Appeal against the said Order dated 08.09.1981. However, the present owner has represented that the said Mr.

Muniyappa, son of Mr. Munishamappa has not filed any appeal against order dated 08.09.1981, thus far.

6. Further we observe from the Agreement to Sale dated 26.08.1999 (Registered as Document No. 913/ 1999-00, Book-I, volume No. 1800, at pages 21 to 22, at the office of Sub-Registrar Devanahalli) (**Document No. 07**), that Mr. Munishamappa @ Kurigalappa, son of Mr. Chikka Uttanalappa represented by his General Power of Attorney Holder Mr. Muniyappa @ Appaiah had agreed to convey the Property along with other properties in favour of Mrs. Chennamma, wife of Mr. Muniyappa @ Appaiah.
7. Thereafter, we observe that the General Power of Attorney dated 15.05.1995 (Registered as Document No. 97/ 1995-96) was cancelled/terminated under a Cancellation of General Power of Attorney dated 23.05.2000 (Registered as Document No. 8/ 2002-03, Book-IV, volume No. 62, at pages 38-40, at the office of Sub-Registrar, Devanahalli Taluk) (**Document No. 08**), executed by Mr. Munishanappa @ Kurigalappa, son of Mr. Chikka Uttanalappa in favour of Mr. Muniyappa @ Appaiah. We have not been provided with the said General Power of Attorney dated 15.05.1995 (Registered as Document No. 97/ 1995-96).
8. We observe from the Agreement to Sale dated 26.08.1999 (Registered as Document No. 913/1999-00) that Mr. Munishanappa @ Kurigalappa (*represented by his General Power of Attorney Holder Mr. Muniyappa @ Appaiah*) had agreed to convey the Property in favour of Mrs. Chennamma, wife of Mr. Muniyappa @ Appaiah. In this regard, the present owner has represented that it has no information/document evidencing cancellation of the said Agreement and that Mrs. Chennamma, wife of Mr. Muniyappa @ Appaiah and/or her legal heirs have not made claim over the Property thus far.
9. In terms of the Plaintiff, Amended plaintiff, Compromise Petition and Order Sheet in suit bearing O.S. No. 641/ 2001 before the Court of the Civil Judge (Senior Division), at Bangalore with respect to the Property (**Document No. 09**), we observe that Mrs. Muniyamma, daughter of Late Gangappa (as Plaintiff) filed the said suit against Mr. Muniyappa @ Kurigalappa, son of Late Chikkanna (as Defendant), seeking absolute and lawful ownership over the Property. During the pendency of the said suit Mrs. Muniyamma, daughter of Late Gangappa and Mr. Muniyappa @ Kurigalappa, son of Late Chikkanna filed Compromise petition (**Document No.09**), whereunder, we observe that Property was allotted to Mrs. Muniyamma, daughter of Late Gangappa. In terms of the Order dated 03.06.2004 passed by the Court of the Civil Judge (Senior Division) at Bangalore (**Document No.10**), we observe that the said compromise

petition with respect to the Property was accepted. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR. No. 20/ 2004-05 (**Document No.11**). We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No.5/ 1978-79. In this regard we have been provided with the Endorsement bearing No. R.K.C.R: /2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No.12**), confirming that the said Mutation Register is Mutilated.

10. We have not been provided with the Order dated 18.08.2004 passed in RRT.CR.449/2004-05 by the Shiresthedhar [*as reflected in the extract of entry made in the Mutation Register bearing MR. No. 10/ 2004-05 (available online)*]. In this regard we have been provided with the: (i) Endorsement bearing No. R.K.C.R.134/ 2021-22 (**Document No.13**) issued by the Tahsildar, Devanahalli Taluk, confirming that the said Order bearing No. RRT.CR.449/ 2004-05 is not available; and (ii) extract of entry made in the Mutation Register bearing M.R. No. 10/ 2004-05 (procured online) (**Document No. 14**).
11. In terms of the Plaintiff filed in suit bearing Original Suit bearing O.S. No. 906/2006 (Old O.S. No. 1871/2005), before the Court of Civil Judge (Senior Division), Devanahalli (**Document No. 15**), we observe that Mr. Lakshminarayana, son of Muniyappa (as Plaintiff) had filed the said suit claiming that the Property was joint family property of properties of Late Doddavenkatappa [*Viz., the father of Late Gangappa who had conveyed the Property in favour of in favour of Mr. Munishamappa @ Kurigallappa, son of Mr. Uttanallappa (discussed above)*] against Mrs. Muniyamma, wife of Late Papanna (daughter of Late Gangappa) and others (as Defendants), seeking for partition and separate possession of his 1/6th (one-Sixth) share in the Property along with other properties. During the pendency of the said suit, the Plaintiff filed a Memo dated 11.08.2010 seeking to delete the Property from the suit schedule properties as the parties had settled the matter amongst them. The Court *vide* Order 20.09.2010 (**Document No.16**) allowed the said Memo filed by the Plaintiff and permitted to delete the Property from the suit schedule properties. In this regard we have been provided with the extract of entry made in: (i) extract of entry made in the Mutation Register bearing MR. No. 42/ 2005-06; and (ii) extract of entry made in Mutation Register bearing MR. No. H103/2011-12; and (iii) Order Sheet and Amended Plaintiff filed by the Plaintiff in suit bearing O.S. No. 906/2006 (**Document Nos. 17, 18 & 19**).
12. In terms of the Gift Deed dated 18.05.2013 (Registered as Document No. DNH-1-01168/ 2013-14, Book-I, stored in C.D. No. DNHD324, at the office of Sub-Registrar, Devanahalli) (**Document No.20**), we observe that Mrs. Muniyamma, wife of Late Papanna gifted the

Property in favour of Mr. P. Anjinappa, son of Late Papanna. In this regard we have been provided with the extract of entry made in the Mutation Register bearing MR. No. H92/ 2012-13 (**Document No.21**)

13. Thereafter, we observe Sale Deed dated 29.10.2014 (Registered as Document No. DNH-1-05813/ 2014-15, Book-I, stored in C.D. No. DNHD438, at the office of Sub-Registrar, Devanahalli, Bangalore) (**Document No.22**), that (i) Mr. Anjinappa, son of Late Papanna; along with (ii) Mrs. Bhagyamma, wife of Mr. P. Anjinappa; (iii) Ms. Sandhya, daughter of Mr. P. Anjinappa; (iv) Ms. Sowmya, daughter of Mr. P. Anjinappa; (v) Ms. Sahana, daughter of Mr. P. Anjinappa [parties (iii) to (v) are minors represented by their father Mr. P. Anjinappa], conveyed the Property in favour of Mr. B. Ramesh Chand Bhora, son of Late Bhawarilal Bhora. In this regard we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. H17/ 2014-15 (**Document No.23**).
14. Further, in terms of the incomplete copy of the Plaintiff and Order Sheet in Original Suit bearing O.S. No. 622/ 2015 with respect to the Property (**Document No.24**), we observe that Mrs. Muniyamma, wife of Late Papanna (as Plaintiff) filed suit against (i) Mr. Ramesh Chandra Bhora and Others; (ii) Mr. P. Anjinappa; (iii) Bhagyamma; (iv) Ms. Sandhya; (v) Ms. Soumya; (vi) Ms. Sahana (as Defendants) before the Court of Senior Civil Judge at Devanahalli, seeking cancellation of the Gift Deed dated 18.05.2013 and Sale Deed dated 29.10.2014 (discussed above). Further we observe from the Order dated 13.07.2019 (procured online), that the said suit has been settled in terms of the Compromise Petition, before the Lok-Adalath (**Document No. 25**). In this regard, we have been provided with the Incomplete Copy of Compromise petition dated 08.07.2019 (**Document No.26**). *We have not been provided with the complete copy of the Compromise petition dated 08.07.2019.*
15. In terms of the Order dated 03.11.2018 bearing No. NAE 197, BMR 2018 (**Document No.27**), Bengaluru issued by the Urban Development Department, we observe that the Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.
16. Thereafter, in terms of the Confirmation Deed dated 09.07.2019 (Registered as Document No. DNH-1-03678/ 2019-20, Book-I, stored in C.D. No. DNHD819, at the office of Sub-Registrar, Devanahalli), (**Document No.28**), we observe that Mrs. Muniyamma, wife of Late Papanna have confirmed: (i) Gift Deed dated 18.05.2013 (Registered as Document No. DNH-1-01168/ 2013-14, Book-I, stored in C.D. No. DNHD324, at the office of Sub-Registrar, Devanahalli); and

(ii) Sale Deed dated 29.10.2014 (Registered as Document No. DNH-1-05813/ 2014-15, Book-I, stored in C.D. No. DNHD438, at the office of Sub-Registrar, Devanahalli, Bangalore) executed in favour of Mr. B. Ramesh Chand Bhora, son of Late Bhawarilal Bhora.

17. Upon an application made by Mr. Ramesh Chand Bhora, son of Late Bhawarilal Bhora, we observe that the property measuring 22 Guntas along with 03 Guntas of regularized A Kharab Viz., the Property has been converted from agricultural purpose to residential-layout purpose *vide* Official Memorandum dated 02.06.2020 bearing No. 151184 issued by the Office of Deputy Commissioner, Bangalore Rural District (**Document No. 29**). In this regard, we have also been provided with the extract of entry made in the Mutation Register bearing MR. No. T42/ 2019-20 (**Document No. 30**).

18. In terms of the Gift Deed dated 15.05.2023 (Registered as Document No. DNH-1-01716/ 2023-24, Book-I, at the office of Senior Sub-Registrar, Devanahalli) (**Document No. 31**), we observe that Mr. Ramesh Chand Bohra, son of Late Bhawarilal Bhora gifted property bearing Survey No. 183/5, measuring 22 Guntas in favour of Mr. R. Rahul Bohra, son of Mr. Ramesh Chand Bohra. We observe that under the Gift Deed an extent of 22 Guntas in Survey No. 183/5 (without including the 03 Guntas of regularized 'A' Kharab land has been gifted by Mr. Ramesh Chand Bohra in favour of Mr. R. Rahul Bohra. However, the entire extent of 25 Guntas (along has been contributed by Mr. Ramesh Chand Bohra and Mr. R. Rahul Bohra into Sambhav Ventures Realty LLP (as discussed below).

19. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No. 32**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No. 33**), we observe that Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, Further, we observe that Mr. Ramesh Rahul Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos. 34 & 35**).

20. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 property bearing No. 150300200900320915, measuring 2529.285 (25 Guntas including 03 Guntas of regularized 'A' Kharab), issued by the Avathi Village panchayath in connection with the Property (**Document**

No. 36), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. In this regard we have been provided with the Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 37).**

21. We have been provided with the RTC's issued for the period: (i) 1968-69 to 1982-83; and (ii) 1997-98 to 2022-23 (**Document No.38**) and in terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow with respect to the Property.
22. We have not been provided with the RTC's issued with respect to the Property for the period 1983-84 to 1996-97. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R: 134/ 2021-22 confirming the RTC's for the said period are mutilated (**Document No. 13 herein**).
23. In terms of the Village Map of Avathi Village (**Document No.39**), we observe the shape and location of the property bearing Survey No. 183.
24. In terms of the extract of Tippani (**Document No.40**), we observe the shape of the property bearing Survey No. 183.
25. In terms of extract of the Hissa Survey Tippani and Hissa Survey Pakka Book (**Document No.41**), we observe that property bearing Survey No. 183, measuring 04 Acres including 10 Guntas of kharab has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 183/1 to 183/6. Further, Mr. Ganga, son of Mr. Doddavenkata is reflected as holder of the Property.
26. In terms of the extract of Karnataka Revisional Settlement Akarband (Utharu) issued with respect to property bearing Survey No. 183/5 (**Document No. 42**), we observe that the said property admeasures 22 Guntas (excluding 03 Guntas of 'A' kharab land).
27. In terms of the Endorsement dated 05.07.2017 bearing No. LRF (DE)(HIM) C.R: 110/ 2017-18 (**Document No.43**) issued with respect to the Property, along with other properties by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura, we observe that no proceedings have been initiated under Section 79 (A) and 79 (B) of the Karnataka Land Revenue Act, 1961, as on 05.07.2017.

28. In terms of the Endorsement dated 24.12.2019 bearing No. RD0038366112638 (**Document No.44**) issued by the Tahsildhar, Bangalore East Taluk that a tenancy application has been filed under Karnataka Land Reforms Act, 1961 in connection with Property. It appears that the tenancy application indicated in the said endorsement refers to the application made by Mr. Muniyappa, son of Mr. Munishamappa in proceedings bearing LRF No. 14/1974-75 before the Land Tribunal, Devanahalli Taluk, which was dismissed *vide* an Order dated 08.09.1981 (as discussed above)
29. In terms of the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM), CR: 198/ 2022 (**Document No.45**), issued by the Assistant Commissioner, Doddaballapura, Sub-Division, we observe that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Property.
30. We observe from the Endorsement dated 17.11.2022, issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru (**Document No.46**), that the Property along with other properties have not been acquired by the said authority.
31. We have been provided with the Encumbrance Certificate ('EC's') issued for the period (i) 01.12.1960 to 31.03.2004 (ii) 01.04.2004 to 04.12.2019; (iii) 01.04.2018 to 15.11.2022; (iv) 16.11.2022 to 28.02.2023; (v) 01.03.2023 to 08.06.2023; and (vi) 01.04.2023 to 17.02.2024 (**Document No.47**). In terms of the said EC's, we observe that all transactions (*as discussed above*) with respect to the Property are reflected.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Shambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for non-agricultural residential- layout purpose and bearing Survey No. 183/5, (E-Khatha No. 150300200900320915), measuring 2529.285 (25 Guntas including 03 Guntas of regularized 'A' Kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property; and

(ii) It is advisable to procure the Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320914 (Survey No. 183/6), measuring 3136.313 Square Meters (31 Guntas including 03 Guntas of regularized 'A' Kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**) and bounded as follows:

| | | |
|----------|---|---|
| East by | : | Property bearing Survey Nos. 175 and 182; |
| West by | : | Property bearing Survey No. 183/3; |
| North by | : | Property bearing Survey No. 183/5; and |
| South by | : | Property bearing Survey Nos. 182 & 184. |

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151197, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|--|
| 1. | Endorsement dated 28.03.2011 bearing No. R.K. 273/ 2010-11, issued by the Tahsildar, Devanahalli Taluk; |
| 2. | Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume No. 956, at the office of the Sub-Registrar, Devanahalli); |
| 3. | Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli); |
| 4. | Discharge Deed dated 25.08.1975 (Registered as Document No. 1542/ 1975-76, Book-I, Volume No. 1182, at pages 117-119, at the office of Sub-Registrar, Devanahalli Taluk), executed by Secretary of PLD Bank Devanahalli, in favour of Mr. Gangappa, son of Mr. Doddavenkata; |
| 5. | Sale Deed dated 01.10.1975 (Registered as Document No. 2024/ 1975-76, Book-I, volume No. 1176, at pages 212 to 214 at the office of Sub-Registrar, Devanahalli Taluk) |
| 6. | Order dated 08.09.1981 proceedings bearing No. LRF No. 14/1974-75 before the Land Tribunal, Devanahalli Taluk; |
| 7. | Agreement to Sale dated 26.08.1999 (Registered as Document No. 913/ 1999-00, Book-I, volume No. 1800, at pages 21 to 22, at the office of Sub-Registrar Devanahalli); |
| 8. | Cancelation of General Power of Attorney dated 23.05.2000 (Registered as Document No. 8/ 2002-03, Book-IV, volume No. 62, at pages 38-40, at the office of Sub-Registrar, Devanahalli Taluk); |
| 9. | Plaint, Order sheet and Order in Original Suit bearing O.S. No. 906/2006 (Old O.S. No. 1871/2005) with respect to the Property before the Court of Civil Judge (Senior Division), Devanahalli; |
| 10. | Extract of entry made in the Mutation Register bearing MR. No. 42/ 2005-06; |
| 11. | Extract of entry made in Mutation Register bearing MR. No. 7/ 2011-12; |
| 12. | Sale Deed dated 06.06.2011 (Registered as Document No. DNH-1-01149/ 2011-12, stored in C.D. No. DNHD227, at the office of Senior Sub-Registrar, Devanahalli); |
| 13. | Extract of entry made in the Mutation Register bearing MR. No. 18/ 2011-12; |
| 14. | Sale Deed dated 27.04.2013 (Registered as Document No. DNH-1-00710/ 2013-14, Book-I, stored in C.D. No. DNHD321, at the office of Sub-Registrar, Devanahalli Taluk); |
| 15. | Genealogical Tree of Mr. Muniyappa, son of Mr. Munishamappa dated 08.11.2010 issued by the Village Accountant, Devanahalli Taluk; |

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| 16. | Extract of entry made in the Mutation Register bearing MR. No. H79/ 2012-13; |
| 17. | Order dated 03.11.2018 bearing No. NAE 197, BMR 2018, Bengaluru issued by the Urban Development Department; |
| 18. | Official Memorandum dated 02.06.2020 bearing No. 151197 issued by the Office of Deputy Commissioner, Bangalore Rural District; |
| 19. | Extract of entry made in the Mutation Register bearing MR. No. T53/ 2019-20; |
| 20. | Plaint filed in suit bearing Original Suit bearing O.S. No. 716/2022, before the Court of Principal Senior Civil Judge JMFC at Devanahalli |
| 21. | Order Sheet in connection with the Original Suit bearing O.S. No. 716/2022; |
| 22. | Unregistered Full and Final Settlement Deed dated 12.10.2023 executed by the Plaintiff in favour of B. Ramesh Chand Bohra, son of Mr. Bhawarilal Bohra; |
| 23. | Confirmation Deed dated 12.10.2023 (Registered as Document No. DNH-1-08904/ 2023-24, Book-1, at the office of Senior Sub-Registrar, Devanahalli); |
| 24. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 25. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 26. | Certificate of Incorporation; |
| 27. | Certificate of Registration in Connection with the Sambhav Ventures Realty LLP; |
| 28. | Form No. 11B (E-khatha) dated 12.02.2024 bearing No. 150300200900320914, measuring 3136.313 Square Meters (31 Guntas including 03 Guntas of regularized 'A' Kharab) issued by the Avathi Village panchayath in connection with the Property; |
| 29. | Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24; |
| 30. | RTC's issued for the period (i) 1968-69 to 1986-87; and (ii) 1993-94 to 2023-24; |
| 31. | Endorsement bearing No. R.K.C.R: 134/ 2021-22 issued by the Tahsildar, Devanahalli Taluk; |
| 32. | Village Map of Avathi Village; |
| 33. | Extract of Tippanni issued with respect to property bearing Survey No.183; |
| 34. | Extract of the Hissa Survey Tippanni and Hissa Survey Pakka Book issued with respect to property bearing Survey No.183; |
| 35. | Extract of the Karnataka Revision Settlement Akarbandh issued with respect to the Property; |

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|-----|--|
| 36. | Endorsement dated 05.07.2017 bearing No. LRF (DE)(HIM) C.R: 110/ 2017-18 issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura; |
| 37. | Endorsement dated 27.10.2010 bearing No. L.R.F.C.R.325/ 2010-11 issued by the Tahsildhar, Devanahalli Taluk; |
| 38. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM). CR: 198/ 2022 issued by the Assistant Commissioner, Doddaballapura, Sub-Division; |
| 39. | Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/___/ 2022-23, issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru; and |
| 40. | Encumbrance Certificate ('EC's') issued by the jurisdictional Sub-Registrar for the period: (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 29.01.2024; and (iii) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We observe from the extract of Record of Rights, Tenancy and Crops ('RTC's') for the period 1968-69 onwards (discussed below) issued with respect to property bearing Survey No. 183/6, measuring 28 Guntas (and 03 Guntas of Kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property**), that one Mr. Munishami, son of Mr. Doddavenkata was reflected as the holder of the Property.
2. We have not been provided with the extracts of the Index of Land Register and Record of Rights Register issued with respect to Property. In this regard, we have been provided with the Endorsement dated 28.03.2011 bearing No. R.K. 273/ 2010-11, issued by the Tahsildar, Devanahalli Taluk (**Document No. 01**), confirming that the extracts of the Index of Land Register and Record of Rights Register issued with respect to Property are mutilated.
3. In terms of the: (i) Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume No. 956, at the office of the Sub-Registrar, Devanahalli) (**Document No. 02**); and (ii) Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli) (**Document No. 03**), we observe that Mr. Gangappa, son of Mr. Doddavenkata (as karta of hindu undivided family), Mr. Pillamunishamappa son of Mr. Doddavenkata and Mr. Muniyappa, son of Mr. Munishamappa

have mortgaged Property along with other properties, all situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District in favour of Primary Land Development Bank Limited. Further, we observe that the said mortgages have been discharged under a Discharge Deed dated 25.08.1975 (Registered as Document No. 1542/ 1975-76, Book-I, Volume No. 1182, at pages 117-119, at the office of Sub-Registrar, Devanahalli Taluk), executed by Secretary of PLD Bank Devanahalli, in favour of Mr. Gangappa, son of Mr. Doddavenkata (**Document No.04**).

4. In terms of the Sale Deed dated 01.10.1975 (Registered as Document No. 2024/ 1975-76, Book-I, volume No. 1176, at pages 212 to 214 at the office of Sub-Registrar, Devanahalli Taluk) (**Document No.05**), we observe that Mr. Gangappa, son of Mr. Doddavenkatappa conveyed the Property in favour of Mr. Munishamappa @ Kurigalappa, son of Mr. Chikkavenkatappa.
5. We observe that one Mr. Muniyappa, son of Mr. Munishamappa had filed a case in proceedings bearing LRF No. 14/1974-75 against Mr. Munishamappa and others before the Land Tribunal, Devanahalli Taluk claiming occupancy rights with respect to the Property, which was dismissed *vide* an Order dated 08.09.1981 (**Document No.06**). We have not been provided with any documents to confirm if Mr. Muniyappa, son of Mr. Munishamappa filed any Appeal against the said Order dated 08.09.1981. However, the present owner has represented that the said Mr. Muniyappa, son of Mr. Munishamappa has not filed any appeal against order dated 08.09.1981, thus far.
6. Further we observe from the Agreement to Sale dated 26.08.1999 (Registered as Document No. 913/ 1999-00, Book-I, volume No. 1800, at pages 21 to 22, at the office of Sub-Registrar Devanahalli) (**Document No. 07**), that Mr. Munishamappa @ Kurigalappa, son of Chikkavenkatappa represented by his General Power of Attorney Holder Mr. Muniyappa @ Appaiah had agreed to convey the Property along with other properties in favour of Mrs. Chennamma, wife of Mr. Muniyappa @ Appaiah.
7. Thereafter, we observe that the General Power of Attorney dated 15.05.1995 (Registered as Document No. 97/ 1995-96) was cancelled/terminated under a Cancellation of General Power of Attorney dated 23.05.2000 (Registered as Document No. 8/ 2002-03, Book-IV, volume No. 62, at pages 38-40, at the office of Sub-Registrar, Devanahalli Taluk) (**Document No. 08**), executed by Mr. Munishanappa @ Kurigalappa, son of Chikkavenkatappa in favour of Mr. Muniyappa @ Appaiah. We have not been provided with the said General Power of Attorney dated 15.05.1995 (Registered as Document No. 97/ 1995-96).

8. In terms of the Plaintiff, Ordersheet and Order in connection with suit bearing Original Suit bearing O.S. No. 906/2006 (Old O.S. No. 1871/2005), before the Court of Civil Judge (Senior Division), Devanahalli (**Document No. 09**), we observe that Mr. Lakshminarayana, son of Muniyappa (as Plaintiff) had filed the said suit claiming that the Property was joint family property of properties of Late Doddavenkatappa [Viz., the father of Late Gangappa who had conveyed the Property in favour of in favour of Mr. Munishamappa @ Kurigallappa, son of Mr. Uttanallappa (discussed above)] against Mrs. Muniyamma, wife of Late Papanna (daughter of Late Gangappa) and others (as Defendants), seeking for partition and separate possession of his 1/6th (one-Sixth) share in the Property along with other properties. During the pendency of the said suit the Plaintiff filed a Memo dated 11.08.2010 seeking to delete the Property from the suit schedule properties as the parties had settled the matter amongst them. The Court *vide* Order 20.09.2010 allowed the said Memo filed by the Plaintiff and permitted to delete the Property from the suit schedule properties. In this regard we have been provided with the: (i) extract of entry made in the Mutation Register bearing MR. No. 42/ 2005-06 (**Document No. 10**); and (ii) extract of entry made in Mutation Register bearing MR. No. 7/ 2011-12 (**Document No.11**).

9. In terms of the Sale Deed dated 06.06.2011 (Registered as Document No. DNH-1-01149/ 2011-12, stored in C.D. No. DNHD227, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.12**) that (i) Mr. Munishamappa @ Kurigalappa, son of Late Chikkanna @ Chikkauthnalappa along with (ii) Mrs. Chikkamunigangamma, wife of Mr. Munishamappa @ Kurigalappa; (iii) Mr. Mohan Babu; (iv) Ms. Meenakshi; [parties (iii) & (iv) are the children's of Late Narayanaamma (daughter of Mr. Munishamappa @ Kurigalappa)]; (v) Master Mahanthesh Kumar; (vi) Master Madan [parties (v) & (vi) being minors represented by their father Mr. Mohan Babu]; (vii) Mrs. Anjinamma, daughter of Mr. Munishamappa @ Kurigalappa; (viii) Mr. Kanthakumar, son of Mrs. Anjinamma; (ix) Mrs. Lakshmamma, daughter of Mr. Munishamappa @ Kurigalappa; (x) Master Keerthi; (xi) Master Praveen [parties (x) & (xi) being minors represented by their mother Mrs. Lakshmamma], conveyed the Property in favour of Mrs. Chinnamma, wife of Mr. Muniyappa @ Appaiah. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR. No. 18/ 2011-12 (**Document No.13**)

10. In terms of the Sale Deed dated 27.04.2013 (Registered as Document No.DNH-1-00710/ 2013-14, Book-I, stored in C.D. No. DNHD321, at the office of Sub-Registrar, Devanahalli Taluk) (**Document No. 14**), that we observe (i) Mrs. Chinnamma, wife of Mr. Muniyappa; (ii) Mr. Muniyappa, son of Mr. Munishamappa; (iii) Mrs. Anjanamma, daughter of Mr. Muniyappa; (iv) Mr. M. Lakshminarayana, son of Mr. Muniyappa; (v) Mr. Nandini, wife of M. Lakshminarayana,

conveyed the Property in favour of Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bohra. In this regard, we have been provided with the: (i) Genealogical Tree of Mr. Muniyappa, son of Mr. Munishamappa dated 08.11.2010 issued by the Village Accountant, Devanahalli Taluk (**Document No.15**); and (ii) Extract of entry made in the Mutation Register bearing MR. No. H79/ 2012-13 (**Document No.16**).

11. In terms of the Order dated 03.11.2018 bearing No. NAE 197, BMR 2018 (**Document No.17**), Bengaluru issued by the Urban Development Department, we observe that the Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.
12. Upon an application made by Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bohra, we observe that the property measuring 31 Guntas including 03 Guntas of A Kharab Viz., the Property has been converted from agricultural purpose to residential-layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151197 issued by the Office of Deputy Commissioner, Bangalore Rural District (**Document No.18**). In this regard, we have also been provided with the extract of entry made in the Mutation Register bearing MR. No. TS3/ 2019-20 (**Document No.19**).
13. In terms of the Plaintiff filed in suit bearing Original Suit bearing O.S. No. 716/2022, before the Court of Principal Senior Civil Judge JMFC at Devanahalli (**Document No.20**), we observe that Mr. Udhay Kumar, son of Late Narayananamma (Viz., daughter of Mr. Munishamappa @ Kurigalappa) (as Plaintiff) had filed the said suit claiming that the Property was joint family property of Late Mr. Munishamappa @ Kurigalappa [Viz., the father of Late Narayananamma] against Mrs. Gangamma, wife of Late Munishamappa @ Kurigalappa and others (as Defendants), seeking for partition and separate possession of his 1/4th (one-fourth) share in the Property. The said suit was dismissed as withdrawn by the Plaintiff vide Order 09.12.2023. In this regard we have been provided with the: (i) Order Sheet; and (ii) Unregistered Full and Final Settlement Deed dated 12.10.2023 executed by the Plaintiff in favour of B. Ramesh Chand Bohra, son of Mr. Bhawarilal Bohra (**Document Nos.21 & 22**).
14. In terms of the Confirmation Deed dated 12.10.2023 (Registered as Document No. DNH-1-08904/ 2023-24, Book-1, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.23**), we observe that Mr. Uday Kumar K.R., son of Mrs. Narayananamma (daughter of Late Munishamappa @ Kurigalappa) and others have confirmed the execution of Sale Deed dated 06.06.2011 (Registered as Document No. DNH-1-01149/ 2011-12, stored in C.D. No. DNHD227,

at the office of Senior Sub-Registrar, Devanahalli) in favour of Mr. B. Ramesh Chand Bohra, son of Mr. Bhawarilal Bohra.

15. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.24**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.25**), we observe that Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mr. Ramesh Rahul Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos.26 & 27**).
16. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 bearing No. 150300200900320914, measuring 3136.313 Square Meters (31 Guntas including 03 Guntas of regularized 'A' Kharab) issued by the Avathi Village panchayath in connection with the Property (**Document No.28**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. We have been provided with the receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24 (**Document No. 29**).
17. We have been provided with the RTC's issued for the period (i) 1968-69 to 1986-87; and (ii) 1993-94 to 2023-24 (**Document No.30**) and in terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow with respect to the Property.
18. We have not been provided with the RTC's issued with respect to the Property for the period 1983-84 to 1992-93. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R: 134/ 2021-22 issued by the Tahsildar Devanahalli Taluk confirming the RTC's for the said period are mutilated (**Document No.31**).
19. In terms of the Village Map of Avathi Village (**Document No.32**), we observe the shape and location of the property bearing Survey No.183.
20. In terms of the extract of Tippani (**Document No.33**), we observe the shape of the property bearing Survey No. 183.

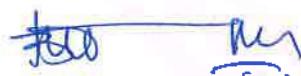
21. In terms of extract of the Hissa Survey Tippani and Hissa Survey Pakka Book (**Document No.34**), we observe that property bearing Survey No. 183, measuring 04 Acres including 10 Guntas of kharab has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 183/1 to 183/6. Further, Mr. Munishami, son of Mr. Doddavenkata is reflected as holder of the Property.
22. In terms of the extract of the Karnataka Revision Settlement Akarbandh issued with respect to the Property (**Document No.35**) we observe that the Property admeasures 28 Guntas (excluding 03 Guntas of A kharab land).
23. In terms of the Endorsement dated 05.07.2017 bearing No. LRF (DE)(HIM) C.R: 110/ 2017-18 (**Document No.36**) issued with respect to the Property, along with other properties by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura, we observe that no proceedings have been initiated under Section 79 (A) and 79 (B) of the Karnataka Land Revenue Act, 1961, as on 05.07.2017.
24. In terms of the Endorsement dated 27.10.2010 bearing No. L.R.F.C.R.325/ 2010-11 (**Document No.37**) issued by the Tahsildhar, Devanahalli Taluk that tenancy application bearing No. LRF 14/ 1974-75 (*as discussed above*) has been filed under Karnataka Land Reforms Act, 1961, in connection with Property.
25. In terms of the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM). CR: 198/ 2022 (**Document No.38**), issued by the Assistant Commissioner, Doddaballapura, Sub-Division, we observe that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Property.
26. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/___/ 2022-23 issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru (**Document No.39**), that the Property along with other properties have not been acquired by the said authority.
27. We have been provided with the Encumbrance Certificate ('EC's') (**Document No.40**) issued by the jurisdictional Sub-Registrar for the period (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 29.01.2024; and (iii) 01.04.2023 to 17.02.2024. In terms of the said EC's, we observe that all transactions (*as discussed above*) with respect to the Property are reflected. The EC's issued with respect to the Property for the period 01.04.1960 to 31.03.2004 does not reflect the Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume

No. 956, at the office of the Sub-Registrar, Devanahalli); and (ii) Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli). In this regard, the present owner has confirmed that the register recording the said transactions is mutilated, hence the office of the sub registrar will not be able to issue a fresh EC.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing Survey No. 183/6, measuring 3136.313 Square Meters (31 Guntas including 03 Guntas of regularized 'A' Kharab), situated at Avati Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property; and
- (ii) It is advisable to procure the Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.



**Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore**

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Mumbai | New Delhi | Pune | Bengaluru

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Composite Property:

A. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320926 (Survey No.175/1), measuring 3338.6565 square meters (33 Guntas including 01 Gunta of regularized 'A' kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-A') and bounded as follows:

East by : Property bearing Survey No. 175/2;
West by : Property bearing Survey No. 183;
North by : Property bearing Survey No. 175/5; and
South by : Property bearing Survey Nos. 175/3 & 175/4.

B. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320924 (Survey No.175/5), measuring 3085.681 square meters (30 1/2 Guntas including 2 1/2 Guntas of regularized 'A' kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-B') and bounded as follows:

East by : Property bearing Survey No. 175/2;
West by : Property bearing Survey No. 183;
North by : Property bearing Survey No. 175/6; and
South by : Property bearing Survey No. 175/1.

C. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320896 (Survey No.175/6), measuring 3085.681 square meters (30 ½ Guntas including 2 ½ Guntas of regularized 'A' kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('**Property-C**') and bounded as follows:

East by : Property bearing Survey No. 175/2;
 West by : Property bearing Survey No. 174;
 North by : Halla; and
 South by : Property bearing Survey No. 175/5.

The aforesaid Property-A to Property-C earlier formed a larger extent of land bearing Survey No. 175/1, measuring 02 Acres 08 Guntas (excluding 06 Guntas of 'A' kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('**Survey No.175/1**').

The aforementioned 'Property-A' to 'Property-C' are hereinafter collectively referred to as '**Composite Property**'.

II. List of Documents Reviewed:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|--|
| 1. | Endorsement bearing No. R.K.C.R:134/2021-22, issued by the Tahsildar, Devanahalli Taluk; |
| 2. | Extract of entry made in the Inheritance Register bearing No. 74/1979-80; |
| 3. | Extract of entry made in Mutation Register bearing M.R. No. 53/2003-04; |
| 4. | Partition Deed dated 18.10.2011 (Registered as Document No. 3980/2011-12, Book-1, stored in the CD No. DNHD242, at the office of Senior Sub- Registrar, Devanahalli) executed by and between Mr. N. Narayanappa, son of Late N. Narasimhaiah and others; |
| 5. | Extract of entry made in Mutation Register bearing M.R. No. 53/2011-12; |

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| 6. | Extract of entry made in Mutation Register bearing M.R. No. T6/2011-12; |
| 7. | Sale deed dated 22.10.2012 (Registered as Document No. 4396/2012-13, Book-1, stored at CD No. DNHD289, at the office of the Sub-Registrar, Devanahalli); |
| 8. | Extract of entry made in Mutation Register bearing M.R. No. H27/ 2012-13; |
| 9. | Genealogical Tree of Mr. C. Nanjappa, son of Late Chikkanna issued by the Village Accountant; |
| 10. | Order dated 03.11.2018 bearing No. NAE 197 BMR 2018, issued by the Urban Development Department; |
| 11. | Official Memorandum dated 02.06.2020 bearing No. 151202, issued by the Deputy Commissioner, Bangalore Rural District; |
| 12. | Conversion sketch; |
| 13. | Extract of entry made in Mutation Register bearing M.R. No. T58/2019-20; |
| 14. | Sale deed dated 22.10.2012 (Registered as Document No. 4393/2012-13, Book-1, stored at CD No. DNHD289, at the office of the Sub-Registrar, Devanahalli); |
| 15. | Extract of the entry made in Mutation Register bearing M.R. No. H28/2012-13; |
| 16. | Genealogical Tree of Mr. A.C. Krishnamurthy, son of Late N. Chikkanna issued by the Village Accountant; |
| 17. | Extract of entry made in the Mutation Register bearing M.R. No. T1/ 2012-13; |
| 18. | Official Memorandum dated 02.06.2020 bearing No. 151183, issued by Deputy Commissioner, Bangalore Rural District; |
| 19. | Conversion sketch; |
| 20. | Extract of entry made in Mutation Register bearing M.R. No. T41/2019-20; |
| 21. | Sale deed dated 22.10.2012 (Registered as Document No. 4391/2012-13, Book-1, stored at CD No. DNHD289, at the office of the Sub-Registrar, Devanahalli); |
| 22. | Extract of entry made in Mutation Register bearing M.R. No. H25/ 2012-13; |
| 23. | Genealogical Tree of Mr. A.C. Manjunath, son of Late N. Chikkanna issued by the Village Accountant; |
| 24. | Official memorandum dated 02.06.2020 bearing No. 151186, issued by the Deputy Commissioner, Bangalore Rural District; |
| 25. | Extract of entry made in Mutation Register bearing M.R. No. T44/2019-20; |
| 26. | Conversion Sketch; |
| 27. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |

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| 28. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 29. | Certificate of Incorporation in connection with the Sambhav Ventures Realty LLP; |
| 30. | Certificate of Registration in connection with the Sambhav Ventures Realty LLP; |
| 31. | Form No. 11B (E-khatha) dated 13.02.2024 issued by the Avathi Village panchayath in connection with Property-A; |
| 32. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 33. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with Property-B; |
| 34. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 35. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with Property-C; |
| 36. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 37. | RTC's issued with respect to: (a) Survey No.175/1 measuring 02 Acres 09 Guntas for the period: (i) 1968-69 to 1980-81; (ii) 1982-83 to 1996-97; and (b) Survey No.175/1 measuring 02 Acres 08 Guntas for the period 1997-98 to 2011-12; |
| 38. | Endorsement bearing No. R.K.C.R:134/2021-22 issued by Tahsildar, Devanahalli Taluk; |
| 39. | RTC's issued with respect to Property-A (viz., Survey No. 175/1 measuring 32 Guntas) for the period 2012-13 to 2023-24; |
| 40. | RTC's issued with respect to Property-B (Viz., Survey No. 175/5) for the period 2011-12 to 2023-24; |
| 41. | RTC's issued with respect to Property-C (Viz., Survey No. 175/6) for the period 2011-12 to 2023-24; |
| 42. | Village Map of Avathi Village; |
| 43. | Extract of Tippani issued with respect to Survey No. 175; |
| 44. | Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Composite Property; |
| 45. | Extract of the Hissa Survey Tippani and Pakka Book, issued with respect to property bearing Survey No. 175; |
| 46. | Extract of Hissa Survey Tippani and RR Pakka Book issued with respect to Survey No. 175/1; |
| 47. | Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District; |
| 48. | Endorsement dated 15.11.2022 bearing No. PTCL (D)(E).CR:198/2022, issued on behalf of Assistant Commissioner, Doddaballapura sub-division, Doddaballapura; |

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| 49. | Endorsement dated 17.11.2022 bearing No. B/KIADB/L.A.Q/2022-23, issued by Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore; and |
| 50. | Encumbrance Certificate ('EC's) issued with respect to the Survey No.175/1 for the period: (i) 01.04.1960 to 31.03.1973; (ii) 01.04.1973 to 01.04.1991; (iii) 01.04.1991 to 28.05.2012; |
| 51. | EC's issued with respect to Property-A for the period: (i) 01.04.2004 to 21.09.2018; (ii) 01.04.2018 to 19.11.2022; (iii) 20.11.2022 to 28.02.2023; and (iv) 01.04.2023 to 17.02.2024; |
| 52. | EC's issued with respect to Property-B for the period: (i) 01.04.2004 to 04.12.2019; (ii) 01.04.2018 to 19.11.2022; (iii) 20.11.2022 to 11.06.2023; and (iv) 01.04.2023 to 17.02.2024; and |
| 53. | EC's issued with respect to Property-C for the period: (i) 01.04.2004 to 04.12.2019; (ii) 01.04.2018 to 19.11.2022; (iii) 01.04.2022 to 11.06.2023; (iv) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms the Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's) (discussed hereinbelow) issued with respect to Survey No. 175/1, measuring 02 Acres 09 Guntas (excluding 05 Guntas of kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District for the period 1968-69 to 1972-73, we observe that Mr. Nanja @ Mr. Nanjappa, son of Mr. Doddachikka is reflected as holder. We have not been provided with the Index of lands and Record of Rights Register, issued with respect to the Survey No.175/1. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R:134/2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No.01**), confirming that the said documents are mutilated.
2. Thereafter, in terms of the extract of entry made in the Inheritance Register bearing No. 74/ 1979-80 (**Document No.2**), we observe that upon the death of Late Nanja @ Mr. Nanjappa, son of Mr. Doddachikka, the khata with respect to the Survey No.175/1 has been mutated in the name of Mr. Chikkanna, son of Late Nanja.
3. Further, in terms of the extract of entry made in Mutation Register bearing M.R. No. 53/2003-04 (**Document No.3**), we observe that upon the death of Late Chikkanna, son of Late

Nanjappa, the khata with respect to Survey No.175/1, measuring 02 Acres 08 Guntas (excluding 06 Guntas of kharab land) (**Survey No. 175/1**) has been mutated in the name of his wife, Mrs. Lakshmamma.

4. In terms of the Partition Deed dated 18.10.2011 (Registered as Document No. DNH-1-03980-2011-12, Book-1, stored in C.D. No. DNHD242, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No. 4**), we observe that: (i) Mr. N. Narayanappa, son of Late N. Narasimhaiah; (ii) Mrs. Lakshmamma, wife of Late N. Chikkanna and her children namely: (a) Ms. Narayanamma; (b) Mr. C. Nanjappa; (c) Mr. A.C. Krishna Murthy; (d) Ms. A.C. Bharathi; (e) Ms. A.C. Dhanalakshmi; (f) Ms. A.C. Anandamma; (g) Mr. A.C. Manjunath partitioned their family properties and under terms of which a portion of Survey No.175/1 measuring: (i) 32 Guntas was allotted to the share of Mr. C. Nanjappa; (ii) 28 Guntas was allotted to the share of Mr. A.C. Krishnamurthy; and (iii) 28 Guntas was allotted to the share of Mr. A.C. Manjunath. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. 53/2011-12 (**Document No.05**)

5. Thereafter, in terms of the extract of entry made in Mutation Register bearing M.R. No. T6/2011-12 (**Document No.06**), we observe that the property bearing Survey No. 175/1 measuring 02 Acres 08 Guntas (excluding 06 Guntas 'A' Kharab land) has been bifurcated into three sub-numbers whereunder: (i) an extent of 32 Guntas (excluding 01 Gunta Kharab land) allotted to the share of Mr. Nanjappa has been retained with Survey No. 175/1; (ii) an extent of 28 Guntas (excluding 02 ½ Guntas of Kharab land) allotted to the share of Mr. Krishnamurthy has been assigned with new Survey No. 175/5; and (iii) an extent of 28 Guntas (excluding 02 ½ Guntas of Kharab land) allotted to the share of Mr. Manjunath has been assigned with new Survey No. 175/6.

6. We observe from the Sale deed dated 22.10.2012 (Registered as Document No. DNH-1-04396-2012-13, Book-1, stored in CD No. DNHD289, at the office of the Sub-Registrar, Devanahalli) (**Document No.07**) that Mr. C. Nanjappa, son of Late Chikkanna and his family members have conveyed property bearing Survey No. 175/1, measuring 32 Guntas in favour of Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bohra. In this regard, we have been provided with the: (i) extract of entry made in Mutation Register bearing M.R. No. H27/ 2012-13 (**Document No.08**); and (ii) Genealogical Tree of Mr. C. Nanjappa, son of Late Chikkanna issued by the Village Accountant; (**Document No. 09**).

7. In terms of the Order dated 03.11.2018 bearing No. NAE 197 BMR 2018 (**Document No.10**), issued by the Urban Development Department, we observe that the said authority has accorded permission for the change of land use of with respect to Survey No. 175/1, measuring 32 Guntas along with other properties from agricultural purpose to residential purpose.
8. Upon application made by Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bohra the property bearing Survey No. 175/1 measuring 32 Guntas along with 1 Gunta of regularized 'A' Kharab (**Property-A**) has been converted from agricultural purpose to residential-layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151202, issued by the Deputy Commissioner, Bangalore Rural District (**Document No.11**). In this regard, we have been provided with: (i) Conversion sketch (**Document No.12**); and (ii) Extract of entry made in Mutation Register bearing M.R. No. T58/2019-20(**Document Nos. 13**).
9. In terms of the Sale deed dated 22.10.2012 (Registered as Document No.DNH-1-04393-2012-13, Book-1, stored in CD No. DNHD289, at the office of the Sub-Registrar, Devanahalli) (**Document No.14**) that Mr. A.C. Krishnamurthy, son of Late Chikkanna and others have conveyed the property bearing Survey No. 175/5, measuring 28 Guntas in favour of Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bohra. In this regard, we have been provided with the: (i) extract of the entry made in Mutation Register bearing M.R. No. H28/2012-13 (**Document No.15**); (ii) Genealogical Tree of Mr. A.C. Krishnamurthy, son of Late Chikkanna issued by the Village Accountant (**Document No.16**);
10. In terms of the extract of entry made in the Mutation Register bearing MR No. T1/2012-13 (**Document No. 17**), we observe that the Property-B has been mortgaged by Mr. A.C. Krishna Murthy, son of Late Chikkanna in favour of Canara Bank vide Mortgage Deed dated 11.07.2012 (No. 0427840011851). We have not been provided with the Discharge Deed evidencing the discharge of the said Mortgage Deed dated 11.07.2012. It is advisable to procure the Discharge Deed/ no due certificate from Canara Bank evidencing the discharge of the said mortgage.
11. In terms of the Order dated 03.11.2018 bearing No. NAE 197 BMR 2018 (**Document No.10**), issued by the Urban Development Department, we observe that the said authority has accorded permission for the change of land use of with respect to property bearing Survey No. 175/5, measuring 28 Guntas along with other properties from agricultural purpose to residential purpose.

12. Upon application made by Mr. B. Ramesh Chand Bohra, son of Mr. B.G. Bhawari Lal Bohra the property bearing Survey No. 175/5 measuring 28 Guntas along with 02 1/2 Guntas of regularized 'A' Kharab ('**Property-B**') has been converted from agricultural purpose to residential-layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151183, issued by Deputy Commissioner, Bangalore Rural District (**Document No.18**). In this regard, we have been provided with: (i) Conversion sketch (**Document No.19**); (ii) Extract of entry made in Mutation Register bearing M.R. No. T41/2019-20 (**Document No. 20**).
13. We observe from the Sale deed dated 22.10.2012 (Registered as Document No. DNH-1-04391-2012-13, Book-1, stored in CD No. DNHD289, at the office of the Sub-Registrar, Devanahalli) (**Document No.21**) that Mr. A.C. Manjunath, son of Late Chikkanna and his wife Mrs. Soumya, have conveyed property bearing Survey No. 175/6, measuring 28 Guntas in favour of Mrs. R. Shakunthala Bohra, wife of Mr. B. Ramesh Chand Bohra. In this regard, we have been provided with the: (i) extract of entry made in Mutation Register bearing M.R. No. H25/ 2012-13 (**Document No.22**); and (ii) Genealogical Tree of Mr. A.C. Manjunath, son of Late Chikkanna issued by the Village Accountant (**Document No.23**).
14. In terms of the Order dated 03.11.2018 bearing No. NAE 197 BMR 2018 (**Document No.10**), issued by the Urban Development Department, we observe that the said authority has accorded permission for the change of land use of with respect to property bearing Survey No. 175/6, measuring 28 Guntas along with other properties from agricultural purpose to residential purpose.
15. Upon application made by Mrs. R. Shakunthala Bohra, wife of Mr. B. Ramesh Chand Bohra the property bearing Survey No. 175/6 measuring 28 Guntas along with 02 1/2 Guntas of regularized 'A' Kharab ('**Property-C**') has been converted from agricultural purpose to Residential-Layout purpose vide Official memorandum dated 02.06.2020 bearing No. 151186, issued by the Deputy Commissioner, Bangalore Rural District (**Document No.24**). In this regard, we have been provided with the: (i) extract of entry made in Mutation Register bearing M.R. No. T44/2019-20 (**Document No.25**); and (ii) Conversion Sketch (**Document No. 26**).
16. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.27**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.28**), we observe that Mr. B. Ramesh Chand Bohra, son of Mr. B.G. Bhawarilal

Bohra and Mrs. R. Shakuntala Bohra, wife of Mr. Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mr. Ramesh Rahul Bohra being the partner of the firm has contributed the Property-A & Property-B along with other properties and Mrs. R. Shakuntala Bohra being the partner of the firm has contributed the Property-C along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in connection with the Sambhav Ventures Realty LLP (**Document Nos.29 & 30**).

17. In terms of the Form No. 11B (E-khatha) dated 13.02.2024 issued by the Avathi Village panchayath in connection with Property-A (**Document No.31**), we observe that property bearing Survey No. 175/1, measuring 3338.6565 Square Meters Viz., Property-A has been assigned with property bearing No. 150300200900320926 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-A. We have also been provided with the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 32**).
18. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with Property-B (**Document No.33**), we observe that property bearing Survey No. 175/5, measuring 3085.681 Square Meters Viz., Property-B has been assigned with property bearing No. 150300200900320924 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-B. We have also been provided with the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 34**).
19. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with Property-C (**Document No.35**), we observe that property bearing Survey No. 175/6, measuring 3085.681 Square Meters Viz., Property-C has been assigned with property bearing No. 150300200900320896 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-C. We have also been provided with the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 36**).
20. We have been provided with the RTC's issued with respect to (a) Survey No.175/1 measuring 02 Acres 09 Guntas for the period: (i) 1968-69 to 1980-81; (ii) 1982-83 to 1996-97; and (b) Survey No.175/1 measuring 02 Acres 08 Guntas for the period 1997-98 to 2011-12; (**Document No.37**), we observe that the name of the holder and cultivator is in consonance with the title flow of the Survey No.175/1.

21. We have not been provided with the RTC's for the period 1981-82 with respect to Survey No.175/1. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R:134/2021-22 issued by Tahsildar, Devanahalli Taluk, (**Document No.38**), confirming that said RTC are mutilated.
22. We have been provided with the RTC's issued with respect to Property-A for the period (i) 2012-13 to 2023-24 (**Document No.39**) we observe that the name of the holder and cultivator is in consonance with the title flow of the Property-A.
23. We have been provided with the RTC's issued with respect to Property-B for the period 2011-12 to 2023-24 (**Document No.40**), we observe that the name of the holder and cultivator is in consonance with the title flow of the Property-B.
24. We have been provided with the RTC's issued with respect to Property-C for the period 2011-12 to 2023-24 (**Document No.41**), we observe that the name of the holder and cultivator is in consonance with the title flow of the Property-C
25. In terms of the Village Map of Avathi Village and extract of Tippanni, (**Document No.42 & 43**), we observe the shape and location of property bearing Survey No. 175. We observe that a nala passes adjacent to property bearing Survey No. 175. In this regard, it is advisable to obtain a Survey sketch of the Composite Property super imposed on the Village Map of Avathi Village in order to ascertain the location of the said nala. In the event the said nala is located in the Composite Property, it is advisable to obtain an Endorsement issued by the jurisdictional planning authority confirming the nature of the nala.
26. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No.44**), we observe that the: (i) Property-A admeasures 33 Guntas (including 01 Gunta 'A' Kharab); (ii) Property-B admeasures 30 ½ Guntas, (including 02 ½ Guntas 'A' Kharab); and (iii) Property-C admeasures 30 ½ Guntas (including 02 ½ Guntas 'A' Kharab).
27. In terms of extract of the Hissa Survey Tippanni and Pakka Book, issued with respect to property bearing Survey No. 175 (**Document No.45**), we observe that the property bearing Survey No. 175, admeasures 5 Acres 09 Guntas excluding 10 Guntas of kharab and has been bifurcated into four sub-numbers bearing Survey Nos. 175/1 to 175/4.

28. In terms of the extract of Hissa Survey Tippani and R.R. Pakka Book issued with respect to Survey No. 175/1 (**Document No.46**), we observe that the Survey No. 175/1 is bifurcated into sub-numbers bearing Survey Nos. 175/1 (viz, the Property-A), 175/5 (viz, the Property-B) and 175/6 (viz, the Property-C).
29. In terms of the Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District (**Document No.47**), we observe that there are no tenancy applications filed under section 48A in Form 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to Composite Property as on 24.12.2019.
30. In terms of the Endorsement dated 15.11.2022 bearing No. PTCL (D)(E) (HIM).CR:198/2022, issued on behalf of Assistant Commissioner, Doddaballapura sub-division, Doddaballapura (**Document No.48**), we observe that no proceedings have been initiated with respect to the Composite Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands) 1978, as on 15.11.2022.
31. In terms of the Endorsement dated 17.11.2022 bearing No. BEM/KIADB/L.A.Q/____/2022-23, issued by Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore (**Document No.49**), we observe that the Composite Property has not been acquired by the said authority.
32. We have been provided with the Encumbrance Certificate ('EC's') issued with respect to the Survey No.175/1 for the period: (i) 01.04.1960 to 31.03.1973; (ii) 01.04.1973 to 01.04.1991; (iii) 01.04.1991 to 28.05.2012 (**Document No.50**), we observe that all the transactions (as discussed above) are reflected.
33. We have been provided with the EC's issued with respect to Property-A for the period: (i) 01.04.2004 to 21.09.2018; (ii) 01.04.2018 to 19.11.2022; (iii) 20.11.2022 to 28.02.2023; and (iv) 01.04.2023 to 17.02.2024 (**Document No.51**), we observe that all the transactions (as discussed above) are reflected.
34. We have been provided with the EC's issued with respect to Property-B for the period: (i) 01.04.2004 to 04.12.2019; (ii) 01.04.2018 to 19.11.2022; (iii) 20.11.2022 to 11.06.2023; and (iv) 01.04.2023 to 17.02.2024 (**Document No.52**), we observe that all the transactions (as discussed above) are reflected.

35. We have been provided with the EC's issued with respect to Property-C for the period: (i) 01.04.2004 to 04.12.2019; (ii) 01.04.2018 to 19.11.2022; (iii) 01.04.2022 to 11.06.2023; (iv) 01.04.2023 to 17.02.2024 (**Document No.53**), we observe that all the transactions (as discussed above) are reflected.

IV. Opinion on title of the Composite Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

(i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of:

- i. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320926 (Survey No.175/1), measuring 3338.6565 square meters (33 Gunta including 01 Gunta of regularized 'A' kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., **Property-A**;
- ii. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320924 (Survey No.175/5), measuring 3085.681 square meters (30 1/2 Gunta including 2 1/2 Gunta of regularized 'A' kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., **Property-B**;
- iii. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320896 (Survey No.175/6), measuring 3085.681 square meters (30 1/2 Gunta including 2 1/2 Gunta of regularized 'A' kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., **Property-C**.

(ii) It is advisable to procure the: (a) Discharge Deed/ no due certificate from Canara Bank evidencing the discharge of the Mortgage Deed dated 11.07.2012 (executed by the erstwhile owner Mr. A.C. Krishna Murthy, son of Late Chikkanna) with respect to Property-B; and (b) Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Composite Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Composite Property:

A. All that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing E-khatha No. 150300200900320957 (Survey No. 175/2), measuring 2984.51016 Square Meters (29 1/2 Guntas including 1/2 Guntas of 'A' kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-A'), and bounded on:

East by : Property bearing Survey No. 176;
West by : Property bearing Survey No. 175/6;
North by : Halla; and
South by : Property bearing Survey No. 175/7.

[The aforementioned boundaries to the Property-A are as per the Official Memorandum dated 02.06.2020 bearing No. 151195, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

B. All that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing E-khatha No. 150300200900320923 (Survey No. 175/7), measuring 1492.28 Square Meters (14 3/4 Guntas including 0.04 Guntas of 'A' kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-B') and bounded on:

East by : Property bearing Survey No. 176;
West by : Property bearing Survey No. 175/1;
North by : Property bearing Survey No.175/2; and
South by : Property bearing Survey No. 175/8.

[The aforementioned boundaries to the Property-B are as per the Official Memorandum dated 22.10.2021 bearing No. 264025, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

C. All that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing E-khatha No.150300200900320930 (Survey No. 175/8), measuring 1492.28 (14 ¾ Guntas including 0.04 Guntas of 'A' kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-C') and bounded on:

East by : Property bearing Survey No.176;
West by : Property bearing Survey No. 175/1;
North by : Property bearing Survey No. 175/7; and
South by : Property bearing Survey No. 175/4.

[The aforementioned boundaries to the Property-C are as per the Official Memorandum dated 22.10.2021 bearing No. 264022, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

Property-A to Property-C earlier formed a larger extent of land bearing Survey No. 175/2, measuring 01 Acre 19 Guntas (including 01 Gunta of 'A' Kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Larger Property').

The aforementioned Property-A to Property-C are hereinafter collectively referred to as '**Composite Property**'.

II. List of Documents Reviewed:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|----------------|--|
| 1. | Endorsement dated 26.04.2011 bearing No. R.K. CR: 182: 2019-20, issued by the Tahsildar, Grade 2, Devanahalli Taluk; |
| 2. | Sale Deed dated 28.04.1967 (Registered on 31.05.1967 as Document No. 626/1967-68, Book I, Volume No. 981, at Pages 109-110, at the office of the Sub-Registrar, Devanahalli); |
| 3. | Extract of entry made in the Mutation Register bearing M.R. No. 3/1967-68; |
| 4. | Unregistered Partition Deed/ Panchayat Parikath dated 19.01.1996; |
| 5. | Extract of entry made in the Mutation Register bearing M.R. No. 69/2007-08; |
| 6. | Death Certificate of Late Bachappa, son of Late Jeeyappa; |
| 7. | Genealogical Tree of Late G. Bachappa issued by the Village Accountant; |
| 8. | Sale Deed dated 14.08.2008 (Registered on 16.08.2008 as Document No. DNH-1-02606-2008-09, Book I, stored in C.D. No. DNHD160, at the office of the Senior Sub-Registrar, Devanahalli); |
| 9. | Extract of entry made in the Mutation Register bearing M.R. No. 36/2008-09; |
| 10. | Extract of entry made in the Mutation Register bearing M.R. No. T14/2019-20; |
| 11. | Extract of entry made in the Mutation Register bearing M.R. No. H62/2019-20; |
| 12. | Extract of entry made in the Mutation Register bearing M.R. No. T28/2021-22; |
| 13. | Official Memorandum dated 02.06.2020 bearing No. 151195, issued by the Deputy Commissioner, Bangalore Rural District; |
| 14. | Conversion Sketch; |
| 15. | Extract of entry made in the Mutation Register bearing M.R. No. T52/2019-20; |
| 16. | Gift Deed dated 15.05.2023 (Registered on 17.05.2023 as Document No. DNH-1-01709-2023-24, Book I, at the office of the Senior Sub-Registrar, Devanahalli); |
| 17. | Sale Deed dated 05.05.1993 (Registered as Document No. 191/1993-94, Book I, Volume No. 1434, at Pages 114-116, at the office of the Sub-Registrar, Devanahalli); |
| 18. | Extract of entry made in the Mutation Register bearing M.R. No. 1/1993-94; |
| 19. | Extract of entry made in the Mutation Register bearing M.R. No. 10/1998-99; |
| 20. | Sale Deed dated 28.12.2010 (Registered as Document No. DNH-1-04363-2010-11, Book I, stored in C.D. No. DNHD211, at the office of the Senior Sub-Registrar, Devanahalli); |
| 21. | Extract of entry made in the Mutation Register bearing M.R. No. 43/2010-11; |
| 22. | Extract of entry made in the Mutation Register bearing M.R. No. H17/2015-16; |

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| 23. | Order dated 31.08.2018 in proceedings bearing New No. LRF: SR(D): 45/2018 [LRF (D) SR: 21/2012-13], issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur; |
| 24. | Official Memorandum dated 22.10.2021 bearing No. 264025, issued by the Deputy Commissioner, Bangalore Rural District; |
| 25. | Gift Deed dated 15.05.2023 (Registered on 17.05.2023 as Document No. DNH-1-01715-2023-24, Book I, at the office of the Senior Sub-Registrar, Devanahalli); |
| 26. | Sale Deed dated 05.05.1993 (Registered as Document No. 192/1993-94, Book I, Volume No. 1479, at Pages 29-31, at the office of the Sub-Registrar, Devanahalli); |
| 27. | Extract of entry made in the Mutation Register bearing M.R. No. 5/1994-95; |
| 28. | Sale Deed dated 20.11.2020 (Registered on 06.04.2021 as Document No. DNH-1-00241-2021-22, Book I, stored in C.D. No. DNHD1252, at the office of the Senior Sub-Registrar, Devanahalli); |
| 29. | Notarized Genealogical Tree of Papanna, son of Late Mallaiah; |
| 30. | Notarized General Power of Attorney dated 16.01.2019 executed by Mr. R. Rahul Bohra in favour of Mr. B. Ramesh Chand Bohra; |
| 31. | Official Memorandum dated 22.10.2021 bearing No. 264022, issued by the Deputy Commissioner, Bangalore Rural District; |
| 32. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 33. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 34. | Certificate of Incorporation in connection with the Sambhav Ventures Realty LLP; |
| 35. | Certificate of Registration in connection with the Sambhav Ventures Realty LLP; |
| 36. | Form No. 11B (E-khatha) dated 13.02.2024 bearing No. 150300200900320957 issued with respect to Property-A; |
| 37. | Form No. 11B (E-khatha) dated 12.02.2024 bearing No. 150300200900320923 issued with respect to Property-B; |
| 38. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 39. | Form No. 11B (E-khatha) dated 12.02.2024 bearing No. 150300200900320930 issued with respect to Property-C; |

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| 40. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 41. | Order dated 03.11.2018 bearing No. N A E 197 BMR 2018, issued by the Urban Development Department; |
| 42. | Order dated 27.05.2021 bearing No. N A E 110 BMR 2020, Bangalore, issued by the Urban Development Department; |
| 43. | RTC's issued with respect to the Survey No.175/2 for the period (i) 1968-69 to 1982-83; (ii) 1987-88 to 1995-96; (iii) 1997-98 to 2019-20; |
| 44. | Endorsement bearing No. R.K.C.R:134 / 2021-22 issued by the Tahsildar, Devanahalli Taluk; |
| 45. | RTC's issued with respect to Property-A for the period (i) 2019-20; and (ii) 2021-22 to 2022-23; |
| 46. | RTC's issued with respect to Property-B for the period (i) 2019-20; and (ii) 2021-22 to 2023-24; |
| 47. | RTC's issued with respect to Property-C for the period 2019-20 to 2022-23; |
| 48. | Village Map of Avathi Village; |
| 49. | Hissa Survey Tippani and Hissa Survey Pakka Book issued with respect to property bearing Survey No. 175; |
| 50. | Extract of Hissa Survey Tippani and Hissa Survey Pakka Book issued with respect to the Survey No. 175/2; |
| 51. | Extract of Karnataka Revision Settlement Akarband (Utharu), issued with respect to Property-A; |
| 52. | Extract of Karnataka Revision Settlement Akarband (Utharu), issued with respect to Property-B; |
| 53. | Extract of Karnataka Revision Settlement Akarband (Utharu), issued with respect to Property-C; |
| 54. | Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District; |
| 55. | Endorsement dated 15.11.2022 bearing No. P.T.C.L (D) (HIM) CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur; |
| 56. | Endorsement dated 17.11.2022 issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore; |

| | |
|-----|---|
| 57. | Encumbrance Certificate ('EC's) issued by the jurisdictional Sub-Registrar, issued with respect to the Survey No.175/2 for the period (i) 01.04.1960 to 31.03.2004; (ii) 01.04.1977 to 15.11.2007; (iii) 15.11.2007 to 10.11.2014; and (iv) 09.11.2014 to 19.11.2022; |
| 58. | EC's issued with respect to Property-A for the period (i) 31.03.2019 to 18.11.2022; (ii) 20.11.2022 to 28.02.2023; (iii) 01.03.2023 to 11.06.2023; and (iv) 01.04.2023 to 17.02.2024; |
| 59. | EC's issued with respect to Property-B for the period (i) 31.03.2019 to 18.11.2022; (ii) 20.11.2022 to 28.02.2023; (iii) 01.03.2023 to 11.06.2023; and (iv) 01.04.2023 to 17.02.2024; and |
| 60. | EC's issued with respect to Property-C for the period (i) 01.04.2016 to 19.11.2022; (ii) 20.11.2022 to 28.02.2023; and (iii) 01.03.2023 to 11.06.2023; and (iv) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We observe from the extract of Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's) for the period 1968-69 to 1982-83 (*discussed herein*), issued with respect to property bearing Survey No. 175/2 measuring 01 Acre 18 Guntas (excluding 01 Gunta of Kharab) situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Survey No. 175/2**), that Mr. Mallaiah, son of Late Shirappa is reflected as the holder. We have not been provided with the extracts of the Index of Lands Register and Record of Rights Register issued with respect to property bearing Survey No. 175/2. In this regard, we have been provided with the Endorsement dated 26.04.2011 bearing No. R.K. CR: 182: 2019-20, issued by the Tahsildar, Grade 2, Devanahalli Taluk (**Document No.1**), confirming that the extracts of the Index of Lands Register and Record of Rights Register issued with respect to Survey No. 175 is not available.
2. In terms of the Sale Deed dated 28.04.1967 (Registered on 31.05.1967 as Document No. 626/1967-68, Book-I, Volume No. 981, at Pages 109-110, at the office of the Sub-Registrar, Devanahalli) (**Document No.2**), we observe that Mrs. Muniakkayamma, daughter of Mr. Mallaiah & wife of Mr. Guntahalli Mallaiah conveyed Survey No. 175/2 in favour of Mr. G. Bachappa, son of Late Jeeyappa. In this regard, we have been provided with the extract of

entry made in the Mutation Register bearing M.R. No. 3/1967-68 (**Document No.3**). It appears from the aforementioned Sale Deed dated 28.04.1967 (Registered as Document No. 626/1967-68) that upon the death of Mr. Mallaiah, his daughter alone had conveyed the Survey No. 175/2 in favour of Mr. G. Bachappa, son of Late Jeeyappa. In this regard, we have not been provided with the Genealogical Tree of Late Mallaiah issued by the Village Accountant/Tahsildhar in order for us to ascertain the legal heirs of Late Mallaiah. However, in this regard, the present owner has represented to us that no person/s claiming to be the legal heirs of Late Mallaiah has/have made any claims over the Property (defined hereinbelow) thus far.

A. Title flow with respect to Property-A:

3. Upon the death of Late G. Bachappa, his sons being Mr. B. Muniyappa and Mr. B. Jeeyappa partitioned their family properties in terms of the Unregistered Partition Deed dated 19.01.1996 (**Document No.4**) and under the terms of which an extent of 29 Guntas in Survey No. 175/2 [*retained by Mr. G. Bachappa after conveyance of an extent of 29 Guntas in Survey No. 175/2 (discussed hereinbelow)*] was allotted to the share of Mr. B. Muniyappa. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing: (i) M.R. No. 69/2007-08 (**Document No.5**); (ii) Death Certificate of Late Bachappa, son of Late Jeeyappa; and (iii) Genealogical Tree of Late G. Bachappa issued by the Village Accountant (**Document Nos.6 & 7**). We observe that the Genealogical Tree of Late G. Bachappa issued by the Village Accountant/Tahsildhar is defective as the same does not reflect all the children of Mr. B. Muniyappa (who had joined in the sale documents in connection with the other properties belonging to Mr. Muniyappa which are subject matter of our due diligence) namely Mr. Purushothama, Ms. M. Veena & Ms. Nalini. Further, the daughters of Mr. Bachappa (as per the Genealogical Tree) were not parties to the aforementioned Partition Deed and also the subsequent Sale Deed executed by Mr. Muniyappa. However, in this regard the present owner has represented to us that no person/s has/have made any claims over the Property (defined hereinbelow) thus far.
4. Thereafter, we observe from the Sale Deed dated 14.08.2008 (Registered on 16.08.2008 as Document No. DNH-1-02606-2008-09, Book -1, stored in C.D. No. DNHD160, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No.8**) that: (i) Mr. B. Muniyappa, son of Late G. Bachappa; (ii) Mrs. Akkayamma, wife of Mr. B. Muniyappa; and (iii) Mr. Lokesh, son of Mr. B. Muniyappa have conveyed a portion of Survey No. 175/2, measuring 29 Guntas in favour

of Mr. B. Ramesh Chand Bohra, son of Mr. Bhawri Lal Bohra. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 36/2008-09 (**Document No.9**).

5. In terms of the extract of entry made in the Mutation Register bearing M.R. Nos.: (i) T14/2019-20; (ii) H62/2019-20; and (iii) T28/2021-22 (**Document Nos.10, 11 & 12**), we observe that the Survey No. 175 measuring 01 Acre 19 Guntas (excluding 01 Guntas of kharab) has been bifurcated into three portions Viz., properties bearing (i) Survey No. 175/2, measuring 29 Guntas (excluding ½ Gunta kharab); (ii) Survey No. 175/7, measuring 14 ½ Guntas (excluding 4 Guntas of kharab); and (iii) Survey No. 175/8, measuring 14 ½ Guntas (excluding 4 Guntas of kharab). Further, we observe that Mr. B. Ramesh Chand Bohra is reflected as the holder of property bearing Survey No. 175/2, measuring 29 Guntas.
6. Upon an application made by Mr. B. Ramesh Chand Bohra, we observe that Survey No. 175/2 measuring 29 Guntas along with ½ Gunta of 'A' Kharab (**Property-A**) has been converted from agricultural purpose to non-agricultural residential-layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151195, issued by the Deputy Commissioner, Bangalore Rural District (**Document No.13**). In this regard, we have been provided with the (i) Conversion Sketch; and (ii) extract of entry made in the Mutation Register bearing M.R. No. T52/2019-20. (**Document Nos.14 & 15**).
7. Thereafter, in terms of the Gift Deed dated 15.05.2023 (Registered on 17.05.2023 as Document No. DNH-1-01709-2023-24, Book-I, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No.16**), we observe that Mr. B. Ramesh Chand Bohra, son of Late Bhawari Lal Bohra gifted Property-A in favour of his son Mr. R. Rahul Bohra.

B. Title flow with respect to Property-B:

8. We observe from the Sale Deed dated 05.05.1993 (Registered as Document No. 191/1993-94, Book I, Volume No. 1434, at Pages 114-116, at the office of the Sub-Registrar, Devanahalli) (**Document No.17**), that Mr. G. Bachappa, son of Late Jeeyappa has conveyed a portion of Larger Property measuring 14 ½ Guntas in favour of Mr. Muniyappa @ Doddanna, son of Late Mallaiah. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 1/1993-94 (**Document No.18**).

9. In terms of the extract of entry made in the Mutation Register bearing M.R. No. 10/1998-99 (**Document No.19**), we observe that upon the death of Late Muniyappa @ Doddananna, the khata with respect to a portion of Survey No. 175/2 measuring 14 1/2 Guntas has been mutated in the name of Mrs. Muniyamma, wife of Late Muniyappa @ Doddanna.
10. In terms of the Sale Deed dated 28.12.2010 (Registered as Document No. DNH-1-04363-2010-11, Book-1, stored in C.D. No. DNHD211, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No.20**), we observe that Mrs. Muniyamma, wife of Late Muniyappa @ Doddanna and other family members of Late Muniyappa @ Doddanna have conveyed a portion of Survey No. 175/2, measuring 14 1/2 Guntas in favour of Mr. B. Ramesh Chand Bohra, son of Mr. Bhawri Lal Bohra. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 43/2010-11 (**Document No.21**). We have not been provided with the Genealogical Tree of Late Muniyappa @ Doddanna, son of Late Mallaiah issued by the Village Accountant/Tahsildar. However, in this regard the present owner has represented to us that no person/s has/have made any claims over the Property (defined hereinbelow) thus far.
11. In terms of the extract of entry made in the Mutation Register bearing M.R. No. H17/2015-16 (**Document No.22**), we observe that subsequent to an Order dated 06.07.2015 passed in proceedings bearing No. LRF SR(D) 21/2012-13, a portion of Survey No. 175/2 measuring 14 1/2 Guntas vested with the Government.
12. Thereafter, we observe from the Order dated 31.08.2018 in proceedings bearing No. LRF: SR(D): 45/2018, issued by the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur (**Document No.23**) that the said authority held that there is no violation under Section 79 (A) & (B) of Karnataka Land Reforms Act, 1961 and dropped the proceedings.
13. In terms of the extract of entry made in the Mutation Register bearing M.R. No. T14/2019-20 and M.R. No. H62/2019-20 (**Document No.10 & 11**), we observe that the portion of Survey No. 175/2, measuring 14 1/2 Guntas (acquired by Mr. B. Ramesh Chand Bohra, son of Mr. Bhawri Lal Bohra) has been assigned with new Survey No. 175/7.
14. Upon an application made by Mr. B. Ramesh Chand Bohra, son of Bhawri Lal Bohra, we observe that Survey No. 175/7 measuring 14 1/2 Guntas along with 1/4 Gunta of regularized A Kharab ('Property-B') has been converted from agricultural purpose to non-agricultural residential

layout purpose *vide* Official Memorandum dated 22.10.2021 bearing No. 264025, issued by the Deputy Commissioner, Bangalore Rural District (**Document No.24**).

15. In terms of the Gift Deed dated 15.05.2023 (Registered on 17.05.2023 as Document No. DNH-1-01715-2023-24, Book-1, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No.25**), we observe that Mr. B. Ramesh Chand Bohra, son of Late Bhawari Lal Bohra has gifted Property-B in favour of his son Mr. R. Rahul Bohra.

C. Title flow with respect to Property-C:

16. We observe from the Sale Deed dated 05.05.1993 (Registered as Document No. 192/1993-94, Book-1, Volume No. 1479, at Pages 29-31, at the office of the Sub-Registrar, Devanahalli) (**Document No.26**), that Mr. G. Bachappa, son of Late Jeeyappa has conveyed a portion of Survey No. 175/2 measuring 14 1/2 Guntas in favour Mr. Pappanna, son of Late Mallaiah. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 5/1994-95 (**Document No.27**).
17. In terms of the extract of entry made in the Mutation Register bearing M.R. No. T14/2019-20 (**Document No.10**), we observe that the portion of Survey No. 175/2, measuring 14 1/2 Guntas (acquired by Mr. Pappanna @ Pappaiah, son of Late Mallaiah) has been assigned with new Survey No. 175/8 (**Property-C**).
18. In terms of the Sale Deed dated 20.11.2020 (Registered on 06.04.2021 as Document No. DNH-1-00241-2021-22, Book-1, stored in C.D. No. DNHD1252, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No.28**), we observe that Mr. Papanna @ Papaiah, son of Late Mallappa and others have conveyed Property-C in favour of Mr. R. Rahul Bohra, son of Mr. Ramesh Chand Bohra represented by his General Power of Attorney Holder, Mr. B. Ramesh Chand Bohra. In this regard we have been provided with the: (i) Notarized Genealogical Tree of Papanna, son of Late Mallaiah (**Document No.29**); (ii) Notarized General Power of Attorney dated 16.01.2019 executed by Mr. R. Rahul Bohra in favour of Mr. B. Ramesh Chand Bohra (**Document No.30**).
19. Upon an application made by Mr. Rahul Bohra, represented by his General Power of Attorney holder, Mr. B. Ramesh Chand Bohra, son of Late Bhawari Lal Bohra, we observe that Survey No. 175/8 measuring 14 1/2 Guntas along with 1/4 Guntas of regularized A Kharab Viz, the

Property-C has been converted from agricultural purpose to non-agricultural residential-layout purpose Vide., Official Memorandum dated 22.10.2021 bearing No. 264022, issued by the Deputy Commissioner, Bangalore Rural District (**Document No.31**).

20. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.32**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.33**), we observe that Mr. R. Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with Mr. Bhawarilal Ramesh Chand Bohra and Mrs. Shakunthala Ramesh Bohra have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mr. Ramesh Rahul Bohra being the partner of the firm has contributed the Composite Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in connection with the Sambhav Ventures Realty LLP (**Document Nos.34 & 35**).
21. In terms of the Form No. 11B (E-khatha) dated 13.02.2024 bearing No. 150300200900320957 (Survey No. 175/2) measuring 2984.51016 (29 ½ Guntas including ½ Guntas of regularized 'A' Kharab) Viz., the Property-A (**Document No.36**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property-A. *We have not been provided with the receipt evidencing payment of property tax for the period 2023-24 in connection with Property-A.*
22. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 bearing No. 150300200900320923 (Survey No. 175/7), measuring 1492.28 (14 ¾ Guntas including ¼ Guntas of regularized 'A' Kharab) Viz., the Property-B (**Document No.37**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property-B. In this regard, we have been provided with the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 38**).
23. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 bearing No. 150300200900320930 (Survey No. 175/8), measuring 1492.28 (14 ¾ Guntas including ¼ Guntas of regularized 'A' Kharab) Viz., the Property-C (**Document No.39**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property-C. In this regard, we have been provided with

the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 40**).

24. In terms of the Order dated 03.11.2018 bearing No. N A E 197 BMR 2018, issued by the Urban Development Department (**Document No.41**), we observe that a portion of Survey No. 175/2 measuring 29 Guntas along with other properties has been accorded with permission for the change of land use from agricultural purpose to residential purpose.
25. Further, in terms of the Order dated 27.05.2021 bearing No. N A E 110 BMR 2020, Bangalore, issued by the Urban Development Department (**Document No.42**), we observe that the said authority has accorded permission for the change of land use of another portions of Survey No. 175/2, measuring in total 29 Guntas along with other properties from agricultural purpose to residential purpose.
26. We have been provided with RTC's issued with respect to the Survey No.175/2 for the period (i) 1968-69 to 1982-83; (ii) 1987-88 to 1995-96; (iii) 1997-98 to 2019-20 (**Document No.43**). we observe that the names of the holders and cultivators are in consonance with the title flow of the Survey No. 175/2.
27. We have not been provided with RTC's issued with respect to the Survey No.175/2 for the period (i) 1983-84 to 1986-87; (ii) 1996 to 1997. In this regard, we have been provided with an Endorsement bearing No. R.K.C.R: / 2021-22 issued by the Tahsildar, Devanahalli Taluk (**Document No.44**) confirming that the said documents have been mutilated.
28. We have been provided with RTC's issued with respect to Property-A for the period (i) 2019-20; and (ii) 2021-22 to 2022-23 (**Document No.45**). We observe that the names of the holders and cultivators are in consonance with the title flow of the Property-A. *We have not been provided with RTC issued with respect to Property-A for the period 2020-21.*
29. We have been provided with RTC's issued with respect to Property-B for the period (i) 2019-20; and (ii) 2021-22 to 2023-24 (**Document No.46**). We observe that the names of the holders and cultivators are in consonance with the title flow of the Property-B. *We have not been provided with RTC issued with respect to Property-B for the period 2020-21.*
30. We have been provided with RTC's issued with respect to Property-C for the period (i) 2019-20; and (ii) 2021-22 to 2022-23 (**Document No.47**). We observe that the names of the

holders and cultivators are in consonance with the title flow of the Property-C. *We have not been provided with RTC issued with respect to Property-C for the period 2020-21.*

31. In terms of the Village Map of Avathi Village (**Document No.48**), we observe the shape and location of property bearing Survey No. 175. We observe that a nala passes adjacent to property bearing Survey No. 175. In this regard, it is advisable to obtain a Survey sketch of the Composite Property super imposed on the Village Map of Avathi Village in order to ascertain the location of the said nala. In the event the said nala is located in the Composite Property, it is advisable to obtain an Endorsement issued by the jurisdictional planning authority confirming the nature of the nala.
32. In terms of the extract of Hissa Survey Tippani and R.R. Pakka Book issued with respect to property bearing Survey No. 175 (**Document No.49**), we observe that property bearing Survey No. 175 measuring 05 Acres 09 Guntas (excluding 10 Guntas of kharab) has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 175/1 to 175/4.
33. Further, in terms of the extract of Hissa Survey Tippani and R.R. Pakka Book issued with respect to the Survey No. 175/2 (**Document No.50**), we observe that property bearing Survey No. 175/2, measuring 01 Acre 19 Guntas, has been bifurcated into two sub-numbers Viz., Property-A to Property-C.
34. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu), issued with respect to Property-A (**Document No.51**), we observe that Property-A admeasures 29 Guntas (excluding ½ Guntas of 'A' Kharab).
35. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu), issued with respect to Property-B (**Document No.52**), we observe that Property-B admeasures 14.08 Guntas (excluding ¼ Guntas of 'A' Kharab).
36. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu), issued with respect to Property-C (**Document No.53**), we observe that Property-C admeasures 14.08 Guntas (excluding ¼ Guntas of 'A' Kharab).
37. In terms of the Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District (**Document No.54**), we observe that no tenancy applications have been filed under Section48 A in Form No. 7 & 7A of the Karnataka

Land Reforms Act, 1961, as on 24.12.2019, with respect to Property-A. *We have not been provided with the Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Property-B & Property-C.*

38. In terms of the Endorsement dated 15.11.2022 bearing No. P.T.C.L (D) (HIM) CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur (**Document No.55**), we observe that there are no proceedings initiated under the provisions of the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with respect to the Composite Property.
39. In terms of the Endorsement dated 17.11.2022, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore (**Document No.56**), we observe that the Composite Property have not been acquired by the said authority.
40. We have been provided with the Encumbrance Certificate ('EC's) issued by the jurisdictional Sub-Registrar, issued with respect to the Survey No.175/2 for the period (i) 01.04.1960 to 31.03.2004; (ii) 01.04.1977 to 15.11.2007; (iii) 15.11.2007 to 10.11.2014; and (iv) 09.11.2014 to 19.11.2022 (**Document No. 57**). We observe that all the transactions (as discussed above) are reflected.
41. We have been provided with EC issued with respect to Property-A for the period (i) 31.03.2019 to 18.11.2022; (ii) 20.11.2022 to 28.02.2023; (iii) 01.03.2023 to 11.06.2023; and (iv) 01.04.2023 to 17.02.2024 (**Document No.58**). In terms of said EC's, we observe that all the transactions (as discussed above) are reflected. We have not been provided with the EC's issued with respect to Property-A for the period 19.11.2022.
42. We have been provided with EC issued with respect to Property-B for the period (i) 31.03.2019 to 18.11.2022; (ii) 20.11.2022 to 28.02.2023; (iii) 01.03.2023 to 11.06.2023; and (iv) 01.04.2023 to 17.02.2024 (**Document No.59**). In terms of said EC's, we observe that all the transactions (as discussed above) are reflected. We have not been provided with the EC's issued with respect to Property-B for the period 19.11.2022.

43. We have been provided with EC issued with respect to Property-C for the period (i) 01.04.2016 to 19.11.2022; (ii) 20.11.2022 to 28.02.2023; (iii) 01.03.2023 to 11.06.2023; and (iv) 01.04.2023 to 17.02.2024 (**Document No.60**). In terms of said EC's, we observe that all the transactions (as discussed above) are reflected.

IV. Opinion on title of the Composite Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

(i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of:

- i. All that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing E-khatha No. 150300200900320957 (Survey No. 175/2), measuring 2984.51016 Square Meters (29 1/2 Guntas including 1/2 Guntas of 'A' kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., **Property-A**;
- ii. All that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing E-khatha No.150300200900320923 (Survey No. 175/7), measuring 1492.28 Square Meters (14 3/4 Guntas including 0.04 Guntas of 'A' kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., **Property-B'**;
- iii. All that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing E-khatha No.150300200900320930 (Survey No. 175/8), measuring 1492.28 (14 3/4 Guntas including 0.04 Guntas of 'A' kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., '**Property-C'**;

(ii) It is advisable to procure the: (a) RTC's with respect to Composite Property; (b) EC's with respect to Property-A & Property-B; (c) Property tax paid receipt with respect to Property-A; (d) Endorsement issued by the jurisdictional Tahsildar to the effect that no tenancy applications have been filed under Sections 48A and 77A in Form 7 and Form 7A of the Karnataka Land Reforms Act, 1961, with respect to Property-B & Property-C (as mentioned in this title report); and (e) Latest Endorsement issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Composite Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Composite Property:

1. All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320892 (Survey No. 178/2), measuring 2023.43 Square Meters (20 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-A') and bounded as follows:

| | |
|----------|--|
| East by | : Property bearing Survey No. 178/3; |
| West by | : Property bearing Survey No. 178/1; |
| North by | : Property bearing Survey No. 175; and |
| South by | : Property bearing Survey No. 178/8. |

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 14.09.2020 bearing No. 157773, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

2. All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320891 (Survey No. 178/3), measuring 2529.29 Square Meters (25 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-B') and bounded as follows:

East by : Property bearing Survey No. 178/4;
West by : Property bearing Survey No. 178/2;
North by : Property bearing Survey No. 175; and
South by : Property bearing Survey Nos. 178/8 & 178/9.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 14.09.2020 bearing No. 169300, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

3. All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320890 (Survey No. 178/4), measuring 1214.06 Square Meters (12 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-C') and bounded as follows:

East by : Property bearing Survey No. 178/5;
West by : Property bearing Survey No. 178/3;
North by : Property bearing Survey No. 178; and
South by : Property bearing Survey No. 178/9.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 20.10.2020 bearing No. 157775, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

4. All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320888 (Survey No. 178/5), measuring 1011.71 Square Meters (10 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-D') and bounded as follows:

East by : Property bearing Survey No. 178/6;
West by : Property bearing Survey No. 178/4;
North by : Property bearing Survey No. 175; and
South by : Property bearing Survey No. 178/9.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 30.03.2021 bearing No. 202079, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

5. All that piece and parcel of immovable property being converted for non-agricultural residential-layout purpose and bearing E-Khatha No. 150300200900320889 (Survey No. 178/6), measuring 1315.23 Square Meters (13 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('**Property-E**') and bounded as follows:

East by : Property bearing Survey No. 178/7;
 West by : Property bearing Survey No. 178/5;
 North by : Property bearing Survey No. 177; and
 South by : Property bearing Survey No. 178/9.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 14.09.2020 bearing No. 169299, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

The Property-A to Property-E are hereinafter referred to as the 'Composite Property'.

II. List of Documents Reviewed:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|----------------|--|
| 1. | Sale Deed dated 01.10.1975 (Registered as Document No. 2024/1975-76, Book-I, at Pages 212 to 214, at the office of the Sub- Registrar, Devanahalli); |
| 2. | Endorsement dated 02.11.2019 bearing R.K. C.R. 2984/2019-20, issued by the Tahsildar Grade-2, Devanahalli Taluk; |
| 3. | Order dated 08.09.1981 passed in proceedings bearing LRF No. 14/1974-75; |
| 4. | Sale Deed dated 30.07.1977 (Registered as Document No. 912/77-78, Book-I, Volume No. 1209, at Pages 228 to 230, at the Office of Sub- Registrar, Devanahalli); |
| 5. | Extract of the entry made in the Mutation Register bearing M.R. No.35/1978-79; |

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| 6. | Plaint filed by Mrs. Muniyamma, wife of Late Papanna in suit bearing O.S. No.641/2001 against Mr. Munishamappa @ Kurigalappa and others before the Court of the Civil Judge (Senior Division) at Bangalore; |
| 7. | Order dated 02.04.2004 passed in O.S. No.641/2001; |
| 8. | (i) Amended Plaintiff; and (ii) Order Sheet in connection with suit bearing O.S. No.641/2001 filed before the Court of the Civil Judge (Senior Division) at Bangalore; |
| 9. | Sale Deed dated 06.08.2005 (Registered as Document DNH-1-02197-2005-06, Book 1, stored in CD No. DNHD56, at the Office of Sub- Registrar, Devanahalli); |
| 10. | Genealogical Tree of Mr. Narayanappa, issued by the Village Accountant; |
| 11. | Writ Petition bearing W.P. No. 9266/ 2007 before the Hon'ble High of Karnataka, at Bengaluru; |
| 12. | Order dated 17.07.2007 passed in Writ Petition bearing W.P. No. 9266/ 2007 before the Hon'ble High of Karnataka, at Bengaluru; |
| 13. | Order dated 22.01.2009 passed in proceedings bearing R.R.T (CR) 936/2007-08 by the Tahsildhar, Devanahalli; |
| 14. | Extract of the entry made in the Mutation Register bearing M.R. No. 61/2008-09; |
| 15. | Plaint filed in suit bearing O.S. No. 1871/2005 (New No. 906/06) before the Court of Civil Judge (Senior) Division, Bangalore District, Bangalore; |
| 16. | Confirmation Deed dated 16.04.2014 (Registered as Document No. DNH-1-00272-2014-2015, Book-1, stored in CD No. DNHD377 at the Office of Sub- Registrar, Devanahalli); |
| 17. | Plaint filed in suit bearing O.S. No. 41/2016 before the Court of the Senior Civil Judge at Devanahalli; |
| 18. | Written Statement filed in O.S. No. 41/2016 before the Court of the Senior Civil Judge at Devanahalli; |
| 19. | Order dated 07.02.2017 bearing No. NA AA EE 173 BMR 2014, Bengaluru issued by the Urban Development Department; |
| 20. | (i) Official Memorandum dated 14.09.2020 bearing No. 157773; (ii) Official Memorandum dated 14.09.2020 bearing No. 169300; (iii) Official Memorandum dated 20.10.2020 bearing No. 157775; (iv) Official Memorandum dated 30.03.2021 bearing No. 202079; (v) Official Memorandum dated 14.09.2020 bearing No. 169299, all issued by the Deputy Commissioner, Bangalore Rural District; |
| 21. | Extracts of entries made in the Mutation Register bearing: (i) M.R. No. T17/2020-21; (ii) M.R. No. T18/2020-21; (iii) M.R. No. T23/2020-21; (iv) M.R. No. T20/2020-21; (v) M.R. No. T50/ 2020-21; |

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| 22. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 23. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 24. | Certificate of Incorporation in connection with the Sambhav Ventures Realty LLP; |
| 25. | Certificate of Registration in connection with the Sambhav Ventures Realty LLP; |
| 26. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath with respect to Property-A; |
| 27. | Receipt dated 20.11.2023 evidencing payment of the property tax for the period 2023-24; |
| 28. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village with respect to the Property-B; |
| 29. | Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24; |
| 30. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath with respect to the Property-C; |
| 31. | Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24; |
| 32. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath with respect to Property-D; |
| 33. | Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24 with respect to Property-D; |
| 34. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath with respect to Property-E; |
| 35. | Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24; |
| 36. | Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume No. 956, at the office of the Sub-Registrar, Devanahalli); |
| 37. | Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli); |
| 38. | Discharge Deed dated 25.08.1975 (Registered as Document No. 1542/ 1975-76, Book-I, Volume No. 1182, at pages 117-119, at the office of Sub-Registrar, Devanahalli Taluk), executed by Secretary of PLD Bank Devanahalli, in favour of Mr. Gangappa, son of Mr. Doddavenkata; |

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| 39. | RTC's issued with respect to property bearing Survey No. 178/2, measuring 20 Guntas Viz., the Property-A for the period: (i) 1968-69 to 1977-78; (ii) 1993-94 to 1995-96; (iii) 1997-98 to 2022-23; |
| 40. | Endorsement dated 12.02.2024 issued by the Tahsildar, Devanahalli Taluk for non-availability of RTC's; |
| 41. | RTC's issued with respect to property bearing Survey No. 178/3, measuring 25 Guntas Viz., the Property-B for the period: (i) 1968-69 to 1972-73; (ii) 1973-74 to 1982-83; (ii) 1987-88 to 2001-02; (iii) 2005-06; (iv) 2007-08 to 2008-09; and (v) 2010-11 to 2022-23; |
| 42. | Endorsement bearing No. R.K. C.R. 134/2021-22, issued for non-availability of RTC's by the Tahsildhar, Devanahalli Taluk; |
| 43. | RTC's issued with respect to property bearing Survey No. 178/4, measuring 12 Guntas Viz., the Property-C for the period: (i) 1968-69 to 1972-73; (ii) 1973-74 to 1982-83; (iii) 1987-88 to 1990-91; (iv) 1993-94 to 2022-23; |
| 44. | RTC's issued with respect to property bearing Survey No. 178/5, measuring 11 Guntas (excluding 01 Gunta of Kharab land) Viz., the Property-D for the period: (i) 1968-69 to 1982-83; (ii) 1987-88 to 1992-93; (iii) 1997-98 to 2022-23; |
| 45. | Endorsement bearing No. R.K. C.R. 134/2021-22, issued for non-availability of RTC's by the Tahsildar, Devanahalli Taluk; |
| 46. | Endorsement dated 12.02.2024, issued for non-availability of RTC's by the Tahsildar, Devanahalli; |
| 47. | RTC's issued with respect to property bearing Survey No. 178/6, measuring 13 Guntas Viz., the Property-E for the period: (i) 1968-69 to 1981-82; (ii) 1987-88 to 1989-90; (iii) 1993-94 to 2006-07; (iv) 2008-09 to 2020-21; and (v) 2022-23; |
| 48. | Village Map of Avathi Village; |
| 49. | Extract of Karnataka Revision Settlement Akarband (Utharu); |
| 50. | Extract of Tippani; |
| 51. | Extract of Hissa Survey Tippani and R.R. Pakka Book; |
| 52. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR:198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura; |
| 53. | Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/2022-23, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru; |

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| 54. | EC's with respect to Property-A for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 01.04.2004 to 05.12.2019; (iv) 19.09.2018 to 12.06.2023 (vi) 01.04.2023 to 17.02.2024; |
| 55. | EC's issued by the jurisdictional Sub Registrar with respect to Property-B for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 10.03.2011 12.06.2023; and (vi) 01.04.2023 to 17.02.2024; |
| 56. | EC's issued by the jurisdictional Sub Registrar with respect to Property-C for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 10.03.2011 to 28.02.2023; (iv) 28.02.2023 to 12.06.2023; (v) 01.04.2023 to 17.02.2024; |
| 57. | EC's issued by the jurisdictional Sub Registrar with respect to Property-D for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 10.03.2011 to 04.03.2023; (iv) 28.02.2023 to 12.06.2023; and (v) 01.04.2023 to 17.02.2024; and |
| 58. | EC's issued by the jurisdictional Sub Registrar with respect to Property-E for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 01.04.2004 to 14.11.2022; (iv) 15.11.2022 to 28.02.2023; (vi) 01.03.2023 to 12.06.2023; and (vi) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the Sale Deed dated 01.10.1975 (Registered as Document No. 2024/1975-76, Book-I, at Pages 212 to 214, at the office of the Sub- Registrar, Devanahalli) (**Document No.1**) we observe that Mr. Gangappa, son of Mr. Doddavenkatappa conveyed properties bearing: (i) Survey No. 178/2, measuring 20 Guntas (**Property-A**); (ii) Survey No. 178/3, measuring 25 Guntas (**Property-B**); (iii) Survey No. 178/4, measuring 12 Guntas (**Property-C**); (v) Survey No. 178/5, measuring 10 Guntas (excluding 01 Gunta kharab land) (**Property-D**); and (vi) Survey No. 178/6, measuring 13 Guntas (**Property-E**), all situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District in favour of Mr. Munishamappa @ Kurigallappa, son of Mr. Uttanallappa. The Property-A to Property-E are hereinafter referred to as the '**Composite Property**'.
2. We have not been provided with the extract of the Index of Lands Register and Record of Rights Register issued with respect to Composite Property. However, in this regard, we have been provided with an Endorsement dated 02.11.2019 bearing R.K. C.R. 2984/2019-20, issued

by the Tahsildhar Grade-2, Devanahalli Taluk (**Document No.2**) confirming that the extract of the Index of Lands Register and Record of Rights Register issued with respect to Composite Property are not available.

3. We observe that one Mr. Muniyappa, son of Mr. Munishamappa had filed a case in proceedings bearing LRF No. 14/1974-75 against Mr. Munishamappa and others before the Land Tribunal, Devanahalli Taluk claiming occupancy rights with respect to the Property-B and Property-D, which was dismissed *vide* and Order dated 08.09.1981 (**Document No.3**).
4. Thereafter, Mr. Munishamappa @ Kurigallappa, son of Mr. Uttanallappa conveyed the Composite Property in favour of Mr. Naraynappa, son of Mr. Byranna under a Sale Deed dated 30.07.1977 (Registered as Document No. 912/77-78, Book-I, Volume No. 1209, at Pages 228 to 230, at the Office of Sub- Registrar, Devanahalli) (**Document No.04**). In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No.35/1978-79 (**Document No.05**).
5. In terms of the Plaintiff filed by Mrs. Muniyamma, wife of Late Papanna in suit bearing O.S. No.641/2001 against Mr. Munishamappa @ Kurigalappa and others before the Court of the Civil Judge (Senior Division) at Bangalore (**Document No.06**), we observe that Mrs. Muniyamma, wife of Late Papanna had filed the said suit seeking to declare, Mrs. Muniyamma as the absolute owner of Property-A and Property-D as her father, Mr. Ganga, son of Mr. Dodda Venkata had executed a registered Will on 01.07.1964, whereunder, Property-A and Property- D were bequeathed in her favour. Further, we observe that Mrs. Muniyamma during the pendency of the said suit had filed an interlocutory application praying to delete Property-A and Property-D and from the suit schedule properties as the matter was settled between the parties and accordingly the Court of the Civil Judge (Senior Division) at Bangalore vide its Order dated 02.04.2004 (**Document No.07**) allowed the application of Mrs. Muniyamma, thereby permitting to delete Property-A and Property-D from the suit schedule properties. In this regard, we have been provided with the: (i) Amended Plaintiff; and (ii) Order Sheet in connection with suit bearing O.S. No.641/2001 filed before the Court of the Civil Judge (Senior Division) at Bangalore (**Document No.08**).
6. In terms of the Sale Deed dated 06.08.2005 (Registered as Document DNH-1-02197-2005-06, Book 1, stored in CD No. DNHD56, at the Office of Sub- Registrar, Devanahalli) (**Document No.09**), we observe that Mr. Naraynappa, son of Mr. Byranna and his family members along

with Mrs. Muniyamma, wife of Late Papanna and Mr. Munisamappa @ Kurigalappa, son of Mr. Chikkautnallappa conveyed the Composite Property in favour of Mrs. Shakuntala Bohra, wife of Mr. B. Rameshchandra Bohra. In this regard we have been provided with the Genealogical Tree of Mr. Narayanappa, issued by the Village Accountant (**Document No.10**).

7. Thereafter, Mrs. Shakuntala Bohra, wife of Mr. B. Rameshchandra Bohra filed a petition in Writ Petition bearing W.P. No. 9266/ 2007 before the Hon'ble High of Karnataka, at Bengaluru (**Document No.11**) seeking to direct the Tahsildhar to mutate the khata with respect to the Composite Property in her name in the relevant revenue records. The Hon'ble High of Karnataka, at Bengaluru *vide* its Order dated 17.07.2007 (**Document No. 12**) directed the Tahsildhar to pass appropriate order in connection with the mutation of the khata with respect to the Composite Property in the name of Mrs. Shakuntala Bohra.
8. Subsequently, the Tahsildhar, Devanahalli *vide* an Order dated 22.01.2009 in proceedings bearing R.R.T (CR) 936/2007-08 (**Document No.13**) transferred the khata with respect to the Composite Property in the name of Mrs. Shakuntala Bohra, wife of Mr. B. Rameshchandra Bohra subject to the disposal of suit bearing O.S. No. 1871/2005 (New No. 906/2006) (discussed below). In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 61/2008-09 (**Document No.14**).
9. We observe that Mr. Lakshminarayana, son of Mr. Muniyappa filed a suit for partition and seeking for separate possession of 1/6th share in the Composite Property in O.S. No. 1871/2005 (New No. 906/06) before the Court of Civil Judge (Senior) Division, Bangalore District, Bangalore against Mrs. Muniyamma, daughter of Late Gangappa and others (**Document No.15**) claiming that the Composite Property was joint family property of properties of Late Doddavenkatappa [Viz., the father of Late Gangappa who had conveyed the Composite Property in favour of in favour of Mr. Munishamappa @ Kurigallappa, son of Mr. Uttanallappa (discussed above)]. On online verification, we observe that the suit was dismissed as withdrawn. We have not been provided with the Genealogical Tree of Late Doddavenkatappa, issued by the Village Accountant/Tahsildhar to ascertain the legal heirs of Late Doddavenkatappa. In this regard, the present owner has represented that no claims have been made by any person/s claiming to be the legal heirs of Late Doddavenkatappa thus far.
10. Thereafter, in terms of the Confirmation Deed dated 16.04.2014 (Registered as Document No. DNH-1-00272-2014-2015, Book-1, stored in CD No. DNHD377 at the Office of Sub- Registrar, Devanahalli) (**Document No.16**) we observe that Sri. M. Lakshmi Narayana, son of

Muniyappa @Appaiah along with his family members confirmed the execution of the Sale Deed dated 06.08.2005 (Registered as Document No. 02197/2005-06) (discussed above) in favour of Mrs. Shakuntala Bohra, wife of Mr. B. Ramesh Chandra Bohra with respect to the Composite Property.

11. In terms of the Plaintiff filed by Mr. Muniyappa @ Munaiah, son of Mrs. Dodda Muniyamma & Mr. Narayanappa and Mrs. Pilla Muniyamma, daughter of Mrs. Dodda Muniyamma & Mr. Narayanappa (as 'Plaintiffs') in suit bearing O.S. No. 41/2016 against Mr. Muniyappa @ Appaiah and others (as 'Defendants') before the Court of the Senior Civil Judge at Devanahalli (**Document No.17**), we observe that the Plaintiffs have filed the said suit seeking to declare that the Plaintiffs and Defendants Nos. 5 to 8 are entitled to Mr. Pilla Munishamy's 1/3rd share out of the Composite Property. Further, the Plaintiffs are entitled to 2/5th share out of Mr. Pilla Munishamy's 1/3rd share and for partition and separate possession of the Plaintiff's share out of the Composite Property. In this regard, we have been provided with the Written Statement filed in O.S. No. 41/2016 before the Court of the Senior Civil Judge at Devanahalli (**Document No.18**).

The Original Suit bearing O.S. No. 41/2016 before the Court of the Senior Civil Judge at Devanahalli is pending and has been posted on 03.04.2024 for reissuing summons.

12. In terms of the Order dated 07.02.2017 bearing No. NA AA EE 173 BMR 2014, Bengaluru issued by the Urban Development Department (**Document No. 19**), we observe that land use of the Composite Property along with other properties have changed from agricultural use to residential use.
13. Upon an application made by Mrs. Shakuntala Bohra, we observe that the Composite Property has been converted from agricultural purpose to Residential-Layout purpose vide: (i) Official Memorandum dated 14.09.2020 bearing No. 157773; (ii) Official Memorandum dated 14.09.2020 bearing No. 169300; (iii) Official Memorandum dated 20.10.2020 bearing No. 157775; (iv) Official Memorandum dated 30.03.2021 bearing No. 202079; (v) Official Memorandum dated 14.09.2020 bearing No. 157775; (iv) Official Memorandum dated 30.03.2021 bearing No. 202079; and (v) Official Memorandum dated 14.09.2020 bearing No. 169299, all issued by the Deputy Commissioner, Bangalore Rural District (**Document No.20**). In this regard, we have been provided with the extracts of entries made in the Mutation Register

bearing; (i) M.R. No. T17/2020-21; (ii) M.R. No. T18/2020-21; (iii) M.R. No. T23/2020-21; (iv) M.R. No. T20/2020-21; (v) M.R. No. T50/ 2020-21 (**Document No.21**).

14. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.22**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.23**), we observe that Mrs. Shakuntala Bohra, wife of Mr. B. Ramesh Chandra Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mrs. Shakuntala Bohra, being the partner of the firm contributed the Composite Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos.24 & 25**).

15. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath (**Document No. 26**), we observe that Survey No. 178/2 measuring 2023.43 Square Meters (20 Guntas) is assigned with E-Khatha No. 150300200900320892 and that Sambhav Ventures Realty LLP is reflected as the owner of the Property-A. We have also been provided with the Receipt dated 20.11.2023 evidencing payment of the property tax for the period 2023-24 (**Document No. 27**).

16. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath (**Document No.28**), we observe that property bearing Survey No. 178/3, measuring 2529.29 Square Meters has been assigned with E-Khatha No. 150300200900320891 and that Sambhav Ventures Realty LLP is reflected as the owner of the Property-B. We have also been provided with the Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24 (**Document No. 29**).

17. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath (**Document No. 30**), we observe that the property bearing Survey No. 178/4, measuring 1214.06 Square Meters has been assigned with E-Khatha No. 150300200900320890 and Sambhav Ventures Realty LLP is reflected as the owner of the Property-C. We have been provided with the Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24 (**Document No. 31**).

18. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath (**Document No.32**), we observe that property bearing Survey No. 178/5, measuring 1011.71 Square Meters (10 Guntas) Viz., Property-D has been assigned with property bearing No. 150300200900320888 and Sambhav Ventures Realty LLP is reflected as the owner of the Property-D. We have been provided with the Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24 with respect to Property-D (**Document No. 33**).
19. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath (**Document No.34**), we observe that property bearing Survey No. 178/6), measuring 1315.23 Square Meters has been assigned with E-Khatha No. 150300200900320889 and that Sambhav Ventures Realty LLP is reflected as the owner of the Property-E. We have also been provided with the Receipt dated 22.11.2023 evidencing payment of the property tax for the period 2023-24 (**Document No. 35**).
20. In terms of the: (i) Mortgage Deed dated 29.04.1966 (Registered as Document No. 746/1966-67, Book-I, Volume No. 956, at the office of the Sub-Registrar, Devanahalli) (**Document No.36**); and (ii) Mortgage Deed dated 29.04.1966 (Registered as Document No. 747/1966-67, Book-I, Volume No. 957, at the office of the Sub-Registrar, Devanahalli) (**Document No.37**), we observe that Mr. Gangappa, son of Mr. Doddavenkata (as karta of hindu undivided family), Mr. Pillamunishamappa son of Mr. Doddavenkata and Mr. Muniyappa, son of Mr. Munishamappa have mortgaged Composite Property along with other properties in favour of Primary Land Development Bank Limited. Further, we observe that the said mortgages have been discharged under a Discharge Deed dated 25.08.1975 (Registered as Document No. 1542/ 1975-76, Book-I, Volume No. 1182, at pages 117-119, at the office of Sub-Registrar, Devanahalli Taluk), executed by Secretary of PLD Bank Devanahalli, in favour of Mr. Gangappa, son of Mr. Doddavenkata (**Document No.38**).
21. We have been provided with the Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's) issued with respect to property bearing Survey No. 178/2, measuring 20 Guntas Viz., the Property-A for the period: (i) 1968-69 to 1977-78; (ii) 1993-94 to 1995-96; (iii) 1997-98 to 2022-23 (**Document No.39**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of Property-A. We have not been provided with the RTC's issued with respect to Property-A for the period 1978 to 1993 and 1996-97. In this regard, we have been provided with the Endorsement dated 12.02.2024 issued

by the Tahsildar, Devanahalli Taluk (**Document No.40**) confirming that the RTC's for the said period are mutilated.

22. We have been provided with the RTC's issued with respect to property bearing Survey No. 178/3, measuring 25 Guntas Viz., the Property-B for the period: (i) 1968-69 to 1972-73 (ii) 1973-74 to 1982-83; (iii) 1987-88 to 2001-02; (iv) 2002-03 to 2009-10; and (v) 2010-11 to 2022-23 (**Document No.41**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of Property-B. We have not been provided with the RTC's issued with respect to Property-B for the period 1983-84 to 1986-87. In this regard, we have been provided with the Endorsement bearing No. R.K. C.R. 134/2021-22 issued by the Tahsildhar, Devanahalli Taluk (**Document No.42**) confirming that the RTC's for the said period are mutilated.

23. We have been provided with the RTC's issued with respect to property bearing Survey No. 178/4, measuring 12 Guntas Viz., the Property-C for the period: (i) 1968-69 to 1972-73; (ii) 1973-74 to 1982-83; (iii) 1987-88 to 1990-91; and (iv) 1993-94 to 2022-23. (**Document No.43**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of Property-C. We have not been provided with the RTC's issued with respect to Property-C for the period: (i) 1983-84 to 1986-87; (ii) 1991-92 to 1992-93. In this regard, we have been provided with the Endorsement bearing No. R.K. C.R. 134/2021-22, issued by the Tahsildhar, Devanahalli Taluk confirming that the RTC's for the said period are mutilated.

24. We have been provided with the RTC's issued with respect to property bearing Survey No. 178/5, measuring 11 Guntas (excluding 01 Gunta of Kharab land) Viz., the Property-D for the period: (i) 1968-69 to 1982-83; (ii) 1987-88 to 1992-93; (iii) 1997-98 to 2022-23 (**Document No.44**). We have not been provided with the RTC's issued with respect to Property-D for the period: (i) 1983-84 to 1986-87; (ii) 1993-94; and (iii) 1994-95 to 1996-97. In this regard, we have been provided with the: (i) Endorsement bearing No. R.K. C.R. 134/2021-22, issued by the Tahsildar, Devanahalli Taluk issued with respect to RTC's for the period 1983-84 to 1986-87 and 1993-94; and (ii) Endorsement dated 12.02.2024, issued by the Tahsildar, Devanahalli Taluk issued with respect to RTC's for the period 1994-95 to 1996-97, confirming that the said RTC's for the said period are mutilated (**Document No. 45 & 46**).

25. We have been provided with the RTC's issued with respect to property bearing Survey No. 178/6, measuring 13 Guntas Viz., the Property-E for the period: (i) 1968-69 to 1981-82; (ii) 1987-88 to 1989-90; (iii) 1993-94 to 2006-07; (iv) 2007-08 2022-23 (**Document No. 47**). We have not been provided with the RTC's issued with respect to Property-E for the period: (i) 1982-83 to 1986-87; (ii) 1990-91 to 1992-93. In this regard, we have been provided with the Endorsement bearing No. R.K. C.R. 134/2021-22, issued by the Tahsildhar, Devanahalli Taluk (*Document No.29 herein*) confirming that the RTC's for the said period are mutilated.
26. In terms of the Village Map of Avathi Village (**Document No. 48**), we observe the shape and location of property bearing Survey No. 178.
27. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 49**) we observe that property bearing : (i) Survey No. 178/2 admeasures 20 Guntas (without any kharab land) Viz., the Property-A; (ii) Survey No. 178/3 admeasures 21 Guntas (without any kharab land) Viz., the Property-B; (iii) Survey No. 178/4 admeasures 12 Guntas (without any kharab land) Viz., the Property-C; (iv) Survey No. 178/5 admeasures 10 Guntas (excluding 01 Gunta of 'A' Kharab) Viz., the Property-D; and (v) Survey No. 178/6 admeasures 13 Guntas (without any kharab land) Viz., the Property-E.
28. In terms of the extract of Tippani (**Document No. 50**), we observe the shape of property bearing Survey No. 178.
29. In terms of the extract of Hissa Survey Tippani and R.R. Pakka Book issued with respect to property bearing Survey No. 178 (**Document No.51**), we observe that property bearing Survey No. 178 has been bifurcated into 11 portions Viz., properties bearing Survey Nos. 178/1 to 178/11.
30. We observe from the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR:198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No. 52**) that there are no proceedings initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Composite Property along with other properties.
31. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/2022-23, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development

Board, Bengaluru (**Document No. 53**), that the Composite Property along with other properties have not been acquired by the said authority.

32. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's) with respect to Property-A for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 01.04.2004 to 05.12.2019; (iv) 19.09.2018 to 12.06.2023 (vi) 01.04.2023 to 17.02.2024 (**Document No. 54**). In terms of the said EC's, we observe that all the registered transactions (as discussed above) are reflected.
33. We have been provided with the EC's issued by the jurisdictional Sub Registrar with respect to Property-B for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 10.03.2011 to 12.06.2023; and (vi) 01.04.2023 to 17.02.2024 (**Document No. 55**). In terms of the said EC's, we observe that all the registered transactions (as discussed above) are reflected.
34. We have been provided with the EC's issued by the jurisdictional Sub Registrar with respect to Property-C for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 10.03.2011 to 28.02.2023; (iv) 28.02.2023 to 12.06.2023; (v) 01.04.2023 to 17.02.2024 (**Document No. 56**). In terms of the said EC's, we observe that all the registered transactions (as discussed above) are reflected.
35. We have been provided with the EC's issued by the jurisdictional Sub Registrar with respect to Property-D for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 10.03.2011 to 04.03.2023; (iv) 28.02.2023 to 12.06.2023; (v) 01.04.2023 to 17.02.2024 (**Document No. 57**). In terms of the said EC's, we observe that all the registered transactions (as discussed above) are reflected.
36. We have been provided with the EC's issued by the jurisdictional Sub Registrar with respect to Property-E for the period: (i) 01.04.1960 to 31.12.1995; (ii) 01.01.1996 to 09.03.2011; (iii) 01.04.2004 to 14.11.2022; (iv) 15.11.2022 to 28.02.2023; (v) 01.03.2023 to 12.06.2023; 01.04.2023 to 17.02.2024 (**Document No. 58**). In terms of the said EC's, we observe that all the registered transactions (as discussed above) are reflected. Further, we have not been provided with the Mortgage Deed dated 13.12.1966 (Registered as Document No. 3991, Book-I, Volume No. SF14, at Page 20, at the office of the Sub-Registrar, Devanahalli) executed by Mr. Ganga in favour of Tahsildhar, Devanahalli in connection with Property-A and Property-C

(as reflected in the EC's) and document evidencing discharge of the said mortgage. In this regard, the present owner has represented that there are no claims made thus far. In the event of any claims made in future, the same will be barred under the Limitation Act, 1963.

IV. Opinion on title of the Composite Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka has acquired:
 - i. All that piece and parcel of immovable property being converted for non-agricultural residential- layout purpose and bearing E-Khatha No. 150300200900320892 (Survey No. 178/2), measuring 2023.43 Square Meters (20 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., **Property-A**;
 - ii. All that piece and parcel of immovable property being converted for non-agricultural residential- layout purpose and bearing E-Khatha No. 150300200900320891 (Survey No. 178/3), measuring 2529.29 Square Meters (25 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., **Property-B**;
 - iii. All that piece and parcel of immovable property being converted for non-agricultural residential- layout purpose and bearing E-Khatha No. 150300200900320890 (Survey No. 178/4), measuring 1214.06 Square Meters (12 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., **Property-C**;
 - iv. All that piece and parcel of immovable property being converted for non-agricultural residential- layout purpose and bearing E-Khatha No. 150300200900320888 (Survey No. 178/5), measuring 1011.71 Square Meters

(10 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., 'Property-D';

- v. All that piece and parcel of immovable property being converted for non-agricultural residential- layout purpose and bearing E-Khatha No. 150300200900320889 (Survey No. 178/6), measuring 1315.23 Square Meters (13 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District viz., **Property-E**.
- (ii) The title of Sambhav Ventures Realty LLP over the Composite Property is subject to the outcome of the Original Suit bearing O.S. No. 41/2016 before the Court of the Senior Civil Judge at Devanahalli; and
- (iii) It is advisable to procure the latest Endorsement from the jurisdictional planning Authority, Karnataka Housing Board to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Composite Property:

A. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320908 (Survey No.178/10) measuring 1062.30 Square Meters [10 1/2 Guntas (excluding 1/2 Gunta of 'B' Kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-A') and bounded as follows:

| | |
|----------|--|
| East by | : Property bearing Survey No. 178/11; |
| West by | : Property bearing Survey No. 178/12; |
| North by | : Property bearing Survey No. 178/7; and |
| South by | : Property bearing Survey No. 179. |

[The afore-mentioned boundaries to the Property are as per the Official Memorandum dated 30.03.2021 bearing No. 202085, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

B. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing Survey No. 178/12 E-khatha No. 150300200900320917 (Survey No.178/12) measuring 1062.30 Square Meters [10 1/2 Guntas (excluding 1/2 Gunta of 'B' Kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-B') and bounded as follows:



East by : Property bearing Survey No. 178/10;
 West by : Property bearing Survey No. 178/9;
 North by : Property bearing Survey No. 178/7; and
 South by : Property bearing Survey No.179.

[The afore-mentioned boundaries to the Property are as per the Official Memorandum dated 30.03.2021 bearing No. 202075, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

The aforesaid Property-A & Property-B earlier formed a larger extent of land bearing Survey No. 178/10, measuring 21 Guntas (excluding 01 Gunta of 'B' Kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Larger Property').

II. List of Documents Reviewed:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|----------------|---|
| 1. | Endorsement dated 02.11.2019 bearing No. R.K.C.R/2984/19-20, issued by the office of the Thasildar Devanahalli; |
| 2. | Sale Deed dated 14.06.1962 (Registered as Document No. 660/1962-63, Book-1, Volume No. 847, at Pages 170-172, at the office of Sub-Registrar, Devanahalli); |
| 3. | Extract of entry made in Mutation Register bearing M.R No. 23/1994-95; |
| 4. | Extract of entry made in Mutation Register bearing M.R. No. 22/2001-02; |
| 5. | Extract of entry made in Inheritance Register bearing IHR No. 05/2001-02; |
| 6. | Extract of entry made in Mutation Register bearing M.R. No. T16/2012-13; |
| 7. | Extract of entry bearing made in Mutation Register bearing M.R. No. H46/2013-14; |
| 8. | Sale Deed dated 03.01.2015 (Registered as Document No. 11731/2014-15, Book-1, stored at C.D. No. DNHD536, at the office of Sub- Registrar, Devanahalli); |
| 9. | Extract of entry made in Mutation Register bearing M.R. No. H46/2014-15; |
| 10. | Order dated 22.05.2017 in proceedings bearing No. LRF:SR(De): 289/2014-15 passed by the Assistant commissioner, Doddaballapura Sub-division; |

| | |
|-----|--|
| 11. | Official Memorandum dated 30.03.2021 bearing No. 202085, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore; |
| 12. | Conversion Sketch and extract of entry made in Mutation Register bearing M.R. No. T54/2020-21; |
| 13. | Gift Deed dated 14.12.1959 (Registered as Document No. 2260/59-60, Book-1, Volume No. 769, at Pages 207 to 209, at the office of Sub-Registrar, Devanahalli); |
| 14. | Endorsement dated 23.01.2023 bearing No. R.K.C.R: 99/2021-22, issued by the Tahsildar, Devanahalli Taluk; |
| 15. | Sale Deed dated 01.02.2011 (Registered as Document No. 1706/2000-01, Book-1, Volume No. 1863, at the office of the Sub-Registrar, Devanahalli); |
| 16. | Extract of entry made in Mutation Register bearing M.R. No. 12/2000-01; |
| 17. | Sale Deed dated 17.04.2013 (Registered as Document No. 5333/2013-14, Book-1, stored in C.D. No. DNHD349, at the Sub-Registrar, Devanahalli); |
| 18. | Extract of entry made in Mutation Register bearing M.R. No. H46/2013-14; |
| 19. | Official Memorandum dated 30.03.2021 bearing No. 202075, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore; |
| 20. | Conversion Sketch and extract of entry made in Mutation Register bearing M.R. No. T49/2020-21; |
| 21. | Order dated 03.11.2018 bearing No. NA AA EE 197 BMR 2018, Bengaluru issued by the Urban Development Department; |
| 22. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 23. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 24. | Certificate of Incorporation; |
| 25. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 26. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-A; |
| 27. | Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24; |
| 28. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-B; |
| 29. | Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24; |
| 30. | RTC's issued with respect to the: (a) Larger Property for the period: (i) 1968-69 to 1985-86; (ii) 1993-94 to 2012-13; (b) Property-A for the period: 2013-14 to 2023-24; and (c) Property-B for the period: 2013-14 to 2023-2024; |

| | |
|-----|--|
| 31. | Endorsement bearing No. 134/2021-22, issued by the Tahsildar Devanahalli Taluk; |
| 32. | Village Map of Avathi Village; |
| 33. | Atlas issued with respect to Larger Property; |
| 34. | Extract of Karnataka Revision Settlement Akarband (Utharu); |
| 35. | Hissa Survey Tippani and Hissa Pakka Book issued with respect to Survey No. 178; |
| 36. | Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura; |
| 37. | Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru; and |
| 38. | Encumbrance Certificate ('EC's) issued with: (a) respect to Larger Property for the period: (i) 01.04.1960 to 01.03.1970; and (ii) 01.04.1970 to 31.03.2004; (b) Property-A for the period: (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 05.01.2020; (iii) 01.04.2018 to 19.11.2022; (iv) 20.11.2022 to 28.02.2023; (v) 01.03.2023 to 10.06.2023; and (vi) 01.04.2023 to 17.02.2024; and (c) Property-B for the period: (i) 01.04.2004 to 05.01.2020; (ii) 01.04.2018 to 19.11.2022; (iii) 20.11.2022 to 28.02.2023; (iv) 01.03.2023 to 10.06.2023 and (v) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We have not been provided with the Index of Lands Register and the Records of Rights Register, issued with respect to Property. In this regard, we have been provided with the Endorsement dated 02.11.2019 bearing No. R.K.C.R/2984/19-20 (**Document No. 1**), issued by the office of the Tahsildar Devanahalli, confirming that the said documents are not available.

A. Title flow with respect to Property-A:

2. We observe that Mrs. Doddaakkayamma, wife of Mr. Munishamappa conveyed the property bearing Survey No. 178/10 measuring 10 ½ Guntas under the Sale Deed dated 14.06.1962 (Registered as Document No. 660/1962-63, Book-1, Volume No. 847, at Pages 170-172, at the office of Sub-Registrar, Devanahalli) (**Document No.2**), in favour of Mr. Muneppa, son of Mr. Chikkanna. In this regard, we have been provided with the extract of the entry made in Mutation Register bearing M.R No. 23/1994-95 (**Document No.3**).

3. We observe from the extract of entry made in Mutation Register bearing M.R. No. 22/2001-02 (**Document No.4**), that subsequent to the death of Mr. Muneppa @ Muniyappa the khatha with respect to the property bearing Survey No. 178/10 measuring 10 1/2 Guntas mutated in favour of Mr. Channakrishnappa, son of Late Muniyappa and Mrs. Rathnamma, wife of Mr. Channakrishnappa. Further we have been provided with extract of entry made in Inheritance Register bearing IHR No. 05/2001-02 (**Document No.5**)

4. In terms of bearing extract of entry made in Mutation Register bearing M.R. No. T16/2012-13 (**Document No. 6**), we observe that portion of Survey No. 178/10 measuring 21 Guntas has been bifurcated into property bearing Survey No. 178/10 measuring 10 1/2 Guntas, (excluding 1/2 Gunta of Kharab land) and property bearing Survey No. 178/10 measuring 10 1/2 Guntas. Further, we observe that Mr. Channakrishnappa, son of Late Muniyappa and Mrs. Rathnamma, wife of Mr. Channakrishnappa are reflected as holder of the property bearing Survey No. 178/10 measuring 10 1/2 Guntas (excluding 1 Gunta Kharab land) and Mr. Pattabhi Reddy's name is reflected as holder of property bearing Survey No. 178/10 measuring 10 1/2 Guntas.

5. In terms of extract of entry bearing made in Mutation Register bearing M.R. No. H46/2013-14 (**Document No. 7**), we observe that portion of Survey No. 178/10 measuring 21 Guntas has been bifurcated into property bearing Survey No. 178/10 measuring 10 1/2 Guntas, (excluding 1/2 Gunta of Kharab land) viz., ('Property-A') and property bearing Survey No. 178/12 measuring 10 1/2 Guntas. Further, we observe that Mr. Channakrishnappa, son of Late Muniyappa and Mrs. Rathnamma, wife of Mr. Channakrishnappa are reflected as holder of the Property-A and Mr. B. Ramesh Chandra Bhora, son of Late Bhawrlal Bhora's name is reflected as holder of property bearing Survey No. 178/12 measuring 10 1/2 Guntas.

6. In terms of the Sale Deed dated 03.01.2015 (Registered as Document No. 11731/2014-15, Book-1, stored at C.D. No. DNHD536, at the office of Sub- Registrar, Devanahalli) (**Document No.8**), we observe that (i) Mr. Channakrishnappa, son of Late Muniyappa; (ii) Mrs. Rathnamma, wife of Mr. Channakrishnappa; and (iii) Mrs. Sumithra, daughter of Mr. Channakrishnappa have conveyed Property-A in favour of Mrs. Shakunthala Bhora, wife of B. Ramesh Chand Bhora. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. H46/2014-15 (**Document No. 9**). We have not been provided with the Genealogical Tree of Late Muneppa @ Muniyappa, son of Mr. Chikkanna, issued by the Village Accountant/Tahsildar in order to ascertain if all the legal heirs of Late Muniyappa have joined in the execution of the aforementioned Sale Deed. In this regard, the

present owner has represented that no claims have been made by any other person/s claiming to be the legal heirs of Late Muniyappa thus far.

7. In terms of the Order dated 22.05.2017 in proceedings bearing No. LRF:SR(De): 289/2014-15 passed by the Assistant Commissioner, Doddaballapura, sub-division (**Document No.10**), we observe that claim filed by the Tahsildar, Devanahalli Taluk for violation of provisions of Section 79(a)(b) of Karnataka land reforms act, 1961 was dismissed.
8. We observe from the Official Memorandum dated 30.03.2021 bearing No. 202085, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No. 11**), that the property bearing Survey No. 178/10 measuring 10 1/2 Guntas viz., ('Property-A') has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M.R. No. T54/2020-21 (**Document No.12**).

B. Title flow with respect to Property-B

9. We observe from the Gift Deed dated 14.12.1959 (Registered as Document No. 2260/59-60, Book-1, Volume No. 769, at Pages 207 to 209, at the office of Sub-Registrar, Devanahalli) (**Document No. 13**), that Mr. Subbiah, son of Mr. Yarappa has gifted the portion of property bearing Survey No. 178 measuring 9 Guntas in favour of Mrs. Chikkaakkayamma, daughter of Mr. Subbiah.
10. It appears that subsequent to the death of Mrs. Chikkaakkayamma, daughter of Mr. Subbiah the khatha with respect to the property bearing Survey No. 178/10 measuring 10 1/2 Guntas mutated in favour of Mr. Venkatanarayanaswamy, son of Mr. Chikkamuniyappa under extract of entry made in Inheritance Register bearing No. IHC. No. 3/2000-01 we have not been provided with the extract of entry made in Inheritance Register bearing No. IHC. No. 3/2000-01. In this regard, we have been provided with the Endorsement dated 23.01.2023 bearing No. R.K.C.R: 99/2021-22, (**Document No. 14**) issued by the Tahsildar, Devanahalli Taluk confirming that the said document is not available.
11. Subsequently, Mr. Venkatanarayanaswamy, son of Mr. Chikkamuniyappa has conveyed the property bearing Survey No. 178/10 measuring 10 1/2 Guntas in favour of Mr. B. Pattabi Reddy, son of B. Krishna Reddy under Sale Deed dated 01.02.2011 (Registered as Document No. 1706/2000-01, Book-1, Volume No. 1863, at the office of the office of Sub-Registrar,

Devanahalli) (**Document No. 15**), Further, we observe that Mr. Chikkamuniyappa father of Mr. Venkatanarayanaswamy, has joined the execution of aforesaid Sale Deed as consenting witness. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. 12/2000-01 (**Document No. 16**). We have not been provided with the Genealogical Tree of Mrs. Chikkaakkayamma, daughter of Mr. Subbiah and/or Mr. Chikkamuniyappa, issued by the Village Accountant/Tahsildar in order to ascertain the legal heirs of Mrs. Chikkaakkayamma, daughter of Mr. Subbiah. In this regard, the present owner has represented that no claims have been made by any other person/s claiming to be the legal heirs of Mrs. Chikkaakkayamma and/or Mr. Chikkamuniyappa thus far.

12. In terms of extract of entry made in Mutation Register bearing M.R. No. T16/2012-13 (*Document No. 6 discussed above*), we observe from that portion of Survey No. 178/10 measuring 21 Guntas has been bifurcated into property bearing Survey No. 178/10 measuring 10 1/2 Guntas, (excluding 1/2 Gunta of Kharab land) and property bearing Survey No. 178/10 measuring 10 1/2 Guntas. Further, we observe that Mr. Channakrishnappa, son of Late Muniyappa and Mrs. Rathnamma, wife of Mr. Channakrishnappa are reflected as holder of the property bearing Survey No. 178/10 measuring 10 1/2 Guntas (excluding 1 Gunta Kharab land) and Mr. Pattabhi Reddy's name is reflected as holder of property bearing Survey No. 178/10 measuring 10 1/2 Guntas.
13. We observe from the Sale Deed dated 17.04.2013 (Registered as Document No. 5333/2013-14, Book-1, stored in C.D. No. DNHD349, at the Sub-Registrar, Devanahalli) (**Document No.17**), that (i) Mr. B. Pattabi Reddy, son of B. Krishna Reddy; and (ii) Miss. Divya, daughter of B. Pattabi Reddy, (iii) Miss. B Roja, daughter of B. Pattabi Reddy have conveyed property bearing Survey No. 178/10 measuring 10 1/2 Guntas in favour of Mr. B Ramesh Chand Bhora, son of Late Bhawarilal Bhora. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. H46/2013-14 (**Document No. 18**).
14. In terms of extract of entry made in Mutation Register bearing M.R. No. H46/2013-14 (*Document No. 18 discussed above*), we observe that portion of Survey No. 178/10 measuring 21 Guntas has been bifurcated into property bearing Survey No. 178/10 measuring 10 1/2 Guntas, (excluding 1/2 Gunta of Kharab land) and property bearing Survey No. 178/12 measuring 10 1/2 Guntas. Further, we observe that Mr. Channakrishnappa, son of Late Muniyappa and Mrs. Rathnamma, wife of Mr. Channakrishnappa are reflected as holder of the Property-A and Mr. B. Ramesh Chandra Bhora, son of Late Bhawarilal Bhora's name is reflected

as holder of property bearing Survey No. 178/12 measuring 10 1/2 Guntas viz., ('Property-B').

15. We observe from the Official Memorandum dated 30.03.2021 bearing No. 202075, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No. 19**), that Property-B has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M.R. No. T49/2020-21 (**Document No.20**).
16. In terms of the Order dated 03.11.2018 bearing No. NA AA EE 197 BMR 2018, Bengaluru issued by the Urban Development Department (**Document No. 21**), we observe that the Composite Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.
17. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.22**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.23**), we observe that Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Reality LLP. Further, we observe that Mr. Ramesh Rahul Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Reality LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Reality LLP (**Document Nos.24 & 25**).
18. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-A (**Document No.26**), we observe that property bearing Survey No. 178/10, measuring 1019.80 Square Meters (10 1/2 Guntas) has been assigned with property bearing No. 150300200900320908 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-A. In this regard, we have been provided with the Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No.27**).

19. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-B (**Document No. 28**), we observe that property bearing Survey No. 178/12, measuring 1019.80 Square Meters (10 1/2 Guntas) has been assigned with property bearing No. 150300200900320917 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-B. In this regard, we have been provided with the Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 29**).
20. We have been provided with the RTC's issued with respect to the: (a) Larger Property for the period: 1968-69 to 1985-86; (ii) 1993-94 to 2012-13; and (b) Property-A for the period: 2013-14 to 2023-24; and (c) Property-B for the period: 2013-14 to 2023-24 (**Document No. 30**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property. Further, we have not been provided with RTC's issued with respect to Larger Property for the period 1986-87 to 1992-93. In this regard we have been provided with Endorsement bearing No. 134/2021-22, issued by the Tahsildar Devanahalli Taluk (**Document No. 31**), confirming that the said document is mutilated.
21. In terms of the Village Map of Avathi Village and Atlas (**Document Nos. 32 & 33**), we observe the shape and location of property bearing Survey No. 178. We observe from the extract of Hissa Survey Tippani and Alas that a nala passes through Survey No. 178/9. However, the Village Map of Avathi Village does not reflect any Kharab land in the said property. In the event the said Nala passes through the Composite Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.
22. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 34**), we observe that the Property admeasures 16 Guntas excluding 03 Gunta B Kharab land.
23. In terms of extract of the Hissa Survey Tippani and Hissa Pakka Book (**Document No. 35**), we observe that the property bearing Survey No. 178, admeasures 6 Acres 22 Guntas excluding 7 Guntas of Kharab and has been bifurcated into sub-numbers bearing Survey Nos. 178/1 to 178/11. Further, we observe that Mr. Subbiah, son of Yarappa is reflected as holder of property bearing Survey No. 178/10.
24. In terms of the Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura (**Document No. 36**), we observe that no proceedings have been initiated with respect to the

Composite Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands), 1978, as on 15.11.2022.

25. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru (**Document No. 37**), that the Composite Property along with other properties have not been acquired by the said authority.
26. We have been provided with the Encumbrance Certificate ('EC's) issued with: (a) respect to Larger Property for the period: (i) 01.04.1960 to 01.03.1970; and (ii) 01.04.1970 to 31.03.2004; (b) Property-A for the period: (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 05.01.2020; (iii) 01.04.2018 to 19.11.2022; (iv) 20.11.2022 to 28.02.2023; (v) 01.03.2023 to 10.06.2023; and (vi) 01.04.2023 to 17.02.2024; and (c) Property-B for the period: (i) 01.04.2004 to 05.01.2020; (ii) 01.04.2018 to 19.11.2022; (iii) 20.11.2022 to 28.02.2023; (iv) 01.03.2023 to 10.06.2023 and (v) 01.04.2023 to 17.02.2024. and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected (**Document No. 38**).

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of: (i) immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-Khatha No. 150300200900320908 (Survey No. 178/10) measuring 1062.30 Square Meters [10 ½ Gunta (excluding ½ Gunta of 'B' Kharab land)]; and (ii) immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-Khatha No. 150300200900320917 (Survey No. 178/12) measuring 1062.20 Square Meters [10 ½ Gunta (excluding ½ Gunta of 'B' Kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Composite Property; and

(ii) It is advisable to procure the Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Composite Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Composite Property:

A. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320883 (Survey No. 183/3), measuring 5260.91 Square Meters (01 Acre 12 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ('Property-A') and bounded as follows:

East by : Property bearing Survey Nos. 183/4, 5, 6;
West by : Property bearing Survey No. 183/1, 2;
North by : Property bearing Survey No. 183/7; and
South by : Property bearing Survey No. 184.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151198, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

B. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320913 (Survey No. 183/7), measuring 202.34 Square Meters (02 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ('Property-B') and bounded as follows:

East by : Property bearing Survey No. 183/4;
West by : Rail Road;
North by : Property bearing Survey No. 183/8; and
South by : Property bearing Survey No. 183/3.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151189, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

C. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320910 (Survey No. 183/8), measuring 303.51 Square Meters (03 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ('Property-C') and bounded as follows:

East by : Property bearing Survey No. 183/4;
West by : Rail Road;
North by : Property bearing Survey No. 183/9; and
South by : Property bearing Survey No. 183/7.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151201, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

D. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320911 (Survey No. 183/9), measuring 202.34 Square Meters (02 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ('Property-D') and bounded as follows:

East by : Property bearing Survey No. 183/4;
West by : Rail Road;
North by : Property bearing Survey No. 183/10; and
South by : Property bearing Survey No. 183/8.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151191, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

E. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320912 (Survey No. 183/10), measuring 303.5142 Square Meters, situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ('Property-E') and bounded as follows:

East by : Property bearing Survey No. 183/4;
 West by : Rail Road;
 North by : Property bearing Survey No. 174; and
 South by : Property bearing Survey No. 183/9.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151190, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

Property-A to Property-E earlier formed a larger extent of land bearing Survey No. 183/3, measuring 01 Acre 21 Guntas (excluding 01 Gunta of 'A' kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ('Larger Property').

The Property-A to Property-E are collectively referred to as 'Composite Property'.

II. List of Documents Reviewed:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|----------------|--|
| 1. | Sale Deed dated 30.03.1964 (Registered as Document No. 3158/1963-64, Book-I, Volume No. 895, at Pages 171 to 172, at the Office of Sub-Registrar, Devanahalli); |
| 2. | Endorsement dated 02.11.2019 bearing No. R.K.C.R.: 2986/2019-20 issued by the Office of Tahsildar, Devanahalli Taluk; |
| 3. | Partition Deed dated 18.10.2011 (Registered as Document No. DNH-1-03980-2011-12, stored in C.D. No. DNHD242, at the Office of Senior Sub-Registrar, Devanahalli); |
| 4. | Genealogical tree of Mr. Nanjappa (father of Narasimhaiah and Chikkanna) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk; |
| 5. | Extract of entry made in the Mutation Register bearing MR No. 53/2011-12; |
| 6. | Sale Deed dated 03.04.2014 (Registered as Document No. DNH-1-00026-2014-15, Book I, stored in C.D. No. DNHD376, at the Office of Senior Sub-Registrar, Devanahalli); |
| 7. | Extract of entry made in the Mutation Register bearing MR No. H101/2013-14; |

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| 8. | Genealogical tree of Mr. N. Narayanappa issued by the Office of Village Accountant, Goragondarahalli Circle, Tipatur Taluk, Tumkuru District; |
| 9. | Order dated 03.11.2018 bearing No. NA AA EE 197 BMR 2018, Bengaluru issued by the Urban Development Department; |
| 10. | Official Memorandum dated 02.06.2020 bearing No. 151198 issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 11. | Extract of entry made in the Mutation Register bearing MR No. T54/2019-20; |
| 12. | Sale Deed dated 24.05.2013 (Registered as Document No. DNH-1-01361-2013-14, Book I, stored in C.D. No. DNHD326, at the Office of Senior Sub-Registrar, Devanahalli); |
| 13. | Extract of entry made in the Mutation Register bearing MR No. H89/2012-13; |
| 14. | Genealogical tree of Mr. Venkatesh (husband of Mrs. Narayanamma) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk; |
| 15. | Official Memorandum dated 02.06.2020 bearing No. 151189 issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 16. | Extract of entry made in the Mutation Register bearing MR No. T47/2019-20; |
| 17. | Sale Deed dated 24.05.2013 (Registered as Document No. DNH-1-01362-2013-14, Book I, stored in C.D. No. DNHD326, at the Office of Sub-Registrar, Devanahalli); |
| 18. | Extract of entry made in the Mutation Register bearing MR No. H88/2012-13; |
| 19. | Genealogical tree of Mr. Srinivas (husband of Mrs. A.C. Bharathi) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk; |
| 20. | Official Memorandum dated 02.06.2020 bearing No. 151201 issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 21. | Extract of entry made in the Mutation Register bearing MR No. T57/2019-20; |
| 22. | Sale Deed dated 24.05.2013 (Registered as Document No. DNH-1-01360-2013-14, Book I, stored in C.D. No. DNHD326, at the Office of Sub-Registrar, Devanahalli); |
| 23. | Extract of entry made in the Mutation Register bearing MR No. H91/2012-13; |
| 24. | Genealogical tree of Mr. Sanjeevaiah (husband of Mrs. A.C. Dhanalakshmi) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk; |
| 25. | Official Memorandum dated 02.06.2020 bearing No. 151191 issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 26. | Extract of entry made in the Mutation Register bearing MR No. T49/2019-20; |
| 27. | Sale Deed dated 24.05.2013 (Registered as Document No. DNH-1-01359-2013-14, Book I, stored in C.D. No. DNHD326, at the Office of Sub-Registrar, Devanahalli); |

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| 28. | Extract of entry made in the Mutation Register bearing MR No. H94/2012-13; |
| 29. | Genealogical tree of Mr. Ramanjinappa (husband of Mrs. A.C. Anandamma) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk; |
| 30. | Official Memorandum dated 02.06.2020 bearing No. 151190 issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 31. | Extract of entry made in the Mutation Register bearing MR No. T48/2019-20; |
| 32. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 33. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 34. | Certificate of Incorporation in connection with the Sambhav Ventures Realty LLP; |
| 35. | Certificate of Registration in connection with the Sambhav Ventures Realty LLP; |
| 36. | Form No. 11B (E-khatha) dated 15.02.2024 issued by the Avathi Village panchayath in connection with the Property-A; |
| 37. | Receipt dated 19.02.2024 evidencing payment of property tax for the period 2023-24 with respect to the Property-A; |
| 38. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-B; |
| 39. | Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 with respect to Property-B; |
| 40. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-C; |
| 41. | Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 with respect to Property-C; |
| 42. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-D; |
| 43. | Receipt dated 05.02.2024 evidencing payment of property tax for the period 2023-24 with respect to the Property-D; |
| 44. | Form No. 11B (E-khatha) dated 15.02.2024 issued by the Avathi Village panchayath in connection with the Property-E; |
| 45. | Receipt dated 04.01.2024 evidencing payment of property tax for the period 2023-24 with respect to the Property-E; |

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| 46. | Continuing Mortgage Bond dated 19.05.1961 (Registered as Document No. 407/1961-62, Book I, Volume No. 793, at page 151, at the Office of Sub-Registrar, Devanahalli); |
| 47. | Receipt dated 22.02.1997 (Registered as Document No. 2660, Book-I, Volume No. 1628, at Pages 174, at the Office of Sub-Registrar, Devanahalli); |
| 48. | Records of Rights, Tenancy and Crops ('RTC's) issued with respect to Survey No. 183/3, measuring 01 Acres 21 Guntas for the period: (i) 1968-69 to 1982-83; and (ii) 1993-94 to 2012-13; |
| 49. | Endorsement dated 12.02.2024 issued by the Office of Tahsildar, Devanahalli Taluk for non-availability of RTC from 1983-1993; |
| 50. | RTC's issued with respect to Survey No. 183/3, measuring 01 Acres 12 Guntas for the period 2012-13 to 2023-24; |
| 51. | RTC's issued with respect to Survey No. 183/7, measuring 02 Guntas for the period 2013-14 to 2023-24; |
| 52. | RTC's issued with respect to Survey No. 183/8, measuring 03 Guntas for the period 2012-13 to 2023-24; |
| 53. | RTC's issued with respect to Survey No. 183/9, measuring 02 Guntas for the period 2013-14 to 2023-24; |
| 54. | RTC's issued with respect to Survey No. 183/10, measuring 02 Guntas excluding 01 Gunta of kharab for the period 2012-13 to 2023-24; |
| 55. | Village Map of Avathi Village; |
| 56. | Extract of Tippani; |
| 57. | Extract of the Hissa Survey Tippani; |
| 58. | Extract of the Hissa Survey Pakka Book; |
| 59. | Extract of Karnataka Revision Settlement Akarband (Utharu); |
| 60. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR:198/2022, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura; |
| 61. | Endorsement dated 05.07.2017 bearing No. LRF(DE) (Endorsement) CR/110/2017-18, issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura; |
| 62. | Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bengaluru Rural District; |
| 63. | Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/___/ 2022-23, issued by The Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru; |

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| 64. | Encumbrance Certificate issued by the jurisdictional Sub Registrar with respect to Larger Property for the period: (i) 01.04.1950 to 31.03.2004; and (ii) 01.04.1991 to 28.05.2012; |
| 65. | Encumbrance Certificate issued by the jurisdictional Sub Registrar with respect to Property-A for the period: (i) 01.04.2006 to 15.11.2022; (ii) 15.11.2022 to 12.06.2023; and (iii) 01.04.2023 to 17.02.2024; |
| 66. | Encumbrance Certificate issued by the jurisdictional Sub Registrar with respect to Property-B for the period: (i) 01.04.2006 to 15.11.2022; and (ii) 01.04.2023 to 17.02.2024; |
| 67. | Encumbrance Certificate issued by the jurisdictional Sub Registrar with respect to Property-C for the period: (i) 31.03.2011 to 30.03.2012; (ii) 01.04.2012 to 28.02.2023; and (iii) 01.04.2023 to 17.02.2024; |
| 68. | Encumbrance Certificate issued by the jurisdictional Sub Registrar with respect to Property-D for the period: (i) 01.04.2004 to 16.11.2022; (ii) 17.11.2022 to 12.06.2023; and (iii) 01.04.2023 to 17.02.2024; and |
| 69. | Encumbrance Certificate issued by the jurisdictional Sub Registrar with respect to Property-E for the period: (i) 01.04.2012 to 29.12.2018; (ii) 30.12.2018 to 15.11.2022; (iii) 16.11.2022 to 12.06.2023; and (iv) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the Sale Deed dated 30.03.1964 (Registered as Document No. 3158/1963-64, Book I, Volume No. 895, at Pages 171 to 172, at the Office of Sub-Registrar, Devanahalli) (**Document No. 1**), we observe that Mr. Narasimhaiah, son of Mr. Nanjappa has conveyed the agricultural land bearing Survey No. 183/3, measuring 01 Acre 21 Guntas (excluding 01 Gunta of 'A' kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District ('**Larger Property**') in favour of Mr. Dodda Subbaiah, son of Mr. Narayanappa.
2. We have not been provided with the extract of Index of Land and Record of Rights with respect to Larger Property. In this regard, we have been provided with the Endorsement dated 02.11.2019 bearing No. R.K.C.R.: 2986/2019-20 issued by the Office of Tahsildar, Devanahalli Taluk (**Document No. 2**), confirming that the said records are not available in the said authority.

3. We observe from the extract of Record of Rights, Tenancy and Crops for the period 1968-69 to 1969-70 (discussed below) issued with respect to Larger Property that Mr. Nanja, son of Mr. Doddha Chikka is reflected as the holder of the said Larger Property.
4. In terms of the Partition Deed dated 18.10.2011 (Registered as Document No. DNH-1-03980-2011-12, stored in C.D. No. DNHD242, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No. 3**), we observe that: (i) Mr. N. Narayanappa, son of Late N. Narasimhaiah; (ii) Mrs. Lakshmamma, wife of Late N. Chikkanna and her children namely: (a) Ms. Narayanamma; (b) Mr. C. Nanjappa; (c) Mr. A.C. Krishna Murthy; (d) Ms. A.C. Bharathi; (e) Ms. A.C. Dhanalakshmi; (f) Ms. A.C. Anandamma; (g) Mr. A.C. Manjunath partitioned their joint family properties. Further, we observe that pursuant to the demise of Narasimhaiah & Chikkanna, both sons of Mr. Nanjappa, their legal heirs (mentioned above) have partitioned the joint family properties and by virtue of which the Larger Property has been allotted in the following manner:
 - i. Mr. N. Narayanappa allotted with an extent of 01 Acre 12 Guntas;
 - ii. Ms. Narayanamma allotted with an extent of 02 Guntas;
 - iii. Ms. A.C. Bharathi allotted with an extent of 03 Guntas;
 - iv. Ms. A.C. Dhanalakshmi allotted with an extent of 02 Guntas; and
 - v. Ms. A.C. Anandamma allotted with an extent of 02 Guntas.
5. Further, Mrs. Lakshmamma; Mr. C. Nanjappa; Mr. A.C. Krishna Murthy; and Mr. A.C. Manjunath have been allotted with other properties. In this regard, we have been provided with the: (i) Genealogical tree of Mr. Nanjappa (father of Narasimhaiah and Chikkanna) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk; (ii) Extract of entry made in the Mutation Register bearing MR No. 53/2011-12 (**Document Nos. 4 to 5**).
6. We observe that Mr. Doddha Subbaiah, son of Mr. Narayanappa had acquired the Larger Property in terms of the Sale Deed dated 30.03.1964 (Registered as Document No. 3158/1963-64) from Mr. Narasimhaiah, son of Mr. Nanjappa. However, the legal heirs of Narasimhaiah & Chikkanna, both sons of Mr. Nanjappa have partitioned the Larger Property amongst themselves under the said Partition Deed dated 18.10.2011 (Registered as Document No. DNH-1-03980-2011-12) and the said persons have dealt with the Larger Property (in the manner set out below). We were informed by the present owner that though the Larger Property was conveyed by Mr. Narasimhaiah in favour of Mr. Doddha Subbaiah, Mr. Narasimhaiah and his

family members were in possession of the Larger Property and that no claims have been made by Mr. Doddha Subbaiah and/ his legal heirs thus far.

7. We observe from the Hissa Survey Records (discussed below) that the Larger Property has been bifurcated into sub-numbers and assigned with new survey numbers as below:
 - i. Survey No. 183/3, measuring 01 Acre 12 Guntas ('**Property-A**') owned by Mr. N. Narayanappa;
 - ii. Survey No. 183/7, measuring 02 Guntas ('**Property-B**') owned by Ms. Narayanamma;
 - iii. Survey No. 183/8, measuring 03 Guntas ('**Property-C**') owned by Ms. A.C. Bharathi;
 - iv. Survey No. 183/9, measuring 02 Guntas ('**Property-D**') owned by Ms. A.C. Dhanalakshmi; and
 - v. Survey No. 183/10, measuring 02 Guntas ('**Property-E**') owned by Ms. A.C. Anandamma.
8. In terms of the Sale Deed dated 03.04.2014 (Registered as Document No. DNH-1-00026-2014-15, Book I, stored in C.D. No. DNHD376, at the Office of Senior Sub-Registrar, Devanahalli (**Document No. 6**), we observe that: (i) Mr. N. Narayanappa, son of Late Narashimaiah; (ii) Mrs. Lathamani, wife of Mr. N. Narayanappa; (iii) Mr. N. Rajev, son of Mr. N. Narayanappa; and (iv) Ms. N. Ranjitha, daughter of Mr. N. Narayanappa conveyed the Property-A in favour of Mrs. R. Shakuntala Bohra, wife of Mr. Ramesh Chand Bohra. In this regard, we have been provided with the: (i) Extract of entry made in the Mutation Register bearing MR No. H101/2013-14; (ii) Genealogical tree of Mr. N. Narayanappa issued by the Office of Village Accountant, Goragondarahalli Circle, Tipatur Taluk, Tumkur District (**Document Nos. 7 & 8**).
9. In terms of the Order dated 03.11.2018 bearing No. NA AA EE 197 BMR 2018, Bengaluru issued by the Urban Development Department (**Document No. 9**), we observe that the Composite Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.
10. Upon an application made by Mrs. R. Shakuntala Bohra, wife of Mr. Ramesh Chand Bohra, we observe that the Property-A has been converted to Residential-Layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151198 issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No. 10**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. T54/2019-20 (**Document No. 11**).

11. In terms of the Sale Deed dated 24.05.2013 (Registered as Document No. DNH-1-01361-2013-14, Book I, stored in C.D. No. DNHD326, at the Office of Senior Sub-Registrar, Devanahalli) (**Document No. 12**), we observe that: (i) Mrs. Narayananamma, wife of Mr. Venkatesh and daughter of Late Chikkanna; (ii) Mr. Venkatesh, son of Late Mylarappa; (iii) Mrs. Vasanthi, daughter of Mr. Venkatesh; and (iv) Mr. Mahesh, son of Mr. Venkatesh conveyed the Property-B in favour of Mr. Ramesh Chand Bohra, son of Late Bhawarilal Bhora. In this regard, we have been provided with the: (i) Extract of entry made in the Mutation Register bearing MR No. H89/2012-13; (ii) Genealogical tree of Mr. Venkatesh (husband of Mrs. Narayananamma) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk (**Document Nos. 13 & 14**).
12. Upon an application made by Mr. Ramesh Chand Bohra, son of Late Bhawarilal Bhora, we observe that the Property-B has been converted to Residential-Layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151189 issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No. 15**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. T47/2019-20 (**Document No. 16**).
13. In terms of the Sale Deed dated 24.05.2013 (Registered as Document No. DNH-1-01362-2013-14, Book I, stored in C.D. No. DNHD326, at the Office of Sub-Registrar, Devanahalli) (**Document No. 17**), we observe that: (i) Mrs. A.C. Bharathi, wife of Mr. Srinivas and daughter of Late Chikkanna; (ii) Mr. Srinivas, son of Mr. Mariyappa; and (iii) Ms. Thanushree, daughter of Mr. Srinivas, since minor represented by her natural guardian & father Mr. Srinivas conveyed the Property-C in favour of Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bhora. In this regard, we have been provided with the: (i) Extract of entry made in the Mutation Register bearing MR No. H88/2012-13; (ii) Genealogical tree of Mr. Srinivas (husband of Mrs. A.C. Bharathi) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk (**Document Nos. 18 & 19**).
14. Upon an application made by Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bhora, we observe that the Property-C has been converted to Residential-Layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151201 issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No. 20**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. T57/2019-20 (**Document No. 21**).

15. In terms of the Sale Deed dated 24.05.2013 (Registered as Document No. DNH-1-01360-2013-14, Book I, stored in C.D. No. DNHD326, at the Office of Sub-Registrar, Devanahalli) (**Document No. 22**), we observe that: (i) Mrs. A.C. Dhanalakshmi, wife of Mr. Sanjeev and daughter of Late Chikkanna; (ii) Mr. Sanjeev, son of Mr. Hanumanthaiah; (iii) Ms. Ashwini, daughter of Mr. Sanjeev; (iv) Master Rohit, since minor represented by his natural guardian & father Mr. Sanjeev conveyed the Property-D in favour of Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bhora. In this regard, we have been provided with the: (i) Extract of entry made in the Mutation Register bearing MR No. H91/2012-13; (ii) Genealogical tree of Mr. Sanjeevaiah (husband of Mrs. A.C. Dhanalakshmi) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk (**Document Nos. 23 & 24**).
16. Upon an application made by Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bhora, we observe that the Property-D has been converted to Residential-Layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151191 issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No. 25**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. T49/2019-20 (**Document No. 26**).
17. In terms of the Sale Deed dated 24.05.2013 (Registered as Document No. DNH-1-01359-2013-14, Book I, stored in C.D. No. DNHD326, at the Office of Sub-Registrar, Devanahalli) (**Document No. 27**), we observe that: (i) Mrs. A.C. Anandamma, wife of Mr. Ramanjinappa and daughter of Late Chikkanna; (ii) Mr. Ramanjinappa, son of Late Shamanna; (a) Master Abishek; and (b) Master Deepak (since parties at serial nos. (a) and (b) are minors, represented by their father and natural guardian Mr. Ramanjinappa) conveyed the Property-E in favour of Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bhora. In this regard, we have been provided with the: (i) Extract of entry made in the Mutation Register bearing MR No. H94/2012-13; (ii) Genealogical tree of Mr. Ramanjinappa (husband of Mrs. A.C. Anandamma) issued by the Office of Village Accountant, Avathi Revenue Circle, Kasaba Hobli, Devanahalli Taluk (**Document Nos. 28 & 29**).
18. Upon an application made by Mr. B. Ramesh Chand Bohra, son of Late Bhawarilal Bhora, we observe that the Property-E has been converted to Residential-Layout purpose vide Official Memorandum dated 02.06.2020 bearing No. 151190 issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No. 30**). Further, we observe that an extent of 01 Gunta of 'A' kharab has been regularized and converted for the said purpose. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. T48/2019-20 (**Document No. 31**).

19. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No. 32**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No. 33**), we observe that Mrs. R. Shakuntala Bohra, wife of Mr. Ramesh Chand Bohra and Mr. Ramesh Rahul Bohra, son of Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mrs. R. Shakuntala Bohra being the partner of the firm have contributed the Property-A along with other properties and Mr. Ramesh Rahul Bohra being the partner of the firm have contributed the Property-B, Property-C, Property-D and Property-E along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in connection with the Sambhav Ventures Realty LLP (**Document Nos. 34 & 35**).
20. In terms of the Form No. 11B (E-khatha) dated 15.02.2024 issued by the Avathi Village panchayath in connection with the Property-A (**Document No. 36**), we observe that property bearing Survey No. 183/3, measuring 5260.91 Square Meters Viz., Property-A has been assigned with property bearing No. 150300200900320883 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-A. In this regard, we have been provided with the Receipt dated 19.02.2024 in connection with payment of property tax for the period 2023-24 with respect to the Property-A (**Document No. 37**).
21. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-B (**Document No. 38**), we observe that property bearing Survey No. 183/7, measuring 202.34 Square Meters Viz., Property-B has been assigned with property bearing No. 150300200900320913 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-B. In this regard, we have been provided with the Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 with respect to Property-B (**Document No. 39**).
22. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-C (**Document No. 40**), we observe that property bearing Survey No. 183/8, measuring 303.51 Square Meters Viz., Property-C has been assigned with property bearing No. 150300200900320910 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-C. In this regard, we have been provided with the Receipt dated 22.11.2023 evidencing payment of property tax for the period 2023-24 with respect to Property-C (**Document No. 41**).

23. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-D (**Document No. 42**), we observe that property bearing Survey No. 183/9, measuring 202.34 Square Meters Viz., Property-D has been assigned with property bearing No. 150300200900320911 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-D. In this regard, we have been provided with the Receipt dated 05.02.2024 evidencing payment of property tax for the period 2023-24 with respect to the Property-D (**Document No. 43**).
24. In terms of the Form No. 11B (E-khatha) dated 15.02.2024 issued by the Avathi Village panchayath in connection with the Property-E (**Document No. 44**), we observe that property bearing Survey No. 183/10, measuring 303.5142 Square Meters (02 Guntas including 01 Gunta of regularised 'A' Kharab) Viz., Property-E has been assigned with property bearing No. 150300200900320912 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-E. In this regard, we have been provided with the Receipt dated 04.01.2024 evidencing payment of property tax for the period 2023-24 with respect to the Property-E (**Document No. 45**).
25. In terms of the Continuing Mortgage Bond dated 19.05.1961 (Registered as Document No. 407/1961-62, Book I, Volume No. 793, at page 151, at the Office of Sub-Registrar, Devanahalli) (**Document No. 46**), we observe that Mr. N. Narasimhaiah and Mr. N. Chikkanna, both sons of Mr. Nanjappa have mortgaged the Larger Property in favour of Avathi Circle MP Co-operative Society Limited. We have not been provided with the document evidencing discharge of the said Continuing Mortgage Bond dated 19.05.1961. In this regard, the present owners have represented that no claims have been made by the Avathi Circle MP Co-operative Society Limited thus far.
26. In terms of the Receipt dated 22.02.1997 (Registered as Document No. 2660, Book-I, Volume No. 1628, at Pages 174, at the Office of Sub-Registrar, Devanahalli) (**Document No. 47**), executed by PLD Bank in favour of Mr. N. Narashimaiah, we observe that the Mortgage Deed dated 19.03.1985 (Registered as Document No. 596/1984-85, Book-I, Volume No. SF 78, Page No. 36, at the Office of Sub-Registrar, Devanahalli) has been discharged.
27. We have been provided with the Records of Rights, Tenancy and Crops ('RTC's') issued with respect to Survey No. 183/3, measuring 01 Acres 21 Guntas for the period: (i) 1968-69 to 1982-83; and (iii) 1993-94 to 2012-13 (**Document No. 48**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of

the Survey No. 183/3. Further, in terms of the Endorsement bearing No. dated 12.02.2024, issued by the Office of Tahsildar, Devanahalli Taluk (**Document No. 49**), we observe that the RTC's issued with respect to Survey No. 183/3 for the period 1983-1993 is mutilated in the records of the said authority.

28. We have been provided with the RTC's issued with respect to Survey No. 183/3, measuring 01 Acres 12 Guntas for the period 2012-13 to 2023-24 (**Document No. 50**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Survey No. 183/3.
29. We have been provided with the RTC's issued with respect to Survey No. 183/7, measuring 02 Guntas for the period 2013-14 to 2023-24 (**Document No. 51**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Survey No. 183/7. *We have not been provided with the RTC's issued with respect to Survey No. 183/7, measuring 02 Guntas for the period 2012-13*
30. We have been provided with the RTC's issued with respect to Survey No. 183/8, measuring 03 Guntas for the period 2012-13 to 2023-24 (**Document No. 52**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Survey No. 183/8.
31. We have been provided with the RTC's issued with respect to Survey No. 183/9, measuring 02 Guntas for the period 2013-14 to 2023-24 (**Document No. 53**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Survey No. 183/9. *We have not been provided with the RTC's issued with respect to Survey No. 183/9, measuring 02 Guntas for the period 2012-13*
32. We have been provided with the RTC's issued with respect to Survey No. 183/10, measuring 02 Guntas excluding 01 Gunta of kharab for the period 2012-13 to 2023-24 (**Document No. 54**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Survey No. 183/10.
33. In terms of the Village Map of Avathi Village (**Document No. 55**), we observe the shape and location of Survey No. 183.

34. In terms of the extract of Tippanni (**Document No. 56**), we observe that property bearing Survey No. 183, measures an extent of 03 Acres 30 Guntas excluding 10 Guntas of kharab.
35. In terms of extract of the Hissa Survey Tippanni and Hissa Survey Pakka Book (**Document Nos. 57 & 58**), we observe that property bearing Survey No. 183, measuring 03 Acres 30 Guntas excluding 10 Guntas of kharab has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 183/1 to 183/6. Further, we observe that property bearing Survey No. 183/3, measuring 01 Acre 21 Guntas excluding 01 Gunta of kharab has been bifurcated during the year 2011 into sub-numbers Viz., properties bearing Survey Nos. 183/3, 183/7 to 183/10.
36. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 59**) we observe that the: (i) Survey No. 183/3 measures an extent of 01 Acre 12 Guntas having no kharab; (ii) Survey No. 183/7 measures an extent of 02 Guntas having no kharab; (iii) Survey No. 183/8 measures an extent of 03 Guntas having no kharab; (iv) Survey No. 183/9 measures an extent of 02 Guntas having no kharab; and (v) Survey No. 183/10 measures an extent of 02 Guntas excluding 01 Gunta of 'A' kharab.
37. We observe from the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR:198/2022, issued by the Office of Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No. 60**) that there are no proceedings initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Composite Property along with other properties.
38. In terms of the Endorsement dated 05.07.2017 bearing No. LRF(DE) (Endorsement) CR/110/2017-18, issued by the Assistant Commissioner, Doddaballapura Sub-Division, Doddaballapura (**Document No. 61**), we observe that no proceedings have been initiated under Section 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961, with respect to the Composite Property along with other properties.
39. We observe from the Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bengaluru Rural District (**Document No. 62**) that no tenancy applications have been filed under Section 48 A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to Property-A along with other properties.
40. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/____/2022-23, issued by The Special Land Acquisition Officer, Karnataka Industrial Area

Development Board, Bengaluru (**Document No. 63**), that the Composite Property along with other properties have not been acquired by the said authority.

41. We observe from the Master Plan issued by the Bangalore International Airport Area Planning Authority ('BIAPPA'), Proposed Land Use- 2021 Grid No. E2, that a railway line passes adjacent to Property-B, Property-C, Property-D and Property-E. The present owner has represented that the railway line does not pass through the Property-B, Property-C, Property-D and Property-E. In this regard it is advisable to ascertain if the Property-B, Property-C, Property-D and Property-E or any part thereof fell under the buffer zone (no development zone).
42. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Larger Property for the period: (i) 01.04.1950 to 31.03.2004; and (ii) 01.04.1991 to 28.05.2012 (**Document No. 64**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.
43. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Property-A for the period: (i) 01.04.2006 to 15.11.2022; (ii) 15.11.2022 to 12.06.2023; and (iii) 01.04.2023 to 17.02.2024 (**Document No. 65**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.
44. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Property-B for the period: (i) 01.04.2006 to 15.11.2022; and (ii) 01.04.2023 to 17.02.2024 (**Document No. 66**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.
45. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Property-C for the period: (i) 31.03.2011 to 30.03.2012; (ii) 01.04.2012 to 28.02.2023; (ii) 01.04.2023 to 17.02.2024 (**Document No. 67**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.
46. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Property-D for the period: (i) 01.04.2004 to 16.11.2022; (ii) 17.11.2022 to 12.06.2023; and (iii) 01.04.2023 to 17.02.2024 (**Document No. 68**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected.
47. We have been provided with the Encumbrance Certificate issued by the jurisdictional Sub Registrar ('EC's') with respect to Property-E for the period: (i) 01.04.2012 to 29.12.2018; (ii)

30.12.2018 to 15.11.2022; (iii) 16.11.2022 to 12.06.2023; and (iv) 01.04.2023 to 17.02.2024 (**Document No. 69**) and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected. *We have not been provided with EC's for the period: (i) 01.04.2004 to 31.03.2006 with respect to Survey No. 183/3, measuring 01 Acre 21 Guntas; (ii) 31.03.2012 with respect to Survey No. 183/8, measuring 03 Guntas; and (iii) 01.04.2011 to 31.03.2012 with respect to Survey No. 183/10, measuring 02 Guntas.*

IV. Opinion on title of the Composite Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

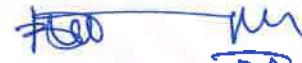
- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of:
 - i. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320883 (Survey No. 183/3), measuring 5260.91 Square Meters (01 Acre 12 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District viz., **Property-A**;
 - ii. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320913 (Survey No. 183/7), measuring 202.34 Square Meters (02 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District viz., **Property-B**;
 - iii. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320910 (Survey No. 183/8), measuring 303.51 Square Meters (03 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District viz., **'Property-C'**;
 - iv. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320911

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(Survey No. 183/9), measuring 202.34 Square Meters (02 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District viz., 'Property-D';

- v. All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320912 (Survey No. 183/10), measuring 303.5142 Square Meters, situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District viz., **Property-E**;
- (ii) The documents as per our observations made in this Title Report have not been provided for our review. It is advisable to procure the said documents and verify the same.
- (iii) It is advisable to procure the latest Endorsement issued by the jurisdictional Planning Authority and Karnataka Housing Board, confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Composite Property.



**Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore**

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,

No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Composite Property:

1. All that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing E-khatha No. 150300200900320958 (Survey No.171/1), measuring 1214.06 (12 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-A') and bounded on:

East by : Property bearing Survey No. 169;
West by : Property bearing Survey No. 171/5;
North by : Property bearing Survey No. 170; and
South by : Property bearing Survey No. 171/3.

[The aforementioned boundaries to the Property-A are as per the Official Memorandum dated 22.10.2021 bearing No. 264024, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

2. All that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing E-khatha No. 150300200900320929 (Survey No. 171/5), measuring 1214.06 (12 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-B').

East by : Property bearing Survey No. 171/1;
West by : Property bearing Survey No. 171/6;
North by : Property bearing Survey No. 170; and
South by : Property bearing Survey No. 171/3.

[The aforementioned boundaries to the Property-B are as per the Official Memorandum dated 22.10.2021 bearing No. 264059 issued by the Office of Deputy Commissioner, Bengaluru Rural District]

The Property-A and Property-B have been formed out of larger extent of land bearing Survey No. 171/1, measuring 02 Acres 10 Guntas, situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Survey No. 171/1**).

The property bearing Survey No. 171/1 has been formed out of larger extent of land bearing Survey No. 171, measuring 04 Acres 37 Guntas excluding 03 Guntas Kharab land, situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Larger Property**).

Property-A and Property-B are hereinafter referred to as the **Composite Property**.

II. List of Documents Reviewed:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|--------------------|--|
| 1. | Extracts of the Index of Land Register issued with respect to property bearing Survey No. 171; |
| 2. | Extract of Preliminary Records issued with respect to Larger Property; |
| 3. | Endorsement dated 20.12.2022 bearing No. R.K.C.R. 62/ 2021-22 issued for non-availability of record of rights register by the Tahsildar Devanahalli Taluk; |
| 4. | Mortgage Deed dated 08.03.1953 (Registered on 09.05.1953 as Document No. 348/ 1953-54, Book-I, Volume No. 628, at pages 193 to 195, at the office of Sub-Registrar, Devanahalli); |
| 5. | Discharge Deed dated 21.05.1988 (Registered as Document No. 156/1988-89, Book-I, Volume No. 1352, at pages 171 to 173, at the office of the Sub-Registrar, Devanahalli), executed by Mr. C. Ramanath, son of Mr. Channappa, in favour of Mr. Ganga, son of Mr. Dasariga; |

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| 6. | Sale Deed dated 25.05.1968 (Registered on 27.05.1968 as Document No. 663/1968-69, Book-I, Volume No. 1005, at Pages 180-181, at the office of Sub-Registrar Devanahalli); |
| 7. | Sale Deed dated 06.08.1983 (Registered on 16.08.1983 as Document No. 636/1983-84, Book-1, Volume No. 1288, at Pages 140-141, at the office of Sub-Registrar, Devanahalli); |
| 8. | Extract of entry made in Mutation Register bearing M.R. No. 82/1983-84; |
| 9. | Endorsement dated 20.12.2022 bearing No. R.K.C.R. 62/ 2021-22 issued for non-availability of M.R. No. 2/ 1986-87 by the Tahsildar Devanahalli Taluk; |
| 10. | Extract of entry made in Mutation Register bearing M.R. No. 40/1997-98; |
| 11. | Extract of entry made in the Mutation Register bearing M.R. No. 24/ 2007-08; |
| 12. | Extract of entry made in Mutation Register bearing M.R. No. T68/2015-16; |
| 13. | Sale Deed dated 05.06.2018 [Registered on 06.10.2018 as Document No. DNH-1-05773-2018-19, Book-1, Stored in CD No. DNHD677, at the office of Sub-Registrar, Bangalore Rural (Devanahalli)] |
| 14. | Extract of entry made in Mutation Register bearing M.R. No. H78/2018-19; |
| 15. | Sale Deed dated 03.04.2019 [Registered on 17.03.2020 as Document No. DNH-1-11859-2019-20, Book-1, Stored in CD No. DNHD993, at the office of the Senior Sub-Registrar, Bangalore Rural (Devanahalli)]; |
| 16. | Extract of entry made in Mutation Register bearing M.R. No. H96/2019-20; |
| 17. | Notarized General Power of Attorney dated 16.01.2019 executed by Mr. R. Rahul Bohra in favour of Mr. Ramesh Chand Bohra; |
| 18. | Genealogical Tree of Mr. B. Ramesh Chand Bohra, son of Mr. B.G. Bhawarilal Bohra issued by Deputy Tahsildar, Bangalore North Taluk, Bangalore; |
| 19. | Notarized Genealogical Tree of Mr. Srinivas, son of late Chikka Subbaiah; |
| 20. | Order dated 27.05.2021 bearing No. NAE 110 BMR 2020, Bangalore issued by the Urban Development Department; |
| 21. | Official Memorandum dated 22.10.2021 bearing No. 264024 issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 22. | Extract from the entry made in the Mutation Register bearing M.R. No. T34/2021-22; |
| 23. | Official Memorandum dated 22.10.2021 bearing No. 264059 issued by the Office of Deputy Commissioner, Bengaluru Rural District; |
| 24. | Extract of entry made in the Mutation Register bearing M.R. No. T37/2021-22; |

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| 25. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 26. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 27. | Certificate of Incorporation; |
| 28. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 29. | Form No. 11B (E-khatha) dated 13.02.2024 property bearing No. 150300200900320958 issued by the Avathi Village panchayath in connection with the Property-A; |
| 30. | Receipt dated 04.01.2024 evidencing payment of property tax with respect to the Property-A for the period 2023-24; |
| 31. | Form No. 11B (E-khatha) dated 13.02.2024 property bearing No. 150300200900320929 issued by the Avathi Village panchayath in connection with the Property-B; |
| 32. | Receipt dated 04.01.2024 evidencing payment of tax with respect to the Property-B for the period 2023-24; |
| 33. | Record of Rights, Tenancy and Crop (RTC's) issued with respect to Larger Property for the period 1968-69 to 2014-15; |
| 34. | RTC's issued with respect to Property-A for the period: 2015-16 to 2022-23; |
| 35. | RTC's issued with respect to Property-B for the period: 2015-16 to 2022-23; |
| 36. | Village Map of Avathi Village; |
| 37. | Extract of Karnataka Revision Settlement Akarband (Utharu) with respect to Property-A & Property-B; |
| 38. | Extract of Original Survey Tippanni issued with respect to Survey No.171; |
| 39. | Extract of the Hissa Survey Tippanni and R.R. Pakka Book with respect to 171; |
| 40. | Extract of the Hissa Survey Tippanni and R.R. Pakka book, we observe with respect to Survey No. 171/1; |
| 41. | Endorsement dated 15.11.2022 bearing No. PTCL(D) (E) (HIM).CR: 198/2022, Issued by Assistant Commissioner, Doddaballapura sub-division, Doddaballapura; |
| 42. | Endorsement dated 17.11.2022 bearing No. B/KIADB/L.A.Q/2022-23 issued by Special Land acquisition Officer-2, Karnataka Industrial Area Development Board, Bangalore; |
| 43. | EC's issued with respect to property bearing Survey No. 171/1 measuring 24 Guntas for the period 01.04.1960 to 31.03.2004; |

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| 44. | Encumbrance Certificate ('EC's) issued respect to Property-A for the period: (i) 01.04.2004 to 15.10.2023 and (ii) 01.04.2023 to 17.02.2024; and |
| 45. | EC's issued with respect to Property-B for the period: (i) 01.04.2004 to 28.11.2022; (ii) 29.11.2022 to 28.02.2023; (iii) 28.02.2023 to 10.06.2023; and (iv) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We observe from the extracts of the Index of Land Register issued with respect to property bearing Survey No. 171, measuring 04 Acres 37 Guntas (excluding 03 Guntas Kharab) (**Document No.1**), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Larger Property'), that Mr. Dasariga, son of Mr. Avatiga is reflected as the holder of the Larger Property. In this regard we have been provided with the extract of Preliminary Records issued with respect to the Larger Property (**Document No.2**). We have not been provided with the extract of entry made in the Record of Rights Register issued with respect to the Larger Property in this regard we have been provided with the Endorsement dated 20.12.2022 bearing No. R.K.C.R. 62/ 2021-22 issued by the Tahsildar Devanahalli Taluk (**Document No.3**), confirming that the said extract of Record of Rights Register is mutilated.
2. In terms of the Mortgage Deed dated 08.03.1953 (Registered on 09.05.1953 as Document No. 348/ 1953-54, Book-I, Volume No. 628, at pages 193 to 195, at the office of Sub-Registrar, Devanahalli) (**Document No.4**) we observe that, Mr. Dasariga, son of Mr. Avathiga and others have mortgaged property bearing Survey No. 171/1 measuring 02 Acres 14 Guntas ('Survey No. 171/1') in favour of Mr. N. Channappa, son of Mr. Nanjundappa. Further, we observe that the said mortgage has been discharged under a Discharge Deed dated 21.05.1988 (Registered on 23.05.1988 as Document No. 156/1988-89, Book-I, Volume No. 1352, at pages 171 to 173, at the office of the Sub-Registrar, Devanahalli), executed by Mr. C. Ramanath, son of Late N. Channappa, in favour of Mr. Ganga, son of Late Dasariga (**Document No.5**).
3. We observe from the Sale Deed dated 25.05.1968 (Registered on 27.05.1968 as Document No. 663/1968-69, Book-I, Volume No. 1005, at Pages 180-181, at the office of Sub-Registrar Devanahalli) (**Document No.6**), that Mr. Chikkagangappa, son of Mr. Dasarappa conveyed a portion of Survey No. 171/1 measuring 24 Guntas in favour of Mr. Dyavappa, son of Mr. Munishyamappa.

4. In terms of the Sale Deed dated 06.08.1983 (Registered on 16.08.1983 as Document No. 636/1983-84, Book-1, Volume No. 1288, at Pages 140-141, at the office of Sub-Registrar, Devanahalli) (**Document No.07**), we observe that Mr. Dyavappa, son of Late Munishyamappa conveyed the portion of Survey No. 171/1 measuring 24 Guntas in favour of Mr. Narayanappa, son of Mr. Chikka Subbaiah. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. 82/1983-84 (**Document No. 08**). We have not been provided with the extract of entry made in the Mutation Register bearing M.R. No. 2/ 1986-87. In this regard we have been provided with the Endorsement dated 20.12.2022 bearing No. R.K.C.R. 62/ 2021-22 issued by the Tahsildar Devanahalli Taluk (**Document No.09**), confirming that the said extract of Mutation Register is not available.
5. We observe from the extract of entry made in Mutation Register bearing M.R. No. 40/1997-98 (**Document No.10**), that Mr. Narayanappa, son of Mr. Chikka Subbaiah and Mr. Srinivas, son of Mr. Chikka Subbaiah entered into Panchayat Parikath with respect to Survey No. 171/1, wherein Mr. Srinivas has been allotted an extent of 12 Guntas in Survey No. 171/1 and Mr. Narayanappa has been allotted an extent of 12 Guntas being the remaining portion of Survey No. 171/1. We have not been provided with the Genealogical Tree of Mr. Chikka Subbaiah in order to ascertain if Mr. Chikka Subbaiah had any other children other than Mr. Narayanappa and Mr. Srinivas. The present owner has represented that no claims have been made by the legal heirs of Mr. Chikka Subbaiah thus far.
6. We have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 24/ 2007-08 (**Document No.11**) and the said Mutation Register reflects a Discharge deed dated 20.08.2007 (Registered as Document No. 1207/2007-08). We have not been provided with the said Discharge Deed.
7. In terms of extract of entry made in Mutation Register bearing M.R. No. T68/2015-16 (**Document No. 12**), we observe that the Survey No. 171/1 measuring 02 Acres 10 Guntas has been bifurcated into sub-numbers viz, Survey Nos.171/1, 171/5 and 171/6. Further, we observe that name of Mr. Srinivas, son of Late Chikka Subbaiah is reflected as holder of the Survey No. 171/1, measuring 12 Guntas ('**Property-A**') and Mr. Narayanappa, son of Late Chikka Subbaiah is reflected as holder of the Survey No. 171/5, measuring 12 Guntas ('**Property-B**').
8. We observe from the Sale Deed dated 05.06.2018 [Registered on 06.10.2018 as Document No. DNH-1-05773-2018-19, Book-1, Stored in CD No. DNHD677, at the office of Sub-Registrar, Bangalore Rural (Devanahalli)] (**Document No.13**), that (i) Mr. Narayanappa, son of Late

Chikka Subbaiah and his family members conveyed Property-B in favour of Mr. Rahul Bohra, son of Mr. Ramesh Chand Bohra. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. H78/2018-19 (**Document No.14**). We have not been provided with the Genealogical Tree of Mr. Narayanappa, son of Late Chikka Subbaiah issued by the Village Accountant/Tahsildar in order to ascertain if Mr. Narayanappa had any other children. The present owner has represented that no claims have been made by the legal heirs of Mr. Narayanappa thus far.

9. We observe from the Sale Deed dated 03.04.2019 [Registered on 17.03.2020 as Document No. DNH-1-11859-2019-20, Book-1, Stored in CD No. DNHD993, at the office of the Senior Sub-Registrar, Bangalore Rural (Devanahalli)] (**Document No.15**), that (i) Mr. Srinivas S., son of Late Chikka Subbaiah @ Chikka Subbanna and others conveyed the Property-A in favour of Mr. R. Rahul Bohra, son of Mr. Ramesh Chand Bohra, represented by his General Power of Attorney Holder Mr. B. Ramesh Chand Bohra. In this regard, we have been provided with (i) the extract of entry made in Mutation Register bearing M.R. No. H96/2019-20 (**Document No.16**), (ii) Notarized General Power of Attorney dated 16.01.2019 executed by Mr. R. Rahul Bohra in favour of Mr. Ramesh Chand Bohra (**Document No.17**) (iii) Genealogical Tree of Mr. B. Ramesh Chand Bohra, son of Mr. B.G. Bhawarilal Bohra issued by Deputy Tahsildar, Bangalore North Taluk, Bangalore (**Document No.18**) and (iv) Notarized Genealogical Tree of Mr. Srinivas, son of late Chikka Subbaiah (**Document No.19**).
10. In terms of the Order dated 27.05.2021 bearing No. NAE 110 BMR 2020, Bangalore issued by the Urban Development Department (**Document No.20**), we observe that land use of the Composite Property along with other properties have changed from agricultural use to residential use.
11. Upon an application made by Mr. Ramesh Chand Bohra on behalf of Mr. Rahul Bohra, we observe Survey No.171/1, measuring 12 Guntas (viz, the Property-A), has been converted from agricultural purpose to residential-layout purpose vide Official Memorandum dated 22.10.2021 bearing No. 264024 issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No.21**). In this regard, we have been provided with the extract from the entry made in the Mutation Register bearing M.R. No. T34/2021-22 (**Document No.22**).
12. Upon an application made by Mr. Ramesh Chand Bohra on behalf of Mr. Rahul Bohra, we observe that the Property-B has been converted to Layout- Residential purpose vide Official Memorandum dated 22.10.2021 bearing No. 264059 issued by the Office of Deputy Commissioner, Bengaluru Rural District (**Document No.23**). In this regard, we have been

provided with the extract of entry made in the Mutation Register bearing M.R. No. T37/2021-22 (**Document No. 24**).

13. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No. 25**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No. 26**), we observe that Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mr. Ramesh Rahul Bohra being the partner of the firm has contributed the Property-A and Property-B along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos. 27 & 28**).
14. In terms of the Form No. 11B (E-khatha) dated 13.02.2024 property bearing No. 150300200900320958 issued by the Avathi Village panchayath in connection with the Property-A (**Document No. 29**), we observe that Sambhav Ventures Realty LLP is reflected as the owner of the Property-A. We have been provided with the Receipt dated 04.01.2024 evidencing payment of property tax with respect to the Property-A for the period 2023-24 (**Document No. 30**),
15. In terms of the Form No. 11B (E-khatha) dated 13.02.2024 property bearing No. 150300200900320929 issued by the Avathi Village panchayath in connection with the Property-B (**Document No. 31**), we observe that Sambhav Ventures Realty LLP. is reflected as the owner of Property-B. We have been provided with the Receipt dated 04.01.2024, evidencing payment of property tax for the period 2023-24 in connection with Property-B (**Document No. 32**).
16. We have been provided with the Record of Rights, Tenancy and Crop (RTC's) issued with respect to Larger Property for the period 1968-69 to 2014-15 (**Document No. 33**), we observe that the name of the holder and cultivator is in consonance with the title flow of the Larger Property.

17. We have been provided with the RTC's issued with respect to Property-A for the period 2015-16 to 2022-23 (**Document No. 34**).
18. We have been provided with the RTC's issued with respect to Property-B for the period 2015-16 to 2022-23 (**Document No. 35**).
19. In terms of the Village Map of Avathi Village (**Document No.36**), we observe the shape and location of property bearing Survey No. 171. We observe from the said Village Map, that a Nala abuts the southern boundary of Survey No. 171. We observe from the Village Map of Avathi Village that a nala abuts the property bearing Survey No. 171. In the event the said Nala passes through the Composite Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.
20. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No.37**), we observe that the: (i) Property-A admeasures 12 Guntas having no kharab land; and (ii) Property-B admeasures 12 Guntas having no kharab land.
21. In terms of the extract of Original Survey Tippani (**Document No. 38**), we observe the shape of property bearing Survey No. 171.
22. In terms of extract of the Hissa Survey Tippani and R.R. Pakka Book (**Document No.39**), we observe that the property bearing Survey No. 171, measuring 04 Acres 37 Guntas (excluding 03 Guntas of kharab) and has been bifurcated into sub-numbers bearing Survey Nos. 171/1 to 171/3.
23. In terms of extract of the Hissa Survey Tippani and R.R. Pakka book (**Document No.40**), we observe that the property bearing Survey No. 171/1, measuring 02 Acres 10 Guntas has been bifurcated into sub-numbers bearing Survey Nos. 171/1, 171/5 and 171/6 and names of Mr. Srinivas, son of Late Chikka Subbaiah is reflected as holder of Survey No. 171/1 and Mr. Narayanappa, son of Late Chikka Subbaiah is reflected as holder of Survey No. 171/5.
24. In terms of the Endorsement dated 15.11.2022 bearing No. PTCL(D) (E) (HIM).CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura (**Document No.41**), we observe that no proceedings have been initiated with respect to the Composite Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands), 1978, as on 15.11.2022.

25. In terms of Endorsement dated 17.11.2022 bearing No. B/KIADB/L.A.Q/2022-23 issued by Special Land acquisition Officer-2, Karnataka Industrial Area Development Board, Bangalore (**Document No.42**), we observe that the Composite Property has not been acquired by the said authority.
26. We have been provided with the Encumbrance Certificate ('EC's) issued with respect to the property bearing Survey No. 171/1 measuring 24 Guntas for the period 01.04.1960 to 31.03.2004, in terms of the EC's, we observe that all the transactions (as discussed above) are reflected (**Document No.43**).
27. We have been provided with the EC's issued respect to Property-A for the period (i) 01.04.2004 to 15.10.2023; and (ii) 01.04.2023 to 17.02.2024 in terms of the EC's, we observe that all the transactions (as discussed above) are reflected (**Document No.44**).
28. We have been provided with the EC's issued with respect to Property-B for the period: (i) 01.04.2004 to 28.11.2022; and (ii) 29.11.2022 to 28.02.2023; (iii) 28.02.2023 to 10.06.2023; and (iv) 01.04.2023 to 17.02.2024 in terms of the EC's, we observe that all the transactions (as discussed above) are reflected (**Document No.45**).

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of: (i) all that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-khatha No. 150300200900320958 (Survey No.171/1), measuring 1214.06 Square Meters (12 Guntas); and (ii) all that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-khatha No. 150300200900320929 (Survey No. 171/5) measuring 1214.06 Square Meters (12 Guntas) situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District Viz., Composite Property; and

(ii) It is advisable to procure the Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Composite Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing E-Khatha No. 150300200900320962 (Survey No. 171/2), measuring 1517.57 Square Meters (15 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property') and bounded as follows:

East by : Property bearing Survey No. 171/3;
West by : Property bearing Survey Nos. 173 & 174;
North by : Property bearing Survey No.172; and
South by : Halla.

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 14.09.2020 bearing No. 157776, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
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| 1. | Extracts of the Index of Land Register issued with respect to property bearing Survey No. 171/2, measuring 15 Guntas; |

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| 2. | Extract of Record of Rights Register bearing R.R. No. 358 and R.R. 1105; |
| 3. | Sale Deed dated 30.05.1956 (Registered as Document No. 370/1956-57, Book I, Volume No. 674, at Pages 193-194, at the office of the Sub-Registrar, Devanahalli); |
| 4. | Sale Deed dated 27.07.1961 (Registered as Document No. 1144/1961-62, Book I, Volume No. 820, at Pages 135-138, at the office of the Sub-Registrar, Devanahalli); |
| 5. | Sale Deed dated 18.04.1962 (Registered as Document No. 112/1962-63, Book I, Volume No. 842, at Pages 86-88, at the office of the Sub-Registrar, Devanahalli); |
| 6. | Sale Deed dated 15.02.1971 (Registered as Document No. 3236/1970-71, Book I, Volume No. 1071, at Pages 230-231, at the office of the Sub-Registrar, Devanahalli); |
| 7. | Sale Deed dated 10.01.1977 (Registered as Document No. 1484/1976-77, Book I, Volume No. 1204, at Pages 27 to 28, at the office of the Sub-Registrar, Devanahalli); |
| 8. | Order dated 24.11.2008, bearing No. R.A.(D) 146/2007-08, passed by the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore; |
| 9. | Extract of entry made in the Mutation Register bearing M.R. No. 63/2010-11; |
| 10. | Partition Deed dated 08.03.1988 (Registered as Document No. 1338/1987-88, Book-I, Volume No. 1351, at Pages 12 to 18, at the office of Sub- Registrar, Devanahalli); |
| 11. | Extract of entry made in the Mutation Register bearing M.R. No. 4/2011-12; |
| 12. | Agreement to Sell dated 26.12.2013 (Registered as Document No. DNH-1-07513-2013-14, Book-1, stored in C.D. No. DNHD362, at the office of the Senior Sub-Registrar, Devanahalli); |
| 13. | Cancellation of Sale Agreement dated 21.07.2014 (Registered as Document No. DNH-1-02680-2014-15, Book-1, stored in C.D. No. DNHD390, at the office of the Sub-Registrar, Devanahalli); |
| 14. | Sale Deed dated 19.07.2014 (Registered on 20.08.2014 as Document No. DNH-1-03517-2014-15, Book-1, stored in C.D. No. DNHD396, at the office of the Senior Sub-Registrar, Devanahalli); |
| 15. | Extract of entry made in the Mutation Register bearing M.R. No. H4/2011-12; |
| 16. | Notarized Genealogical Tree of Late T. Rudrappa; |
| 17. | Order dated 13.07.2015 in proceedings LRF SR(D) 152, 158, 294, issued by the Assistant Commissioner; |
| 18. | Extract of entry made in the Mutation Register bearing M.R. No. H80/ 2016-17; |

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| 19. | Confirmation Deed dated 12.10.2018 (Registered on 30.10.2018 as Document No. DNH-1-06720-2018-19, Book-1, stored in C.D. No. DNHD679, at the office of the Sub-Registrar, Devanahalli); |
| 20. | Order dated 03.11.2018 bearing No. NAE 197 BMR 2018, issued by the Urban Development Department; |
| 21. | Official Memorandum dated 14.09.2020 bearing No. 157776, issued by the Deputy Commissioner, Bangalore Rural District; |
| 22. | Conversion Sketch; |
| 23. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 24. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 25. | Certificate of Incorporation; |
| 26. | Certificate of Registration in Connection with the Sambhav Ventures Realty LLP; |
| 27. | Form No. 11B (E-khatha) dated 13.02.2024 property bearing No. 150300200900320962 issued by the Avati Village panchayath in connection with the Property; |
| 28. | Receipt dated 12.03.2024 evidencing payment of property tax for the period 2023-24; |
| 29. | RTC's issued with respect to the Property for the period (i) 1968-69 to 1969-70; (ii) 1973-74 to 1982-83; and (iii) 1987-88 to 2023-24; |
| 30. | Endorsement bearing No. R.K.C.R. 134/ 2021-22, issued for non-availability of RTC by the Tahsildar, Devanahalli Taluk; |
| 31. | Endorsement bearing No. R.K.C.R. /2021-22, issued for non-availability of proceedings bearing RRT/CR.331/ 2010-11 by the Tahsildar, Devanahalli Taluk; |
| 32. | Village Map of Avathi Village; |
| 33. | Extract of Hissa Survey Tippani and R.R. Pakka Book; |
| 34. | Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to the Property; |
| 35. | Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District; |

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| 36. | Endorsement dated 15.11.2022 bearing No. P.T.C.L (DE) (HIM). CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur; |
| 37. | Endorsement dated 17.11.2022 issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bangalore; and |
| 38. | Encumbrance Certificate ('EC's) issued by the jurisdictional Sub-Registrar with respect to the Property for the period (i) 01.04.1950 to 01.04.1968; (ii) 01.04.1968 to 31.03.2004; (iii) 01.04.2004 to 15.10.2023; and (iv) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We have been provided with the extracts of the Index of Land Register issued with respect to property bearing Survey No. 171/2, measuring 15 Guntas, (**Document No.1**), situated at Avati Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, that Mr. Dasariga, son of Mr. Avathiga is reflected as the holder ('**Property**'). In this regard, we have been provided with the extract of Record of Rights Register bearing R.R. No. 358 (**Document No.2**).
2. In terms of the Sale Deed dated 30.05.1956 (Registered as Document No. 370/1956-57, Book I, Volume No. 674, at Pages 193-194, at the office of the Sub-Registrar, Devanahalli) (**Document No. 3**), we observe that (i) Mrs. Hanumakka, wife of Mr. Poojiga; (ii) Mr. Ganga, son of Mr. Dasariga; and (iii) Mr. Avatiga, son of Mr. Dasariga, have conveyed a portion of the Property measuring 05 Guntas in favour of Mr. Doddamunishamappa, son of Mr. Marappa.
3. In terms of the Sale Deed dated 27.07.1961 (Registered as Document No. 1144/1961-62, Book I, Volume No. 820, at Pages 135-138, at the office of the Sub-Registrar, Devanahalli) (**Document No. 4**), we observe that (i) Mr. Chikka Narasimha, son of Mr. Poojiga Dodda Ganga has conveyed remaining portion of Property measuring 10 Guntas in favour of Mr. Munishamappa, son of Mr. Marappa. In this regard we have been provided with the extract of the Record of Rights Registrar bearing R.R. No.1105 (**Document No.02 herein**)
4. Further, we observe from the Sale Deed dated 18.04.1962 (Registered as Document No. 112/1962-63, Book I, Volume No. 842, at Pages 86-88, at the office of the Sub-Registrar, Devanahalli) (**Document No. 5**), that Mr. Munishamappa, son of Mr. Marappa has conveyed

the portion of the Property measuring 10 Guntas in favour of Mr. Poojiga, son of Dasiga. We observe that Mr. Munishamappa, son of Mr. Marappa had acquired 15 Guntas under 2 Sale Deeds (Document Nos. 1144 and 370). Further, Mr. Munishamappa had conveyed 10 Guntas in favour of Mr. Poojiga under the aforementioned Sale Deed dated 18.04.1962 (Registered as Document No. 112/1962-63). Subsequently, under the Sale Deed dated 15.02.1971, Mr. Munishamappa has again conveyed an extent of 15 Guntas in favour of Mr. Thimmaiah (discussed below) who has subsequently dealt with the Property. However, we observe that Mr. Poojiga's name is neither entered in the RTCs nor has Mr. Poojiga executed any transactional documents. In this regard, the present owner has confirmed that no claims have been made by Mr. Poojiga and / or his legal heirs thus far.

5. In terms of the Sale Deed dated 15.02.1971 (Registered as Document No. 3236/1970-71, Book-I, Volume No. 1071, at Pages 230 to 231, at the office of the Sub-Registrar, Devanahalli) (**Document No. 6**), we observe that Mr. Munishamappa, son of Late Marappa has conveyed the Property in favour of Mr. Thimmaiah, son of Late Giriappa.
6. Thereafter, we observe Mr. Thimmaiah, son of Mr. Giriappa has conveyed the Property under a Sale Deed dated 10.01.1977 (Registered as Document No. 1484/1976-77, Book-I, Volume No. 1204, at Pages 27-28, at the office of the Sub-Registrar, Devanahalli) (**Document No. 7**), in favour of Mr. T. Rudrappa, son of Mr. Thimmarayappa.
7. In terms of the Order dated 24.11.2008, bearing No. R.A.(D) 146/2007-08, passed by the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore (**Document No. 8**), we observe that since Mr. T. Rudrappa purchased the Property under a Sale Deed dated 10.01.1977 (Registered as Document No. 1484/1976-77), the name of Mr. T. Rudrappa, son of Late Thimmarayappa was directed to be entered as the holder of the Property. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 63/2010-11 (**Document No. 9**).
8. We observe from the Partition Deed dated 08.03.1988 (Registered as Document No. 1338/1987-88, Book-I, Volume No. 1351, at Pages 12 to 18, at the office of Sub- Registrar, Devanahalli) (**Document No. 10**) that upon the death of Late N. Channappa, his sons being: (i) Mr. C. Ramanath; (ii) Mr. C. Manjunath; and (iii) Mr. C.N. Murthy partitioned their family properties under the terms of which Mr. C. Manjunath was allotted with Property (15 Guntas). The RTC's in connection with the Property for the period 1993-94 to 2009-10 reflect Mr. C. Ramanath, son

of Mr. M. Chinnappa as the holder and cultivator of the Property. In terms of the Order dated 24.11.2008, bearing No. R.A.(D) 146/2007-08, passed by the Assistant Commissioner, Doddaballapur Sub-Division, Bangalore (*discussed above*), that the khata with respect to the Property was directed to be mutated in the name of Mr. T. Rudrappa, son of Late Thimmarayappa. The present owner has represented that no claims have been made by Mr. C. Ramnath in this regard.

9. In terms of the extract of entry made in the Mutation Register bearing M.R. No. 4/2011-12 (**Document No. 11**), we observe that, upon on the death of Mr. Rudrappa, son of Mr. Thimmarayappa, the khata with respect to the Property has been mutated in the name of Mr. Shanthakumar, son of Late Rudrappa.
10. We observe from the Agreement to Sell dated 26.12.2013 (Registered as Document No. DNH-1-07513-2013-14, Book-1, stored in C.D. No. DNHD362, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No. 12**), that Mr. Shanthakumar, son of Late T. Rudrappa has agreed to convey the Property in favour of Mr. V. Mani, son of Mr. Venkatappa. Further, the said Agreement has been cancelled under the Cancellation Deed dated 21.07.2014 (Registered as Document No. DNH-1-02680-2014-15, Book-1, stored in C.D. No. DNHD390, at the office of the Sub-Registrar, Devanahalli) (**Document No. 13**).
11. In terms of the Sale Deed dated 19.07.2014 (Registered on 20.08.2014 as Document No. DNH-1-03517-2014-15, Book-1, stored in C.D. No. DNHD396, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No. 14**), we observe that Mr. R. Shantha Kumar, son of Late T. Rudrappa and others have conveyed the Property in favour of Mrs. R. Shakuntala Bohra, wife of Mr. Ramesh Chand Bohra. In this regard we have been provided with the: (i) extract of entry made in the Mutation Registrar bearing MR. No. H4/ 2014-15; (ii) Notarized Genealogical Tree of Late T. Rudrappa (**Document Nos. 15 & 16**).
12. In terms of the extract of entry made in the Mutation Register bearing M.R. No. H4/2014-15 (**Document No. 15**), we observe violation under Land Reforms Act. Further in terms of the Order dated 13.07.2015 in proceedings LRF SR(D) 152, 158, 294, issued by the Assistant Commissioner (**Document No. 17**), confirming that there no violation under section 79(A) (B) under Karnataka Land Reforms Act 1861. Further, we observe that Mrs. R. Shakuntala Bohra, wife of Mr. Ramesh Chand Bohra reflected as the holder of the Property. In this regard we have

been provided with the extract of entry made in the Mutation Register bearing MR. No. H80/2016-17 (**Document No.18**).

13. We have been provided with the Confirmation Deed dated 12.10.2018 (Registered on 30.10.2018 as Document No. DNH-1-06720-2018-19, Book-1, stored in C.D. No. DNHD679, at the office of the Sub-Registrar, Devanahalli) (**Document No. 19**), executed by (i) Mr. C. Manjunatha, son of Mr. Chanappa; and (ii) Mrs. C.S. Sumithra, wife of Mr. C. Manjunatha, confirming the Sale Deed dated 19.07.2014 (Registered on 20.08.2014 as Document No. 3517/2014-15) confirmed the Sale Deed dated 19.07.2014 (Registered on 20.08.2014 as Document No. DNH-1-03517-2014-15, Book-1, stored in C.D. No. DNHD396, at the office of the Senior Sub-Registrar, Devanahalli), in favour of Mrs. R. Shakuntala Bohra.
14. In terms of the Order dated 03.11.2018 bearing No. N A E 197 BMR 2018, issued by the Urban Development Department (**Document No. 20**), we observe that the Property along with other properties has been accorded with permission for the change of land use from agricultural purpose to residential purpose.
15. Upon an application made by Mrs. R. Shakuntala Bohra, wife of Mr. Ramesh Chand Bohra, we observe that the Property has been converted from Agricultural purpose to non-agricultural residential - layout purpose vide., Official Memorandum dated 14.09.2020 bearing No. 157776, issued by the Deputy Commissioner, Bangalore Rural District (**Document No. 21**). In this regard, we have been provided with the Conversion Sketch (**Document No. 22**).
16. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.23**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.24**), we observe that Mrs. R. Shakuntala Bohra, wife of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mrs. R. Shakuntala Bohra being the partner of the firm has contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos.25 & 26**).

17. In terms of the Form No. 11B (E-khatha) dated 13.02.2024 property bearing No. 150300200900320962 issued by the Avati Village panchayath in connection with the Property (**Document No. 27**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. We have also been provided with the Receipt dated 12.03.2024 issued by the office of the Village Panchayat evidencing payment of property tax in connection with the Property for the period 2023-24 (**Document No. 28**).
18. We have been provided with RTC's issued with respect to the Property for the period (i) 1968-69 to 1969-70; (ii) 1973-74 to 1982-83; and (iii) 1987-88 to 2023-24. (**Document No. 29**). we observe that the name of the holder and cultivator is in consonance with the title flow of the Property.
19. We have not been provided with the RTC's for the period (i) 1970-71 to 1972-73; (ii) 1983-84 to 1986-87. In this regard, we have been provided with an Endorsement bearing No. R.K.C.R. 134/ 2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No.30**), confirming that said documents are not available.
20. We have not been provided with the Order passed in the proceedings bearing RRT/CR.331/ 2010-11. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R. /2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No.31**), confirming that the said Document is not available.
21. In terms of the Village Map of Avathi Village (**Document No.32**), we observe the shape and location of property bearing Survey No. 171. We observe from the Village Map of Avati Village that a nala abuts the property bearing Survey No. 171. In the event the said Nala passes through the Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.
22. In terms of the extract of Hissa Survey Tippani and R.R. Pakka Book (**Document No. 33**), we observe that property bearing Survey No. 171, measuring 04 Acres 37 Guntas (excluding 03 Guntas of Kharab) has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 171/1 to 171/4. Further, Mr. Dasariga is reflected as the holder of the Property.
23. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 34**), we observe that the Property admeasures 15 Guntas.

24. In terms of the Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District (**Document No. 35**), we observe that there are no tenancy applications filed in Form No. 2, 7 & 7A of the Karnataka Land Reforms Act, 1961 in connection with the Property as on 24.12.2019.
25. In terms of the Endorsement dated 15.11.2022 bearing No. P.T.C.L (DE) (HIM), CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapur Sub-Division, Doddaballapur (**Document No. 36**), we observe that no proceedings have been initiated with respect to the Property under the Karnataka Schedule Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands), 1978, in connection with the Property as on 15.11.2022.
26. In terms of the Endorsement dated 17.11.2022 issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bangalore (**Document No. 37**), we observe that the Property has not been acquired by the said authority as on 17.11.2022.
27. We have been provided with the Encumbrance Certificate ('EC's') issued by the jurisdictional Sub-Registrar with respect to the Property for the period (i) 01.04.1950 to 01.04.1968; (ii) 01.04.1968 to 31.03.2004; (iii) 01.04.2004 to 18.09.2018 (incomplete copy); (iv) 01.04.2018 to 30.03.2023; (v) 01.03.2023 to 09.06.2023; and (iv) 01.04.2023 to 17.02.2024 (**Document No. 38**), we observe that all the transactions (as discussed above) are reflected. We have not been provided with the (i) Sale Deed dated 16.12.1963 (Volume No. 887, at Pages 185 to 186) executed by Mr. Chikka Narasimha in favour of Mr. N. Channappa; and (ii) Release Deed dated 29.05.1965 (Registered as Document No. 573, Book-I, Volume No.930, at Pages 109 to 111) executed by Mr. Avaliga Ganga in favour of Mr. N. Channappa; and (iii) Discharge Deed dated 11.01.1980 (Registered as Document No. 1284) executed by PLD and RDB, Devanahalli, as reflected in the EC.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being

converted for non-agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320962 (Survey No. 171/2), measuring 1517.57 Square Meters (15 Guntas), situated at Avati Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property;

- (ii) It is advisable to procure the Endorsements from the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, the present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for non-agricultural Residential- Layout purpose and bearing E-Khatha No. 150300200900320960 (Survey No. 171/3) measuring 5564.42 Square Meters (01 Acre 15 Guntas including 03 Guntas of regularised 'A' Kharab) situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property') and bounded as follows:

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| East by | : Property bearing Survey No.169; |
| West by | : Property bearing Survey Nos.171/2 & 172; |
| North by | : Property bearing Survey Nos.171/1,5 & 6; and ; and |
| South by | : Property bearing Survey No. 171/4 and Halla. |

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 22.10.2021 bearing No. 264023, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
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| 1. | Extract of Index of Land Register issued with respect to the Property; |

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| 2. | Extract of Record of Rights Register bearing R.R. No. 359; |
| 3. | Endorsement bearing No. RKCR/134/2021-22, issued for non-availability of R.R. No. 725 by the Tahsildar, Devanahalli Taluk; |
| 4. | Mortgage Deed dated 02.02.1949 [Registered as Document No. 1485/1948-49, Book-I, stored in Volume No. 559, at pages 174 to 175, at the office of the Sub Registrar, Devanahalli] executed by Mr. Poojiga, son of Mr. Dasiga in favour of Mr. N. Channappa, son of Nanjundappa; |
| 5. | Extract of Record of Rights Register issued with respect to the Property bearing R.R. Nos. 1107 and 1044; |
| 6. | Sale Deed dated 16.05.1961 (Registered as Document No. 339/1961-62, Book-I, stored in Volume No. 811, at pages 158 to 161, at the office of the Sub Registrar, Devanahalli); |
| 7. | Rectification Deed dated 18.04.1962 (Registered as Document No. 111/ 1962-63, Book-I, Volume No. 842, at pages 85-88, at the office of Sub-Registrar, Devanahalli); |
| 8. | Release Deed dated 29.05.1965 (Registered as Document No. 593/1965-66, Book-I, stored in Volume No. 930, at pages 109 to 111, at the office of the Sub Registrar, Devanahalli); |
| 9. | Mortgage Deed dated 13.08.1965 (Registered as Document No. 1462/1965-66, Book-I, Volume No. 934, at pages 113-117, at the office of the Sub Registrar, Devanahalli); |
| 10. | Partition Deed dated 08.03.1988 (Registered as Document No. 1338/1987-88, Book-I, Volume No. 1351, at Pages 12 to 18, at the office of Sub- Registrar, Devanahalli); |
| 11. | Extract of entry made in the Mutation Register bearing M.R. No. 11/2000-01; |
| 12. | Death Certificate of Late Channamma, wife of Late Channappa; |
| 13. | Endorsement dated 02.12.2014 bearing No. 1065/ 2014-15 issued by the Office of Chief Registrar of Births and Deaths; |
| 14. | Extract of entry made in the Mutation Register bearing M.R. No. H70/2014-15; |
| 15. | Deed of Simple Mortgage without Possession dated 07.07.2015 (Registered on 09.07.2015 as Document No. DNH-1-02932/2015-16, Book-I, stored in C. D. No. DNHD550, at the office of the Sub Registrar, Devanahalli); |
| 16. | Discharge Deed dated 12.03.2021 (Registered on 20.04.2021 as Document No. DNH-1-00816/2021-22, Book-1, stored in C. D. No. DNHD1262, at the office of the Senior Sub Registrar, Devanahalli); |
| 17. | Extract of entry made in the Mutation Register bearing M.R. No. T7/ 2015-16; |
| 18. | Extract of entry made in the Mutation Register bearing M.R. No. T52/ 2021-22; |

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| 19. | Sale Deed dated 12.10.2018 (Registered on 07.03.2019 as Document No. DNH-1-11940/2018-19, Book-1, stored in C.D. No. DNHD722, at the office of the Sub Registrar, Devanahalli); |
| 20. | Extract of entry made in the Mutation Register bearing M.R. No. H158/ 2018-19; |
| 21. | Notarized Genealogical Tree of Mr. Manjunath C., son of Late Channappa; |
| 22. | Order dated 17.08.2019 passed in proceedings bearing No. LRF: SR (D): 12/2019 before the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura; |
| 23. | Order dated 27.05.2021 bearing No. N A E 110 BMR 2020, Bangalore, issued by the Urban Development Department; |
| 24. | Official Memorandum dated 22.10.2021 bearing No. 264023 issued by the Office of Deputy Commissioner, Bangalore Rural District; |
| 25. | Conversion sketch; |
| 26. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 27. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 28. | Certificate of Incorporation; |
| 29. | Certificate of Registration in Connection with the Sambhav Ventures Realty LLP; |
| 30. | Form No. 11B (E-khatha) dated 13.02.2024 issued by the Avathi Village panchayath in connection with the Property; |
| 31. | Tax paid receipt dated 05.02.2024 with respect Property for the period 2023-24; |
| 32. | Village Map of Avathi Village; |
| 33. | Extract of Tippani issued with respect to the Survey No. 171; |
| 34. | Extract of Karnataka Revisional Settlement Akarband (Uttaru) issued with respect to the Property; |
| 35. | Extract of the Hissa Survey Tippani and R.R. Pakka Book issued with respect to property bearing Survey No.171; |
| 36. | Extract of Atlas, issued with respect to Property; |
| 37. | RTC's issued with respect to Survey No. 171/3, measuring 01 Acre 15 Guntas including 03 Guntas of kharab (viz the Property) for the period: (i) 1968-69 to 1976-77; (ii) 1978-79 to 1982-83; (iii) 1987-88 (illegible copy); (iv) 1990-91; (v) 1993-94 to 2023-24; |

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| 38. | Endorsement bearing No. R.K.C.R. 134/2021-22 issued for non-availability of RTC period: (i) 1977-78; (ii) 1983-84 to 1986-87; (iii) 1988-89 to 1989-90; (iv) 1991-92 to 1992-93 by the Tahsildar, Devanahalli Taluk; |
| 39. | Endorsement dated 29.09.2021 bearing No. RD0038366151491, issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District; |
| 40. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM). CR: 198/ 2022 issued by the Sub-Division, Doddaballapura on behalf of Assistant Commissioner; |
| 41. | Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/_/ 2022-23, issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru; and |
| 42. | Encumbrance Certificate ('EC's) issued by the jurisdictional Sub-Registrar with respect to the Property for the period (i) 01.04.1960 to 31.03.2004 (ii) 01.04.2004 to 19.11.2022; (iii) 20.11.2022 to 30.03.2023; (iv) 31.03.2023 to 10.06.2023; and (v) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We have been provided with the extracts of the Index of Land Register issued with respect to property bearing Survey No. 171/3, measuring 01 Acre 12 Gunas (excluding 03 Gunas Kharab), (**Document No.01**), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District, that Mr. Poojiga, son of Mr. Dasariga reflected as the holder ('Property'). In this regard, we have been provided with the extract of Record of Rights Register bearing R.R. No. 359 (**Document No.02**). We have not been provided with the extracts of entry made in the Record of Rights Register bearing R.R. No. 725. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R/134/2021-22, issued by the Tahsildar, Devanahalli Taluk (**Document No.03**), confirming that the said R.R. No. 725 is not available.
2. In terms of the Mortgage dated 02.02.1949 (Registered on 04.02.1949 as Document No. 1485/1948-49, Book-I, stored in Volume No. 559, at pages 174 to 175, at the office of the Sub Registrar, Devanahalli) (**Document No.04**), we observe that the Mr. Poojiga, son of Mr. Dasariga has mortgaged the a portion of the Property measuring 01 Acre 04 Gunas in favour of Mr. N. Channappa, son of Nanjundappa. In this regard, we have been provided with the extract of Record of Rights Register bearing R.R. No. 1107 and 1044 (**Document No.05**).

3. Thereafter, in terms of the Sale Deed dated 16.05.1961 (Registered as Document No. 339/1961-62, Book-I, Volume No. 811, at Pages 158 to 161, at the office of the Sub Registrar, Devanahalli) (**Document No. 06**), we observe that Mr. Poojiga, son of Mr. Dasariga and Mr. Chikkanarasimhaiah, son of Mr. Poojiga have conveyed Survey No. 171/1, measuring 01 Acre 04 Guntas in favour of Mr. N. Channappa, son of Mr. Nanjundappa. Further, we observe that the schedule of the said Sale Deed dated 16.05.1961 refers to property bearing Survey No. 171/1, measuring 01 Acre 04 Guntas being conveyed in favour of Mr. N. Channappa [instead of Survey No. 171/3 measuring 01 Acre 12 Guntas (Viz, the Property)]. In this regard we have been provided with the Rectification Deed dated 18.04.1962 (Registered as Document No. 111/1962-63, Book-I, Volume No. 842, at Pages 85-88, at the office of Sub-Registrar, Devanahalli) (**Document No. 07**), executed by Mr. Poojiga, son of Mr. Dasariga and another in favour of Mr. N. Channappa, son of Mr. Nanjundappa whereunder the said discrepancy has been rectified to reflect description of the property Survey No. 171/3 measuring 01 Acre 12 Guntas Viz., the Property. In this regard, we have been provided with the extract of Record of Rights Register bearing R.R. No. 1044 (*Document No. 5 herein*).

4. In terms of the Release Deed dated 29.05.1965 (Registered as Document No. 593/1965-66, Book-I, stored in Volume No. 930, at pages 109 to 111, at the office of the Sub Registrar, Devanahalli) (**Document No. 08**), we observe that Mr. Avathiga and Mr. Ganga, both sons of Mr. Dasariga have relinquished their right, title and interest over the Property in favour of Mr. N. Channappa, son of Mr. Nanjundappa. We have not been provided with the Genealogical Tree of Mr. Dasariga, issued by the Village Accountant/Tahsildar in order to ascertain if Mr. Dasariga had any other children other than Mr. Poojiga Mr. Avathiga and Mr. Ganga. The present owner has represented that no claims have been made by the legal heirs of Mr. Dasariga thus far.

5. Further, we observe from the Mortgage Deed dated 13.08.1965 (Registered as Document No. 1462/1965-66, Book-I, Volume No. 87, at Pages 113-117, at the office of the Sub Registrar, Devanahalli) (**Document No. 09**) that Mr. N. Channappa, son of Mr. Nanjundappa has mortgaged the Property along with the other properties in favour of PLD Bank, Devanahalli. It appears from the Encumbrance Certificate issued with respect to the Property for the period 01.04.1960 to 31.03.2004 that the said mortgage has been discharged vide Discharge Deed dated 11.01.1980 (Registered as Document No. 1284) executed by P.L.D. Bank, Devanahalli in favour of Mr. N. Channappa. We have not been provided with the said Discharge Deed.

6. Upon the death of Late N. Channappa his sons being Mr. C. Ramanath, Mr. C. Manjunath and Mr. C.N. Murthy partitioned their family properties under the Partition Deed dated 08.03.1988 (Registered as Document No.1338/1987-88, Book-I, Volume No. 1351, at Pages 12 to 18, at the office of Sub- Registrar, Devanahalli) (**Document No.10**) under the terms of which Mr. C. Manjunath was allotted with Property. In this regard we have been provided with the: (i) extract of entry made in the Mutation Register bearing M.R. No. 11/2000-01; (ii) Death Certificate of Late Chennamma, wife of Late Channappa; and (iii) we have not been provided with the Death Certificate of Late N. Channappa, son of Mr. Nanjundappa. In this regard we have been provided with the Endorsement dated 02.12.2014 bearing No. 1065/ 2014-15 issued by the Office of Chief Registrar of Births and Deaths confirming that the death of Late N. Channappa is not recorded in their register (**Document Nos.11, 12 & 13**). We have not been provided with the Genealogical Tree of Late N. Channappa, issued by the Village Accountant/Tahsildar in order to ascertain if Late N. Channappa had any other children other than Mr. C. Ramanath, Mr. C. Manjunath and Mr. C.N. Murthy. The present owner has represented that no claims have been made by the legal heirs of Late N. Channappa thus far.

7. In terms of the aforementioned Partition Deed dated 08.03.1988, we observe that the Property was allotted to the share of Mr. C. Manjunath, son of Late Channappa and further we observe that the parties to the said Partition Deed cannot alienate the properties allotted to them to any third parties, without offering to convey the properties to other parties. Thereafter, we observe that Mr. C. Manjunath, son of Late Channappa along with his wife has conveyed the Property in favour of Mr. R. Rahul Bohra, son of Mr. B. Ramesh Chand Bohra under a Sale Deed dated 12.10.2018 (Registered as Document No. 11940/2018-19) (discussed herein below). In this regard, the present owner has confirmed that Mr. C. Ramanath and Mr. C.N. Murthy and/or his legal heirs have not made any claims over the Property thus far.

8. We observe from the RTC's (discussed below) that the extent of the Property allotted to the share of Mr. C. Manjunath was not recorded. In this regard, we have been provided with an extract of entry made in Mutation Register bearing M.R. No. H70/ 2014-15 (**Document No.14**), whereunder subsequent to an Order dated 27.03.2015 passed in the proceedings bearing No. ACR 490/2014-15 the Tahsildar, Devanahalli Taluk, the khata with respect to Property (i.e., Survey No. 171/5, measuring 01 Acre 12 Guntas) has been mutated in the name of Mr. C. Manjunath has been mutated.

9. In terms of the Deed of Simple Mortgage without Possession dated 07.07.2015 (Registered on 09.07.2015 as Document No. DNH-1-02932/2015-16, Book-I, stored in C. D. No. DNHD550, at

the office of the Sub Registrar, Devanahalli) (**Document No.15**), we observe that Mr. Manjunatha C., son of Mr. Channappa have Mortgaged the Property in favour of Axis Bank Limited. Further, we observe that the said mortgage has been discharged under a Discharge Deed dated 12.03.2021 (Registered on 20.04.2021 as Document No. DNH-1-00816/2021-22, Book-1, stored in C. D. No. DNHD1262, at the office of the Senior Sub Registrar, Devanahalli) (**Document No.16**). In this regard we have been provided with the: (i) extract of entry made in the Mutation Register bearing MR. No. T7/ 2015-16; and (ii) extract of entry made in the Mutation Register bearing M.R. No. T52/ 2021-22(**Document No. 17 & 18**).

10. In terms of the Sale Deed dated 12.10.2018 (Registered on 07.03.2019 as Document No. DNH-1-11940/2018-19, Book-1, stored in C.D. No. DNHD722, at the office of the Sub Registrar, Devanahalli) (**Document No.19**), we observe that Mr. C. Manjunatha, son of Late Channappa and his wife Mrs. C. S. Sumitra have conveyed the Property in favour of Mr. R. Rahul Bohra, son of Mr. B. Ramesh Chand Bohra. In this regard, we have been provided with the: (i) extract of entry made in the Mutation Register bearing MR No. H158/ 2018-19 (**Document No.20**); (ii) Notarized Genealogical Tree of Mr. Manjunath C., son of Late Channappa (**Document No.21**).
11. In terms of the extract of entry made in the Mutation Register bearing MR. No. H158/ 2018-19 (**Document No. 20**), we observe that the Revenue Inspector has made an observation that there might be certain violations under the provisions of Karnataka Land Reforms Act. Further, in terms of the Order dated 17.08.2019 in proceedings bearing No. LRF: SR (DE): 12/ 2019, passed by the Assistant Commissioner, Doddaballapura Sub Division, Doddaballapura (**Document No.22**), we observe that the proceedings initiated under section 79(A)(B) of Karnataka Land Reforms Act 1961 against Mr. R. Rahul Bohra was dropped.
12. In terms of the Order dated 27.05.2021 bearing No. N A E 110 BMR 2020, Bangalore, issued by the Urban Development Department (**Document No.23**), we observe that the said authority has accorded permission for the change of land use of another portions of Survey No. 171/3, measuring 01 Acre 12 Guntas along with 3 Guntas of 'A' kharab land along with other properties from agricultural purpose to residential purpose.
13. Upon an application made by Mr. Rahul Bhora R., son of Mr. B. Ramesh Chand Bhora, we observe that the Survey No. 171/3 measuring 01 Acre 15 Guntas including 03 Guntas of regularized A Kharab has been converted from agricultural purpose to residential-layout purpose vide Official Memorandum dated 22.10.2021 bearing No. 264023 issued by the Office



of Deputy Commissioner, Bangalore Rural District (**Document No.24**). In this regard, we have also been provided with the conversion sketch (**Document No.25**).

14. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No. 26**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.27**), we observe that Mr. Ramesh Rahul Bohra, son of Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Realty LLP, further Mr. Ramesh Rahul Bohra being the partner of the firm has contributed the Property along with other properties in favour of Sambhav Ventures Realty LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (**Document Nos.28 & 29**).
15. In terms of the Form No. 11B (E-khatha) dated 13.02.2024 issued by the Avathi Village panchayath in connection with the Property (**Document No.30**), we observe that property bearing Survey No. 171/3, measuring 5564.42 Square Meters (01 Acre 15 Guntas including 03 Guntas of regularised 'A' Kharab) Viz., Property has been assigned with property bearing No. 150300200900320960 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property. We have been provided with the Tax paid receipt dated 05.02.2024 with respect Property for the period 2023-24 (**Document No. 31**).
16. In terms of the Village Map of Avathi Village and extract of Tippanni (**Document Nos.32 & 33**), we observe the shape and location of Survey No. 171. We observe from the Village Map of Avathi Village that a nala abuts the property bearing Survey No. 171. In the event the said Nala passes through the Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.
17. We observe from the extract of Karnataka Revisional Settlement Akarband (Uttaru) issued with respect to the Property (**Document No.34**) that the Property admeasures 01 Acre 15 Guntas including 03 Guntas of regularised 'A' Kharab.
18. In terms of extract of the Hissa Survey Tippanni and R.R. Pakka Book (**Document Nos.35**), we observe that property bearing Survey No. 171, measuring 04 Acres 37 Guntas (excluding 03 Guntas of kharab) has been bifurcated into sub-numbers Viz., properties bearing Survey Nos. 171/1, 171/2, 171/3 (viz the Property) and 171/4.

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19. In terms of the extract of Atlas (**Document No.36**), we observe the shape of the property bearing Survey No. 171/3.
20. We have been provided with the RTC's issued with respect to Survey No. 171/3, measuring 01 Acre 15 Guntas including 03 Guntas of kharab (viz the Property) for the period: (i) 1968-69 to 1976-77; (ii) 1978-79 to 1982-83; (iii) 1987-88 (illegible copy); (iv) 1990-91; (v) 1993-94 to 2023-24 (**Document No.37**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property. We have not been provided with the RTC's issued with respect to Property for the period: (i) 1977-78; (ii) 1983-84 to 1986-87; (iii) 1988-89 to 1989-90; (iv) 1991-92 to 1992-93. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R. 134/ 2021-22 issued by the Tahsildar, Devanahalli Taluk, confirming the said RTC's is mutilated (**Document No.38**).
21. We have been provided with the Endorsement dated 29.09.2021 bearing No. RD0038366151491 (**Document No.39**), issued by the Tahsildar, Devanahalli Taluk, Bangalore Rural District, that no tenancy applications have been filed under Section 48 A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to the Property as on 29.09.2021.
22. We have been provided with the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (HIM). CR: 198/ 2022 (**Document No.40**) issued by the Sub-Division, Doddaballapura on behalf of the Assistant Commissioner, we observe that no proceedings have been initiated under: (i) Section 79 (A) and 79 (B) of the Karnataka Land Revenue Act, 1961; and (ii) under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Property as on 15.11.2022.
23. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/___/ 2022-23, issued by the Special Land Acquisition Officer-2 for Karnataka Industrial Area Development Board, Bengaluru (**Document No.41**), that the Property along with other properties has not been acquired by the said authority as on 17.11.2022.
24. We have been provided with the Encumbrance Certificate ('EC's') issued by the jurisdictional Sub-Registrar with respect to the Property for the period (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 19.11.2022; (iii) 20.11.2022 to 30.03.2023; (iv) 31.03.2023 to 10.06.2023; and (v) 01.04.2023 to 17.02.2024 (**Document No.42**). In terms of the said EC's, we observe that all transactions (*as discussed above*) with respect to the Property are reflected. The EC's provided for the period: (i) 01.04.1960 to 31.03.2004 does not reflect the Sale Deed dated 16.05.1961 (Registered as Document No. 339) and Release Deed dated 29.05.1965 has been

wrongly mentioned as Document No. 539 instead of Document No. 593. In this regard, the present owner has confirmed that the register recording the said transactions is mutilated, hence the office of the sub registrar will not be able to issue a fresh EC.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320960 (Survey No. 171/3) measuring 5564.42 Square Meters (01 Acre 15 Guntas including 03 Guntas of regularised 'A' Kharab), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property; and
- (ii) It is advisable to procure the Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.



**Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore**

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing No. E-Khatha No. 150300200900320906 (Survey No. 171/6) measuring 6677.31 Square Meters (01 Acre 26 Guntas), situated at Avathi Village, Kasaba Hobli, Devanhalli Taluk, Bangalore Rural District ('Property') and bounded as follows:

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| East by | : Property bearing Survey No. 171/5; |
| West by | : Property bearing Survey No. 172; |
| North by | : Property bearing Survey No. 170; and |
| South by | : Property bearing Survey No. 171/3. |

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 22.10.2021 bearing No. 264026, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

II. List of Documents Reviewed:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
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| 1. | Extracts of the Index of Land Register issued with respect to Survey No. 171; |

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| 2. | Extract of Preliminary Records issued with respect to the Larger Property; |
| 3. | Endorsement dated 20.12.2022 bearing No. R.K.C.R. 62/ 2021-22 issued by the Tahsildar Devanahalli Taluk; |
| 4. | Mortgage Deed dated 09.05.1953 (Registered as Document No. 348/ 1953-54, Book-I, Volume No. 628, at pages 163 to 165, at the office of Sub-Registrar, Devanahalli); |
| 5. | Discharge Deed dated 21.05.1988 (Registered as Document No. 156/1988-89, Book-I, Volume No. 1352, at pages 171 to 173, at the office of the Sub-Registrar, Devanahalli), executed by Mr. C. Ramanath, son of Mr. Channappa, in favour of Mr. Ganga, son of Mr. Dasariga; |
| 6. | Extract of entry made in the Mutation Register bearing M.R. No. 2/ 1990-91; |
| 7. | Endorsement dated 20.12.2022 bearing No. R.K.C.R 62/2021-22 issued for non availability of IHC No. 3/1990-91 by the Tahsildar, Devanahalli Taluk; |
| 8. | Sale Deed dated 19.06.1991 (Registered as Document No. 570/ 1991-92, Book-I, Volume No. 1421, at Pages 125 to 127, at the office of Sub-Registrar, Devanahalli); |
| 9. | Extract of entry made in the Inheritance Register bearing IHC No. 11/1997-98; |
| 10. | Extract of entry made in Mutation Register bearing MR No. 126/2006-07; |
| 11. | Extract of entry made in the Mutation Register bearing MR No. 136/2006-07; |
| 12. | Extract of entry made in Mutation Register bearing M.R. No. T68/2015-16; |
| 13. | Sale Deed dated 27.06.2016 (Registered on 02.01.2017 as Document No. DNH-1-09212-2016-17, Book-1, stored in C.D. No. DNHD626, at the office of the Senior Sub-Registrar, Devanahalli); |
| 14. | Extract of entry made in the Mutation Register bearing MR No. H51/2016-17; |
| 15. | Plaint filed in suit bearing Original Suit bearing O.S. No. 491/2016, before the Court of Senior Civil Judge at Devanahalli; |
| 16. | Order Sheet in connection with suit bearing Original Suit bearing O.S. No. 491/2016, before the Court of Senior Civil Judge at Devanahalli; |
| 17. | Notarized Genealogical Tree of Late Munishamappa @ Appaiah; |
| 18. | Unregistered Full and Final Settlement Deed dated 16.09.2023 executed by the Plaintiff in favour of B. Ramesh Chand Bohra, son of Mr. Bhawarilal Bohra; |
| 19. | Confirmation Deed dated 16.09.2023 (Registered as Document No. DNH-1-07234/ 2023-24, Book-1, at the office of Senior Sub-Registrar, Devanahalli); |
| 20. | Extract of entry made in the Mutation Register bearing MR No. H15/2020-21; |
| 21. | Order dated 27.05.2021 bearing No. NAE 110, BMR 2020, Bengaluru issued by the Urban Development Department; |

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| 22. | Official Memorandum dated 22.10.2021 bearing No. 264026 issued by the Deputy Commissioner, Bengaluru Rural District; |
| 23. | Conversion sketch; |
| 24. | Extract of entry made in the Mutation Register bearing MR No. T36/2020-21; |
| 25. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 26. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 27. | Certificate of Incorporation; |
| 28. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 29. | Form No. 11B (E-khatha) dated 12.02.2024 property bearing No. 150300200900320906 issued by the Avathi Village panchayath in connection with the Property; |
| 30. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 31. | RTC's issued with respect to Survey No. 171/1 for the period: (i) 1968-69 to 1981-82; and (ii) 1883-84 to 2014-15; |
| 32. | Endorsement bearing No. R.K.C.R./2021-22 non-availability with respect to RTC issued by Tahsildar, Devanahalli Taluk |
| 33. | RTC's issued with respect to the Property for the period 2015-16 to 2023-24; |
| 34. | Village Map of Avathi Village; |
| 35. | Extract of Tippani issued with respect to Survey No.171; |
| 36. | Extract of the Hissa Survey Tippani and R.R. Pakka Book issued with respect to Survey No.171; |
| 37. | Extract of the Hissa Survey Tippani and R.R. Pakka Book, we observe that Survey No. 171/1; |
| 38. | Extract of Karnataka Revisional Settlement Akarband issued with respect Property; |
| 39. | Endorsement dated 29.09.2021 bearing No. RD0038366151492, issued by the Tahsildar, Devanahalli Taluk, Bengaluru Rural District; |
| 40. | Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR: 198/2022, issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura; |

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| 41. | Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/___/ 2022-23, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru; and |
| 42. | EC's issued with respect to the Property for the period (i) 01.04.1960 to 31.03.2004 (ii) 01.04.2004 to 28.11.2022; (iii) 29.11.2022 to 28.02.2023; (iv) 28.2.2023 to 10.06.2023; and (v) 01.04.2023 to 17.02.2024. |

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. We observe from the extracts of the Index of Land Register issued with respect to property bearing Survey No. 171, measuring 04 Acres 37 Guntas (excluding 03 Guntas Kharab) (**Document No.1**), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('**Larger Property**'), that Mr. Dasariga, son of Mr. Avathiga is reflected as the holder of the Larger Property. In this regard we have been provided with the extract of Preliminary Records issued with respect to the Larger Property (**Document No.2**). We have not been provided with the extract of entry made in the Record of Rights Register issued with respect to the Larger Property in this regard we have been provided with the Endorsement dated 20.12.2022 bearing No. R.K.C.R. 62/ 2021-22 issued by the Tahsildar Devanahalli Taluk (**Document No.3**), confirming that the said extract of Record of Rights Register is mutilated.
2. In terms of the Mortgage Deed dated 09.05.1953 (Registered as Document No. 348/ 1953-54, Book-I, Volume No. 628, at pages 163 to 165, at the office of Sub-Registrar, Devanahalli) (**Document No.4**) we observe that, Mr. Dasariga, son of Mr. Avathiga and others have mortgaged property bearing Survey No. 171/1 measuring 02 Acres 14 Guntas ('**Survey No. 171/1**') in favour of Mr. N. Channappa, son of Mr. Nanjundappa . Further, we observe that the said mortgage has been discharged under a Discharge Deed dated 21.05.1988 (Registered as Document No. 156/1988-89, Book-I, Volume No. 1352, at pages 171 to 173, at the office of the Sub-Registrar, Devanahalli), executed by Mr. C. Ramanath, son of Mr. Channappa, in favour of Mr. Ganga, son of Mr. Dasariga (**Document No.5**).
3. In terms of the extract of entry made in the Mutation Register bearing M.R. No. 2/ 1990-91 (**Document No.06**), we observe that upon the death of Mr. Dasariga, the khatha with respect to a portion of Survey No. 171/1, measuring 01 Acre 26 Guntas has been mutated in the name of Mr. Doddha Gangappa, son of Late Dasariga. Further, we have not been provided with the

extract of the entry made in the Inheritance Register bearing IHC No. 3/1990-91. In this regard, we have been provided with the Endorsement dated 20.12.2022 bearing No. R.K.C.R 62/2021-22 issued by the Tahsildar, Devanahalli Taluk (**Document No.07**).

4. In terms of the Sale Deed dated 19.06.1991 (Registered as Document No. 570/ 1991-92, Book-I, Volume No. 1421, at Pages 125 to 127, at the office of Sub-Registrar, Devanahalli) (**Document No.8**), we observe that Mr. Dodda Gangappa, son of Late Dasariga and other family members of Late Dasariga conveyed a portion of Survey No. 171/1, measuring 01 Acre 26 Guntas in favour of Mrs. Chowdamma, wife of Mr. A.N. Krishnappa. We have not been provided with the Genealogical tree of Late Dasariga, issued by the Village Accountant/Tahsildar to ascertain whether all the legal heirs of Late Dasariga had joined in the execution of the Sale Deed dated 19.06.1991 (Registered as Document No. 570/ 1991-92). In this regard, the present owner has represented that no claims have been made by the legal heirs of Late Dasariga thus far, other than the suit bearing 491/ 2016 which was dismissed, and the claimants have also executed Deed of Confirmation (discussed herein below).

5. In terms of the extract of entry made in the Inheritance Register bearing IHC No. 11/1997-98 (**Document No.9**), we observe that upon the death of Mrs. Chowdamma, the khatha with respect to the portion of Survey No. 171/1, measuring 01 Acre 26 Guntas has been mutated in the name of her husband Mr. A.N. Krishnappa.

6. In terms of the extract of entry made in Mutation Register bearing MR No. 126/2006-07 (**Document No.10**), we observe that khata with respect to a portion of Survey No. 171/1, measuring 01 Acre 26 Guntas has been mutated in the name of Mr. A.N. Krishnappa subsequent to an Order dated 08.12.2005 in Case No. RRTCR 3114/2005-06 before the Court of Tahsildar, Devanahalli. We have not been provided with the said Order dated 08.12.2005 passed in RRTCR 3114/2005-06. In this regard, we have been provided with the Endorsement dated 20.12.2022 bearing No. R.K.C.R 62/2021-22 issued by the Tahsildar, Devanahalli Taluk confirming that the same is not available in the records of the said authority (**Document No.03** herein).

7. In terms of the extract of entry made in the Mutation Register bearing MR No. 136/2006-07 (**Document No.11**), we observe that upon the death of Mr. A.N. Krishnappa, son of Mr. Narayanappa, the khatha with respect to a portion of Survey No. 171/1, measuring 01 Acre 26 Guntas has been jointly mutated in the names of: (i) Mr. K. Venkatesh; (ii) Mr. K. Srinivas Gowda; and (iii) Mr. K. Munegowda, all sons of Late Krishnappa.

8. In terms of extract of entry made in Mutation Register bearing M.R. No. T68/2015-16 (**Document No. 12**), we observe that the Survey No. 171/1 measuring 02 Acres 10 Guntas has been bifurcated into sub-numbers viz, Survey Nos.171/1, 171/5 and 171/6. Further, we observe that name of Mr. K. Venkatesh, son of Mr. Late A.N. Krishnappa is reflected as holder of the Survey No. 171/6, measuring 01 Acre 26 Guntas (**Property**).
9. We observe from the Sale Deed dated 27.06.2016 (Registered on 02.01.2017 as Document No. DNH-1-09212-2016-17, Book-1, stored in C.D. No. DNHD626, at the office of the Senior Sub-Registrar, Devanahalli) (**Document No.13**) that Mr. Venkatesh, son of Late A.N. Krishnappa and his family members, Mr. K. Srinivas Gowda, son of Late A.N. Krishnappa and his family member, Mr. K. Munegowda and his family members, Mrs. Nagarathna and Mrs. Sujatha, daughters of Late A.N. Krishnappa have conveyed the Property in favour of Mrs. Shakunthala Bhora, wife of Mr. B. Ramesh Chand Bhora. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing MR No. H51/2016-17 (**Document No.14**). We have not been provided with the Genealogical Tree of Mrs. Chowdamma, issued by the Village Accountant) in order to ascertain if all the legal heirs of Mrs. Chowdamma have joined in the execution of the aforementioned Sale Deed. In this regard, the present owner has represented that no claims have been made by any persons claiming to be the legal heirs of Mrs. Chowdamma thus far.
10. In terms of the Plaintiff filed in suit bearing Original Suit bearing O.S. No. 491/2016, before the Court of Senior Civil Judge at Devanahalli (**Document No.15**), we observe that Mrs. Subbamma, daughter of Late Munishamappa (as Plaintiff) had filed the said suit, claiming that the Property was joint family property of Late Dasariga [Viz., the father of Late Munishamappa] against Mr. Narasimhappa, son of Late Doddagangappa and others (as Defendants), seeking for partition and separate possession of her 1/4th (one-fourth) share in the Property. The said suit was dismissed as withdrawn by the Plaintiff *vide* Order 16.09.2023. In this regard we have been provided with the: (i) Order Sheet; and (ii) Genealogical Tree of Late Munishamappa @ Appaiah in the form of Affidavit; (iii) Unregistered Full and Final Settlement Deed dated 16.09.2023 executed by the Plaintiff in favour of B. Ramesh Chand Bohra, son of Mr. Bhawarilal Bohra (**Document Nos.16, 17 & 18**).
11. In terms of the Confirmation Deed dated 16.09.2023 (Registered as Document No. DNH-1-07234/ 2023-24, Book-1, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.19**), we observe that: (i) Mrs. Subbamma, wife of Late Krishnappa, daughter of Late

Munishamappa and others, have confirmed the execution of the Sale Deed dated 27.06.2016 (Registered on 02.01.2017 as Document No. DNH-1-09212-2016-17, Book-1, stored in C.D. No. DNHD626, at the office of the Senior Sub-Registrar, Devanahalli) in favour of Mrs. R. Shakunthala Bohra, wife of Mr. B. Ramesh Chand Bohra.

12. In terms of the extract of entry made in the Mutation Register bearing M.R. No. H51/ 2016-17 (**Document No.15**), we observe that the Revenue Inspector has made an observation that there might be certain violations under the provisions of Karnataka Land Reforms Act. Further, we observe from the extract of entry made in the Mutation Register bearing MR No. H15/2020-21 (**Document No.20**) subsequent to an Order dated 19.09.2020 passed in proceedings bearing ADM/CR/22/2020-21, by the Assistant Commissioner, Devanahalli the khata with respect to the Property has been mutated in the name of Mrs. Shakunthala Bohra, wife of Mr. B. Ramesh Chand Bohra.
13. In terms of the Order dated 27.05.2021 bearing No. NAE 110, BMR 2020 (**Document No.21**), Bengaluru issued by the Urban Development Department, we observe that the Property along with other properties have been accorded with permission for the change of land use from agricultural purpose to residential purpose.
14. Upon an application made by Mrs. Shakuntala Bohra, wife of Mr. B. Ramesh Chand Bohra, we observe that the Property has been converted from agricultural purpose to residential-layout purpose vide Official Memorandum dated 22.10.2021 bearing No. 264026 issued by the Deputy Commissioner, Bengaluru Rural District (**Document No.22**). In this regard, we have also been provided with the: (i) conversion sketch; and (ii) extract of entry made in the Mutation Register bearing MR No. T36/2020-21 (**Document Nos. 23 & 24**).
15. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.25**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.26**), we observe that Mrs. Shakuntala Ramesh Bohra, wife of Bhawarilal Ramesh Chand Bohra along with others formed a partnership firm in the name & style Sambhav Ventures Reality LLP, further Mrs. Shakuntala Ramesh Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Reality LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii)

Certificate of Registration in Connection with the Sambhav Ventures Realty LLP (*Document Nos. 27 & 28*).

16. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 property bearing No. 150300200900320906 issued by the Avathi Village panchayath in connection with the Property (**Document No. 29**), we observe that Sambhav Ventures Realty LLP., is reflected as the owner of the Property. Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 30**).
17. We have been provided with the RTC's issued with respect to Survey No. 171/1 for the period: (i) 1968-69 to 1981-82; and (ii) 1883-84 to 2014-15 (**Document No. 31**) and in terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow with respect to the Survey No. 171/1.
18. We have not been provided with the RTC's with respect to Survey No. 171/1 for the period 1982-1983. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R./2021-22 issued by Tahsildar, Devanahalli Taluk (**Document No. 32**) confirming that the RTC's with respect to Survey No. 171/1 for the said period are mutilated.
19. We have been provided with the RTC's issued with respect to the Property for the period: (i) 2015-16 to 2023-24 (**Document No. 33**) and in terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow with respect to the Property.
20. In terms of the Village Map of Avathi Village (**Document No. 34**), we observe the shape and location of the property bearing Survey No. 171. We observe from the Village Map of Avathi Village that a nala abuts the property bearing Survey No. 171. In the event the said Nala passes through the Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.
21. In terms of the extract of Tippani issued with respect to Survey No. 171 (**Document No. 35**), we observe shape of the Survey No. 171.
22. In terms of extract of the Hissa Survey Tippani and R.R. Pakka Book (**Document No. 36**), we observe that Survey No. 171, measuring 04 Acres 37 Guntas (excluding 03 Guntas of Kharab) has been bifurcated into four sub-numbers namely Survey Nos. 171/1 to 171/4. Further, Mr. Dasariga is reflected as holder of the Survey No. 171/1.

23. In terms of extract of the Hissa Survey Tippani and R.R. Pakka Book (**Document No.37**), we observe that Survey No. 171/1, measuring 02 Acres 10 Guntas has been bifurcated into three sub-numbers namely Survey Nos. 171/1, 171/5 and 171/6. Further, we observe: (i) Mr. K. Venkatesh, son of Late Krishnappa; (ii) Mr. K. Shrinivas, son of Late Krishnappa; (iii) Mr. K. Munegowda, son of Late Krishnappa are reflected as holders of the Survey No. 171/6.
24. In terms of the extract of Karnataka Revisional Settlement Akarband (**Document No.38**), we observe that Survey No. 171/6 admeasures 01 Acre 26 Guntas (Viz., the Property) without any kharab.
25. We have been provided with the Endorsement dated 29.09.2021 bearing No. RD0038366151492, issued by the Tahsildar, Devanahalli Taluk, Bengaluru Rural District (**Document No.39**), that no tenancy applications have been filed under Section 48 A in Form No. 7 & 7A of the Karnataka Land Reforms Act, 1961, with respect to the Property.
26. We have been provided with the Endorsement dated 15.11.2022 bearing No. PTCL (DE) (Endorsement) CR: 198/2022, issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura (**Document No.40**), we observe that no proceedings have been initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to the Property.
27. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/KIADB/LAQ/____/2022-23, issued by the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bengaluru (**Document No.41**), that the Property along with other properties have not been acquired by the said authority.
28. The EC's issued with respect to the Property for the period (i) 01.04.1960 to 31.03.2004; (ii) 01.04.2004 to 28.11.2022; (iii) 29.11.2022 to 28.02.2023; (iv) 28.2.2023 to 10.06.2023; and (v) 01.04.2023 to 17.02.2024 issued with respect to the Property (**Document No.42**). In terms of the said EC's, we observe that all transactions (as discussed above) with respect to the Property are reflected.

IV. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of all that piece and parcel of immovable property being converted for Residential-Layout purpose and bearing E-Khatha No. 150300200900320906 (Survey No. 171/6) measuring 6677.31 Square Meters (01 Acre 26 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property; and
- (ii) It is advisable to procure the Endorsements issued by the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Property.


Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Composite Property:

1. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E- Khatha No. 150300200900320894 (Survey No. 175/4), measuring 607.03 Square Feet (06 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-A') and bounded as follows::

| | |
|----------|--|
| East by | : Property bearing Survey No. 175/10; |
| West by | : Property bearing Survey No. 175/3; |
| North by | : Property bearing Survey No. 175/1; and |
| South by | : Property bearing Survey No. 178. |

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151199, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

2. All that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E- Khatha No. 150300200900320893 (Survey No. 175/10) measuring 1618.74 Square Feet (16 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Property-B') and bounded as follows::

| | |
|----------|--|
| East by | : Property bearing Survey No. 178 & 177; |
| West by | : Remaining Portion of Survey No. 175; |
| North by | : Property bearing Survey No. 175/1 & 175/2; and |
| South by | : Property bearing Survey No. 178. |

Mumbai | New Delhi | Pune | Bengaluru

[The aforementioned boundaries to the Property are as per the Official Memorandum dated 02.06.2020 bearing No. 151200, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

The aforesaid Property-A & Property-B earlier formed a larger extent of land bearing Survey No. 175/4, measuring 22 Guntas, situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Survey No. 175/4').

II. List of Documents Reviewed:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|----------------|--|
| 1. | Endorsement bearing No. R.K.C.R: 134/2021-22 issued by the office of Devanahalli, in connection with the non-availability of Index of Lands Register and the Records of Rights Register; |
| 2. | Sale Deed dated 23.03.1962 (Registered as Document No. 2886/1962-63, Book-1, Volume No. 839, at Pages 209 - 211, at the office of Sub-Registrar, Devanahalli); |
| 3. | Sale Deed dated 26.06.1968 (Registered as Document No. 1049/1968-69, Book-1, Volume No. 1009, at Pages 27-28, at the office of Sub- Registrar, Devanahalli); |
| 4. | Extract of entry made in Mutation Register bearing M.R. No. 2/1980-81; |
| 5. | Sale Deed dated 27.01.2006 (Registered as Document No. DNH-1-05775/2005-06, Book-1, at the office of Sub-Registrar, Devanahalli); |
| 6. | Extract of entry made in Mutation Register bearing M.R. No. 115/2005-06; |
| 7. | Extract of entry made in Mutation Register bearing M.R. No. T16/2019-20; |
| 8. | Order dated 07.02.2017 bearing No. NAE 173 BMR 2014, issued by the Urban Development Department; |
| 9. | Official Memorandum dated 02.06.2020 bearing No. 151199, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore; |
| 10. | (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M.R. No. T55/2019-20; |
| 11. | Extract of entry made in Mutation register bearing M.R. No. 66/2004-05; |
| 12. | Sale Deed dated 20.07.2005 (Registered as Document No. 1954/2005-06, Book-1, stored at C.D. No. DNHD55, at the office of Sub-Registrar, Devanahalli); |

| | |
|-----|--|
| 13. | Extract of entry made in Mutation Register bearing M.R. No.49/2005-06; |
| 14. | Official Memorandum dated 02.06.2020 bearing No. 151200, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore; |
| 15. | (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M.R. No. T56/2019-20; |
| 16. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 17. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 18. | Certificate of Incorporation; |
| 19. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 20. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-A; |
| 21. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 22. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-B; |
| 23. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 24. | RTC's issued with respect to: (i) Larger Property for the period: (a) 1968-69 to 1982-83; and (b) 1987-88 to 2018-19; (ii) Property-A for the period 2019-20 to 2023-24; and (iii) Property-B for the period 2019-20 to 2023-24; |
| 25. | Endorsement bearing No. R.K.C.R: / 2021-22 issued by the Tahsildar, Devanahalli Taluk; |
| 26. | Village Map of Avathi Village; |
| 27. | Atlas issued with respect to Larger Property; |
| 28. | Extract of Karnataka Revision Settlement Akarband (Utharu) issued with respect to Larger Property, Property-A and Property-B; |
| 29. | Extract of the Hissa Survey Tippani and Pakka Book, issued with respect to Composite Property; |
| 30. | Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the office of Tahsildar, Devanahalli Taluk; |
| 31. | Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura; |
| 32. | Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board; and |
| 33. | Encumbrance Certificate ('EC's) issued with: (i) respect to Larger Property for the period 01.04.1955 to 19.03.2005 and 19.03.2005 to 10.11.2014; (ii) respect to Property-A for |

| | |
|--|---|
| | the period: (a) 01.04.2014 to 19.11.2022; (b) 20.11.2022 to 28.02.2023; (c) 28.02.2023 to 09.06.2023; and (d) 01.04.2023 to 17.02.2024; (iii) respect to Property-B for the period: (a) 01.04.2004 to 05.12.2019 (b) 01.04.2014 to 19.11.2022 (c) 20.11.2022 to 28.02.2023; and (d) 01.04.2023 to 17.02.2024. |
|--|---|

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the Record of Rights Register bearing No. 367 issued with respect to property bearing Survey No. 175/4 measuring 22 Guntas, situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Larger Property**), we observe that Mr. Munishyami, son of Mr. Chikkanna is reflected as holder.
2. We have not been provided with the Index of Lands Register and the Records of Rights Register bearing Nos. 815, 1212 and 1658, issued with respect to Property. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R: 134/2021-22 (**Document No. 1**), issued by the office of Devanahalli, confirming that the said documents are not available

A. Title Flow with respect to Property-A:

3. In terms of the Sale Deed dated 23.03.1962 (Registered as Document No. 2886/1962-63, Book-1, Volume No. 839, at Pages 209 - 211, at the office of Sub-Registrar, Devanahalli) (**Document No.2**), Mr. Muneappa, son of Mr. Dhobhi Munishamappa has conveyed the property bearing Survey No. 175/4 Guntas measuring 6 Guntas (**Property A**) in favour of Mr. Chikkathimma, son of Mr. Bachappa.
4. We observe from the Sale Deed dated 26.06.1968 (Registered as Document No. 1049/1968-69, Book-1, Volume No. 1009, at Pages 27-28, at the office of Sub- Registrar, Devanahalli) (**Document No.3**), that Mr. Chikkathimma, son of Mr. Bachappa has conveyed the property bearing Survey No. 175/4 Guntas measuring 6 Guntas in favour of Mr. Muniyappa, son of Dhobi Uganawaadi Munishyamappa. In this regard, we have been provided with extract of entry made in Mutation Register bearing M.R. No. 2/1980-81 (**Document No.4**).
5. In terms of the Sale Deed dated 27.01.2006 (Registered as Document No. DNH-1-05775/2005-06, Book-1, at the office of Sub-Registrar, Devanahalli) (**Document No.5**), we observe that

(i) Mr. Muniyappa, son of Mr. Munishamappa along with his joint family members have conveyed the property bearing Survey No. 175/4 Guntas measuring 6 Guntas in favour of Mr. R Shakunthala Bohra, wife of Mr. B. Rameshchand Bhora. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No. 115/2005-06 (**Document No.6**).

6. In terms of the extract of entry made in Mutation Register bearing M.R. No. T16/2019-20 (**Document No. 7**), we observe that portion of Survey No. 175/4 measuring 22 Guntas has been bifurcated into property bearing Survey No. 175/4 measuring 6 Guntas, ('**Property A**') and property bearing Survey No. 175/10 measuring 16 Guntas, ('**Property B**'). Further, we observe that Mrs. R. Shakunthala Bohra, wife of Mr. B. Rameshchandra Bohra is reflected as holder of the Property-A and the property bearing Survey No. 175/10 measuring 16 Guntas.

7. In terms of the Order dated 07.02.2017 bearing No. NAE 173 BMR 2014 (**Document No.8**), issued by the Urban Development Department, we observe that the said authority has accorded permission for the change of land use of with respect to Survey No. 175/4, measuring 22 Guntas along with other properties from agricultural purpose to residential purpose.

8. In terms of the Official Memorandum dated 02.06.2020 bearing No. 151199, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.9**), we observe that the Property -A has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Conversion Sketch and (ii) extract of entry made in Mutation Register bearing M.R. No. T55/2019-20 (**Document No.10**).

B. Title flow with respect to Property-B

1. We observe from the extract of entry made in Mutation register bearing M.R. No. 66/2004-05 (**Document No.11**), that subsequent to the death of Mr. Munishyami, son of Mr. Chikkanna the khata with respect to property bearing Survey No. 175/4 measuring 16 Guntas mutated in favour of Mr. C. Rangaswamy, son of Late Chikkanna.

2. In terms of the Sale Deed dated 20.07.2005 (Registered as Document No. 1954/2005-06, Book-1, stored at C.D. No. DNHD55, at the office of Sub-Registrar, Devanahalli) (**Document No. 12**), we observe that Mr. Rangaswamy, son of Late Chikkanna; (ii) Mrs. Eshwaramma, wife of Mr. Rangaswamy; (iii) Mrs. Rathnamma, daughter of Mr. Rangaswamy; (iv) Mr. Vijay Kumar,

son of Mr. Rangaswamy; (v) Mr. Muniyappa, son of Munishamappa; (vi) Mrs. Rudramma, wife of Mr. Muniyappa; (vii) Mrs. Rudramma, wife of Mr. Muniyappa; (viii) Mr. Munikrishna, son of Mr. Muniyappa; (ix) Mr. Venkataramanappa, son of Mr. Muniyappa; (x) Mr. Ranghadhama; (xi) Mr. Ramanjani, son of Mr. Muniyappa have conveyed the property bearing Survey No. 175/4 measuring 16 Guntas in favour of Mrs. R. Shakunthala Bohra, wife of Mr. B. Rameshchandra Bohra. In this regard, we have been provided with extract of entry made in Mutation Register bearing M.R. No.49/2005-06 (**Document No.13**). We have not been provided with the Genealogical Tree of Mr. Munishyami, son of Mr. Chikkanna and/or Mr. Chikkanna issued by the Village Accountant/Tahsildar. The present owner has represented that no claims have been made by any person/s claiming to be the legal heirs of Mr. Munishyami, son of Mr. Chikkanna and/or Mr. Chikkanna thus far.

3. In terms of extract of entry made in Mutation Register bearing M.R. No. T16/2019-20 (**Document No.6 herein**), we observe that portion of Survey No. 175/4 measuring 22 Guntas has been bifurcated into property bearing Survey No. 175/4 measuring 6 Guntas, and property bearing Survey No. 175/10 measuring 16 Guntas, ('**Property-B**'). Further, we observe that Mrs. R. Shakunthala Bohra, wife of Mr. B. Rameshchandra Bohra is reflected as holder of the Property-A and the Property-B.
4. In terms of the Official Memorandum dated 02.06.2020 bearing No. 151200, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No.14**), We observe that the Property-B has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M.R. No. T56/2019-20 (**Document No.15**).
5. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.16**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.17**), we observe that Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Reality LLP. Further, we observe that Mr. Ramesh Rahul Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Reality LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Reality LLP (**Document Nos.18 & 19**).

9. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-A (**Document No.20**), we observe that property bearing Survey No. 175/4, measuring 607.03 Square Meters (06 Guntas) Viz., Property-A has been assigned with property bearing No. 150300200900320894 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-A. In this regard, we have been provided with the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No.21**).

6. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-B (**Document No.22**), we observe that property bearing Survey No. 175/10, measuring 1618.74 Square Meters (12 Guntas) Viz., Property-B has been assigned with property bearing No. 150300200900320893 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-B. In this regard, we have been provided with the Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24 (**Document No. 23**).

7. We have been provided with the RTC's issued with respect to: (i) Larger Property for the period: (a) 1968-69 to 1982-83; and (b) 1987-88 to 2018-19; (ii) Property-A for the period 2019-20 to 2023-24; and (iii) Property-B for the period 2019-20 to 2023-24 (**Document No.24**). In terms of the said RTC's, we observe that the names of the holders and cultivators are in consonance with the title flow of the Property.

8. We have not been provided with RTC's issued with respect to the Larger Property for the period 1982-83 to 1986-87. In this regard, we have been provided with an Endorsement bearing No. R.K.C.R: / 2021-22 issued by the Tahsildar, Devanahalli Taluk (**Document No.25**) confirming that the said documents have been mutilated.

9. In terms of the Village Map of Avathi Village and Atlas (**Document Nos.26 & 27**), we observe the shape and location of property bearing Survey No. 175. We observe from the Village Map of Avathi Village that a nala abuts the property bearing Survey No. 175. In the event the said Nala passes through the Composite Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.

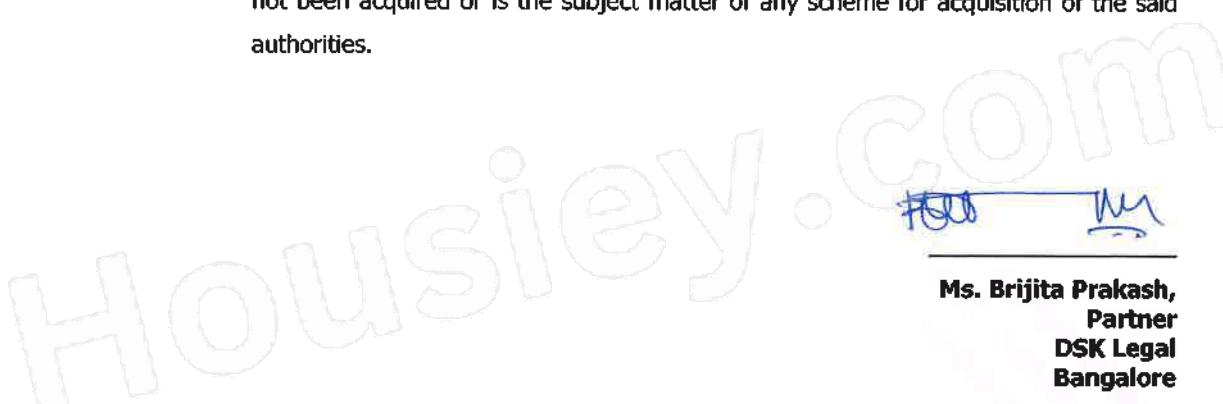
10. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) we observe that the: (i) Larger Property admeasures 22Guntas; (ii) Property-A admeasures 6 Guntas; and (iii) Property-B admeasures 16 Guntas (**Document No.28**).

11. In terms of the extract of the Hissa Survey Tippani and Pakka Book (**Document No. 29**), we observe that the property bearing Survey No. 175, admeasures 5 Acres 09 Gunas excluding 10 Gunas of kharab and has been bifurcated into sub-numbers bearing Survey Nos. 175/1 to 175/4. Further we observe that Mr. Munishami, son of Mr. Chikkanna is reflected as holder of the property bearing Survey No. 175/4.
12. In terms of the Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the office of Tahsildar, Devanahalli Taluk (**Document No.30**), we observe that there are no tenancy applications filed under Section 48 (1) and Form 7 of the Karnataka Land Reforms Act, 1961 in connection with the Composite Property as on 24.12.2019.
13. In terms of the Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura (**Document No.31**), we observe that no proceedings have been initiated with respect to the Composite Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands), 1978, as on 15.11.2022.
14. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru (**Document No. 32**), that the Composite Property along with other properties have not been acquired by the said authority.
15. We have been provided with the Encumbrance Certificate ('EC's') issued with: (i) respect to Larger Property for the period 01.04.1955 to 19.03.2005 and 19.03.2005 to 10.11.2014; (ii) respect to Property-A for the period: (a) 01.04.2014 to 19.11.2022; (b) 20.11.2022 to 28.02.2023; (c) 28.02.2023 to 09.06.2023; and (d) 01.04.2023 to 17.02.2024; (iii) respect to Property-B for the period: (a) 01.04.2004 to 05.12.2019 (b) 01.04.2014 to 19.11.2022 (c) 20.11.2022 to 28.02.2023; and (d) 01.04.2023 to 17.02.2024 and in terms of the EC's, we observe that all the transactions (as discussed above) are reflected (**Document No.33**).

IV. Opinion on title of the Composite Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of: (i) all that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing Survey No. 175/4 (E-Khatha No. 150300200900320894) measuring 607.03 Square Meters (06 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property-A; and (ii) all that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing Survey No. 175/10, (E-Khatha No. 150300200900320893) measuring 1618.74 Square Meters (16 Guntas), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property-B; and
- (ii) It is advisable to procure the latest Endorsements from the jurisdictional Planning Authority and Karnataka Housing Board to the effect that the Composite Property has not been acquired or is the subject matter of any scheme for acquisition of the said authorities.




**Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore**

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B. R. & Ms. Brijita Prakash, Partners

SAMBHAV VENTURES REALTY LLP,
No. 170, 1st floor, Jumma Masjid Road,
OPH Road, Shivajinagar, H.K.P. Road,
Bangalore-560051.

February 17, 2024

Kind Attention: Mr. Ramesh Chand Bohra

TITLE REPORT

I. Description of the Composite Property:

1. All that piece and parcel of immovable property being converted for non -agricultural Residential-Layout purpose and bearing E- Khatha No. 150300200900320895 (Survey No. 175/9) measuring 2225.77 Square Meters [22 Guntas (including 02 Guntas of regularized 'A' kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property-A**) and bounded as follows:

East by : Property bearing Survey No. 175/4;
West by : Property bearing Survey No. 175/ Block-1;
North by : Property bearing Survey No. 175/1; and
South by : Property bearing Survey No.178.

[The aforementioned boundaries to the Property-A are as per the Official Memorandum dated 02.06.2020 bearing No. 151193, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

2. All that piece and parcel of immovable property being converted for non -agricultural Residential-Layout purpose and bearing E-Khatha No. 150300200900320897 (Survey No. 175/3) measuring 2225.77 Square Meters [22 Guntas (including 02 Guntas of regularized 'A' kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Property-B**) and bounded as follows:

East by : Property bearing Survey No. 175/9;
 West by : Property bearing Survey No. 183;
 North by : Property bearing Survey No. 175/1; and
 South by : Property bearing Survey Nos. 182 & 178.

[The aforementioned boundaries to the Property-B are as per from the Official Memorandum dated 02.06.2020 bearing No. 151192, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore]

The aforesaid Property-A & Property-B earlier formed a larger extent of land bearing Survey No. 175/3, measuring 01 Acre (excluding 04 Guntas of 'A' kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District ('Larger Property').

II. List of Documents Reviewed:

In connection with the title scrutiny of the Composite Property, we have been provided with the photocopies of the following documents:

| Sl. No. | Particulars of Documents |
|----------------|---|
| 1. | Endorsement bearing No. R.K.C.R: 134/2021-22, issued by the office of Tahsildar Devanahalli; |
| 2. | Will dated 06.07.1996 (Registered on 09.07.1996 as Document No. 50/1996-97, Book-3, Volume No. 42, at Pages 52-55, at the office of Sub-Registrar Devanahalli); |
| 3. | Death Certificate of Mrs. Muniyamma; |
| 4. | Extract of the entry made in Mutation Register bearing M.R. No. 30/1996-97; |
| 5. | Sale Deed dated 07.05.2005 (Registered as Document No. 868/2005-06, Book-1, stored at C.D. No. DNHD49, at the office of Sub-Registrar, Devanahalli); |
| 6. | Extract of entry made in Mutation Register bearing M.R. No.49/2005-06; |
| 7. | Sale Deed dated 27.01.2006 (Registered as Document No. 5777/2005-06, Book-1, stored in C.D. No. DNHD75, at the office of Sub-Registrar, Devanahalli); |
| 8. | Extract of entry made in Mutation Register bearing M.R. No.114/2005-06; |
| 9. | Order dated 07.02.2017 bearing No. NAE 173 BMR 2014, issued by the Urban Development Department; |
| 10. | Extract of entry made in Mutation Register bearing M.R. No. T15/2019-20; |

| | |
|-----|---|
| 11. | Official Memorandum dated 02.06.2020 bearing No. 151192, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore; |
| 12. | Conversion Sketch and extract of entry made in Mutation Register bearing M.R. No. T50/2019-20; |
| 13. | Official Memorandum dated 02.06.2020 bearing No. 151193, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore; |
| 14. | Conversion Sketch and extract of entry made in Mutation Register bearing M.R. No. T51/2019-20; |
| 15. | Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli); |
| 16. | Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli); |
| 17. | Certificate of Incorporation; |
| 18. | Certificate of Registration in Connection with the Sambhav Ventures Reality LLP; |
| 19. | Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-A; |
| 20. | Form No. 11B (E-khatha) dated 13.02.2024 issued by the Avathi Village panchayath in connection with the Property-B; |
| 21. | Receipt dated 20.11.2023 evidencing payment of property tax for the period 2023-24; |
| 22. | RTC's issued with respect to: (i) Larger Property for the period: (i) 1968-69 to 1981-82; (ii) 1987-88 to 2018-19; (iii) Property-A for the period: (i) 2019-20 to 2023-24; and (iii) Property-B for the period 2019-20 to 2022-23; |
| 23. | Endorsement bearing No. R.K.C.R: / 2021-22 issued by the Tahsildar, Devanahalli Taluk; |
| 24. | Village Map of Avathi Village; |
| 25. | Atlas issued with respect to Larger Property; |
| 26. | Karnataka Revision Settlement Akarband (Utharu) we observe that the Larger Property, Property-A and Property-B; |
| 27. | Hissa Survey Tippani and Pakka Book issued with respect to Composite Property; |
| 28. | Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the office of Tahsildar, Devanahalli Taluk; |
| 29. | Endorsement dated 15.11.2022 bearing No. P.T.C.L.C.R: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura; |
| 30. | Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru; and |

| | |
|-----|---|
| 31. | Encumbrance Certificate ('EC's) issued with: (i) respect to Larger Property for the period: (a) 01.04.1960 to 31.03.2004; (b) 01.04.2004 to 18.09.2018; (ii) respect to Property-A for the period: (a) 01.04.2004 to 05.01.2020; (b) 01.04.2014 to 19.11.2022; (c) 20.11.2022 to 28.02.2023; (d) 01.03.2023 to 12.06.2023; and (e) 01.04.2023 to 17.02.2024 (iii) respect to Property-B for the period: (a) 01.04.2004 to 05.01.2020; (b) 01.04.2014 to 19.11.2022; (c) 20.11.2022 to 28.02.2023; (d) 01.03.2023 to 12.06.2023; and (e) 01.04.2023 to 17.02.2024. |
|-----|---|

III. Title Flow:

Our observations upon review of the abovementioned documents are as follows:

1. In terms of the Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's) issued with respect to property bearing Survey No. 175/3 measuring 1 Acre excluding 04 Guntas of Kharab for the period 1968-69 to 1996-97 (discussed below), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District (**Larger Property**), we observe that Mrs. Muniyamma, daughter of Mr. Dhobi Munishamappa and wife of Mr. Munishamappa @ Shatappa is reflected as holder.
2. We have not been provided with the Index of Lands Register and the Records of Rights Register bearing Nos. 815, 1212 and 1658, issued with respect to Property. In this regard, we have been provided with the Endorsement bearing No. R.K.C.R: 134/2021-22, issued by the office of Thasildar, Devanahalli (**Document No. 1**) confirming that the said documents are not available.
3. We observe from the Will dated 06.07.1996 (Registered on 09.07.1996 as Document No. 50/1996-97, Book-3, Volume No. 42, at Pages 52-55, at the office of Sub-Registrar Devanahalli) (**Document No. 2**), that Mrs. Muniyamma, wife of Munishamappa @ Shatappa has bequeathed an extent of 20 Guntas in property bearing Survey No. 175/3 in favour of Mr. Rangaswamy, son of Late Chikkanna; and an extent of 20 Guntas in property bearing Survey No. 175/3 in favour of Mr. M. Munikrishnappa, son of Mr. Muniyappa. In this, regard we have been provided with: (i) Death Certificate of Mrs. Muniyamma, (**Document No. 3**); and (ii) extract of the entry made in Mutation Register bearing M.R. No. 30/1996-97 (**Document No. 4**).

4. In terms of the Sale Deed dated 07.05.2005 (Registered as Document No. 868/2005-06, Book-1, stored at C.D. No. DNHD49, at the office of Sub-Registrar, Devanahalli) (**Document No. 5**), we observe that Mr. Rangaswamy, son of Mr. Chikkanna; (ii) Mrs. Eshwaramma, wife of Mr. Rangaswamy; (iii) Mrs. Rathnamma, daughter of Mr. Rangaswamy; (iv) Mr. Vijay Kumar, son of Mr. Rangaswamy have conveyed an extent of 20 Guntas in property bearing Survey No. 175/3 in favour of Mrs. R. Shakunthala Bohra, wife of Mr. B. Rameshchandra Bohra. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No.49/2005-06 (**Document No. 6**).
5. We observe from the Sale Deed dated 27.01.2006 (Registered as Document No. 5777/2005-06, Book-1, stored in C.D. No. DNHD75, at the office of Sub-Registrar, Devanahalli) (**Document No. 7**), that (i) Mr. Munikrishnappa, son of Mr. Muniyappa; (ii) Ms. Mala, daughter of Munikrishnappa; (iii) Ms. Lakshmi, daughter of Mr. Munikrishnappa; (iv) Ms. Ranjitha, daughter of Mr. Munikrishnappa; (all being minors are represented by their father Mr. Munikrishnappa) (v) Mr. Venkatramanappa, son of Mr. Muniyappa; (vi) Ms. Prathiba, daughter of Mr. Venkatramanappa; (vii) Mrs. Lakshmamma, daughter of Mr. Muniyappa; (viii) Mr. Rangadhama, son of Mr. Muniyappa; (ix) Master. Nithin, son of Mr. Rangadhama; (x) Master Harsha, son of Mr. Rangadhama; (xi) Mrs. Nagarathnamma, daughter of Mr. Muniyappa; (xii) Mr. Ramanji, son of Mr. Muniyappa, (Mr. Rangaswamy, son of Late Chikkanna; (xiii) Mr. Vijayakumara, son of Mr. Rangaswamy has conveyed an extent of 20 Guntas in property bearing Survey No. 175/3 in favour of Mrs. R. Shakunthala Bohra, wife of Mr. B. Rameshchandra Bohra. In this regard, we have been provided with the extract of entry made in Mutation Register bearing M.R. No.114/2005-06 (**Document No. 8**).
6. In terms of the Order dated 07.02.2017 bearing No. NAE 173 BMR 2014 (**Document No. 9**), issued by the Urban Development Department, we observe that the said authority has accorded permission for the change of land use of Survey No. 175/3, measuring 01 Acre and 04 Guntas A Kharab along with other properties from agricultural purpose to residential purpose.
7. In terms of extract of entry made in Mutation Register bearing M.R. No. T15/2019-20 (**Document No. 10**), we observe that portion of Survey No. 175/3 measuring 1 Acre (excluding 4 Guntas of Kharab) has been bifurcated into property bearing Survey No. 175/3 measuring 20 Guntas, (excluding 2 Guntas of kharab land) ('Property-A') and property bearing Survey No. 175/9 measuring 20 Guntas, (excluding 2 Guntas of kharab land) viz., ('Property-B'). Further, we observe that Mrs. R. Shakunthala Bohra, wife of Mr. B. Rameshchandra Bohra is reflected as holder of the Property-A and the Property-B.

8. We observe from the Official Memorandum dated 02.06.2020 bearing No. 151192, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No. 11**), that the property bearing Survey No. 175/3, measuring 20 Guntas along with 02 Guntas 'A' Kharab has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Conversion Sketch and (ii) extract of entry made in Mutation Register bearing M.R. No. T50/2019-20 (**Document No.12**).

9. In terms of the Official Memorandum dated 02.06.2020 bearing No. 151193, issued by the Deputy Commissioner, Bangalore Rural District, Bangalore (**Document No. 13**), we observe that the Property-B has been converted from agricultural purpose to non-agricultural residential purpose. In this regard, we have been provided with the: (i) Conversion Sketch; and (ii) extract of entry made in Mutation Register bearing M. R. No. T51/2019-20 (**Document No.14**).

10. In terms of the Limited Liability Partnership Agreement dated 22.06.2023 (Registered on 26.06.2023 as Document No. DNH-1-03374-2023-24, at the office Senior Sub-Registrar, Devanahalli) (**Document No.15**) read with Rectification Deed dated 02.08.2023 (Registered as Document No. DNH-1-04936-2023-24, at the office of Senior Sub-Registrar, Devanahalli) (**Document No.16**), we observe that Mr. Ramesh Rahul Bohra, son of Mr. Bhawarilal Ramesh Chand Bohra along with others have formed a partnership firm in the name & style Sambhav Ventures Reality LLP. Further, we observe that Mr. Ramesh Rahul Bohra being the partner of the firm contributed the Property along with other properties in favour of Sambhav Ventures Reality LLP. In this regard we have been provided with the: (i) Certificate of Incorporation; (ii) Certificate of Registration in Connection with the Sambhav Ventures Reality LLP (**Document Nos. 17 & 18**).

11. In terms of the Form No. 11B (E-khatha) dated 12.02.2024 issued by the Avathi Village panchayath in connection with the Property-A (**Document No.19**), we observe that property bearing Survey No. 175/9, measuring 2225.77 Square Meters (22 Guntas) Viz., Property-A has been assigned with property bearing No. 150300200900320895 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-A.

12. In terms of the Form No. 11B (E-khatha) dated 13.02.2024 issued by the Avathi Village panchayath in connection with the Property-B (**Document No.20**), we observe that property bearing Survey No. 175/3, measuring 2225.77 Square Meters (22 Guntas) Viz., Property-B has been assigned with property bearing No. 150300200900320897 and Sambhav Ventures Realty LLP., is reflected as the owner of the Property-B. We have been provided with the Receipt

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dated 20.11.2023 evidencing payment of property tax for the period 2023-24 in connection with the Composite Property (**Document No. 21**)

The Property- A and Property-B are hereinafter collectively referred to as '**Composite Property**'.

13. We have been provided with the RTC's issued with respect to: (i) Larger Property for the period: (i) 1968-69 to 1981-82; (ii) 1987-88 to 2018-19; (iii) Property-A for the period: (i) 2019-20 to 2023-24 and (iii) Property-B for the period 2019-20 to 2022-23 (**Document No. 22**).
14. We have not been provided with RTC's issued with respect to the Larger Property for the period 1982-83 to 1986-87. In this regard, we have been provided with an Endorsement bearing No. R.K.C.R: / 2021-22 issued by the Tahsildar, Devanahalli Taluk (**Document No. 23**) confirming that the said documents have been mutilated.
15. In terms of the Village Map of Avathi Village and Atlas (**Document No. 24 & 25**), we observe the shape and location of property bearing Survey No. 175. We observe from the Village Map of Avathi Village (available online) that a nala abuts the property bearing Survey No. 175. In the event the said Nala passes through the Composite Property, requisite buffer as prescribed under the zonal regulations will be required to be maintained.
16. In terms of the extract of Karnataka Revision Settlement Akarband (Utharu) (**Document No. 26**), we observe that the: (i) Larger Property admeasures 01 Acre excluding 04 Guntas B kharb land; (ii) Property-A admeasures 20 Guntas excluding 2 Guntas of A kharab land; and (iii) Property-B admeasures 20 Guntas excluding 2 Guntas of A kharab land.
17. In terms of extract of the Hissa Survey Tippani and Pakka Book (**Document No. 27**), we observe that the property bearing Survey No. 175, admeasures 5 Acres 09 Guntas excluding 10 Guntas of kharab and has been bifurcated into sub-numbers bearing Survey Nos. 175/1 to 175/4.
18. In terms of the Endorsement dated 24.12.2019 bearing No. RD0038366112638, issued by the office of Tahsildar, Devanahalli Taluk (**Document No. 28**), we observe that there are no tenancy applications filed under Section 48 (1) and Form 7 of the Karnataka Land Reforms Act, 1961 in connection with the Composite Property as on 24.12.2019.

19. In terms of the Endorsement dated 15.11.2022 bearing No. P.T.C.L.CR: 198/2022, issued on behalf of the Assistant Commissioner, Doddaballapura sub-division, Doddaballapura (**Document No. 29**), we observe that no proceedings have been initiated with respect to the Composite Property under the Karnataka Scheduled Caste and Schedule Tribe (Prohibition on Transfer of Certain Lands), 1978, as on 15.11.2022.
20. We observe from the Endorsement dated 17.11.2022 bearing No. Bengaluru/SLAO-/2022-23, issued by the Special Land Acquisition Officer for Karnataka Industrial Area Development Board, Bengaluru (**Document No. 30**), that the Composite Property along with other properties have not been acquired by the said authority.
21. We have been provided with the Encumbrance Certificate ('EC's) issued with: (i) respect to Larger Property for the period: (a) 01.04.1960 to 31.03.2004; (b) 01.04.2004 to 18.09.2018; (ii) respect to Property-A for the period: (a) 01.04.2004 to 05.01.2020; (b) 01.04.2014 to 19.11.2022; (c) 20.11.2022 to 28.02.2023; (d) 01.03.2023 to 12.06.2023; and (e) 01.04.2023 to 17.02.2024 (iii) respect to Property-B for the period: (a) 01.04.2004 to 05.01.2020; (b) 01.04.2014 to 19.11.2022; (c) 20.11.2022 to 28.02.2023; (d) 01.03.2023 to 12.06.2023; and (e) 01.04.2023 to 17.02.2024. In terms of the EC's, we observe that all the transactions (as discussed above) are reflected (**Document No. 31**).

IV. Opinion on title of the Composite Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

- (i) Sambhav Ventures Realty LLP, having its registered office at No. 170, 1st floor, Jumma Masjid Road, OPH Road, Shivajinagar, H.K.P. Road, Bangalore 560051, Karnataka is the sole and absolute owner of: (i) all that piece and parcel of immovable property being converted for non-agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320895 (Survey No.175/9) measuring 2225.77 Square Meters [20 Guntas (including 02 Guntas of regularized 'A' kharab land)], situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property-A; and (ii) all that piece and parcel of immovable property being converted for non -agricultural Residential-Layout purpose and bearing E-khatha No. 150300200900320897 (Survey No. 175/3) measuring 2225.77 Square Meters 20 Guntas (including 02 Guntas of

regularized 'A' kharab land), situated at Avathi Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District Viz., Property-B; and

- (ii) It is advisable to procure the Endorsements from the jurisdictional Planning Authority and Karnataka Housing Board confirming that there are no acquisition proceedings initiated by the said authorities, with respect to the Composite Property.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. Further, we have not made any independent investigation to ascertain as to whether any litigation/s is/are pending in respect of the Composite Property. This Title Report is issued on the basis of available documents, the present state of affairs pertaining to the Composite Property and the position of law settled, as on the date of the Title Report.