

January 23, 2023

To,

M/s. Pride and Expert Properties Private Limited,
No.901, 9th Floor, Pride Hulkul,
No.116, Lalbagh Road,
Bangalore 560 027

Kind Attention: Mr. Mahesh Goyal

Sir,

Title Opinion

Our opinion has been sought on the title and marketability of converted land bearing No. 21/1 (Old No. 21), measuring an extent of 105493 sq. feet situated at 14 KM, Old Madras Road, Battarahalli, Biderahalli Hobli, Hoskote Taluk, Bangalore District, Karnataka, being the *Subject Property*. In this regard, we have been furnished with the documents listed in the Annexure to this Opinion ("Documents"). On examination of the Documents, we find as follows:

1. Description of Subject Property:

All that piece and parcel of Property bearing Old No. 21, Later No. 21/1, Khata No. 275/222, measuring an extent of 105493 sq. feet, situated at 14 KM, Old Madras Road, Battarahalli, Biderahalli Hobli, Hoskote Taluk, Bangalore District, Karnataka, along with a building existing thereon, the land and bounded on:

East : Property bearing Survey No. 21/2 (Property of Sethi)
West : Property bearing Survey No. 29 (Mohan Aluminum Factory)
North : Old Madras Road
South : Property bearing Survey No. 28 (Land of Pillappa)

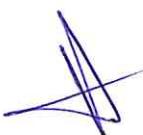
2. Limitations:

- 2.1 The Opinion is issued, based on the Documents furnished and the genuineness of the same is not certified.
- 2.2 The Opinion is a conditional opinion and is subject to specific issues/points identified in the body of the opinion.

2.3 The examination of title is restricted to a period of 30 years as per the agreed scope and hence Documents/information prior to that period have not been insisted upon.

3. Title:

No.	Date	Survey No. 21/1
3.1	13.01.1959	<p>Battarahalli village was notified as an Inam village as per Notification bearing No. RD. 6. MIN 58 dated 13.01.1959 and vested with the government as per the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954, free from all encumbrances, subject to the rights conferred upon the category of persons to claim regrant /occupancy rights, as specified in the Mysore (Personal & miscellaneous) Inams Abolition Act, 1954.</p>
3.2	01.02.1962	<p>Survey No. 21/1 measuring 02 Acres 24 Guntas and other 3 properties were re-granted to Mr. Narayanappa father of Mr. Ramaiah by the Special Deputy Commissioner of Inams Abolition in Case No. 2/59-60 under the provision of Mysore Inam Abolition Act, 1959. The re-grant was subject to the payment of premium (<i>Document No.1</i>).</p> <p>The payment of premium was challenged by Mr. Ramaiah (the Appellant) before the Mysore Revenue Appellate Tribunal, Bangalore in Appeal No. 728/61(I.A). The Mysore Revenue Appellate Tribunal, Bangalore vide its order dated 01.02.1962 in Appeal No. 728/61(I.A) confirmed the occupancy rights of Mr. Ramaiah, with respect to the above lands and remanded the case to Special Deputy Commissioner for Inam Abolition, Kolar Circle, Kolar to decide on the payment of the premium (<i>Document No.2</i>)</p>
3.3	23.03.1963	<p>The Special Deputy Commissioner for Inams Abolition, Kolar Circle, Kolar vide his Order dated 23.03.1963 in Case No. 2/59-60, waived the payment of the premium on re-grant of Survey No. 21/1 measuring 02 Acres 24 Guntas and other lands under Section 5 of Mysore Inam Abolition Act, 1959 (<i>Document No.3</i>).</p>



No.	Date	Survey No. 21/1
3.4		The Assistant of the Special Deputy Commissioner for Inams Abolition, Kolar District issued an Endorsement dated 09.12.1963 confirming of Occupancy Rights in favour of Ramaiah s/o Late Narayanappa under Section 5 of the Mysore Inam Abolition Act, 1959 in respect of Survey No. 21/1 measuring an extent of 2 acres 24 guntas in Battarahalli Village (<i>Document No.4</i>).
3.5	01.03.1971	Mr. K. N. Ramaiah (Ramaiah) son of Late H. Narayanappa (Narayanappa) sold Survey No. 21/1 measuring 02 Acres 24 Guntas to Mr. B.A. Hameed Saheb son of Late B. Abdul Gaffoor Saheb vide Sale Deed dated 01.03.1971 registered as Document No. 4056/70-71 in Book I of Volume 1295 from pages 237 to 239, in the office of the Sub-registrar, Hoskote (<i>Document No.5</i>)
3.6	08.07.1974	On an application made by Mr. B.A. Hameed Saheb, the Deputy Commissioner, Bangalore District through the Official Memorandum, dated 08.07.1974 bearing No. ALN/B.DIS/ALN/SR/635, converted the land use of Survey No. 21/1 measuring 02 Acres 24 Guntas from agricultural use to non-agricultural Industrial purpose (<i>Document No.6</i>).
3.7	27.12.1974	Mr. B.A. Hameed Saheb sold Industrial land bearing Survey No. 21/1, Old No. 21 measuring 2 Acres 24 Guntas in favour of M/s. Inducto Cast Steel Foundry (Private) Ltd., represented by its Director Mr. Ugamraj Mootha, vide Sale Deed dated 27.12.1974 bearing Document No. 4813/74-75 in Book I of Volume 1423 from pages 165 to 171 on 12.02.1975, in the office of the Sub-registrar Hoskote (<i>Document No.7</i>).
3.8	21.08.2006	Indian Bank filed O. A. No. 338/2002 against M/s. Inducto Cast Steel Foundry (Private) Ltd. before the Debts Recovery Tribunal (DRT) for recovery of arrears due to them. In a public auction held by DRT in respect of the same, M/s. Ramaiah Reddy & Sons purchased Property

No.	Date	Survey No. 21/1
		<p>No. 21/1 (Old No. 21) measuring (562 ½ +558)/2 X (202+198.8)/2 Ft., Batarahalli, Biderahalli Hobli, Hoskote Taluk, Bangalore District, Karnataka (the Subject Property).</p> <p>A Certificate of Sale of Immovable Property dated 20.11.2006 was issued by the Debt Recovery Tribunal, Bangalore, represented by its Recovery Officer Mr. M. Subramani in favour of M/s. Ramaiah Reddy & Sons, represented by its partner Mr. C. Ramaiah Reddy, which was registered as Document No. KRI-1-27354-2006-07 stored in CD No: KRID270, in the office of the Sub-registrar, Krishnarajapuram (<i>Document No.8</i>).</p>
3.9	12.05.2022	<p>M/s. Ramaiah Reddy & Sons represented by its partners Sri C. Ramaiah Reddy, Smt. Nagarathnamma, Smt. M. N. Manjula, Ms. Sandhya R and Mr. Deepak Reddy, conveyed the Subject Property in favour of M/s. Pride and Expert Properties Private Limited vide Sale Deed dated 12.05.2022 registered as Document No. INR-1-01686-2022-23 and stored in CD No. INRD1072 in the office of the Sub Registrar, Indiranagar, Bangalore (<i>Document No.9</i>).</p>

4. Khata and Property Tax:

- 4.1. Form 10 issued by the Group Panchayath, Medihalli reflects that Property bearing Survey No. 21/1, measuring 2 acres 24 guntas is in the name of M/s. Inducto Cast Steel Foundry (Private) Ltd. (*Document No.10*)
- 4.2. Khata Endorsement dated 13.06.2008 issued by the Bangalore Mahanagara Paalike (BBMP) reflects that Property bearing Khata Number 275/222 stands in the name of M/s. Ramaiah Reddy and Sons. (*Document No.11*)
- 4.3. The Khata Extract dated 06.07.2015 issued by the BBMP in respect of Khata No. 275/222 to an extent of 2 Acres 24 Guntas (562 ½ +558)/2 X (202+198.8)/2 Ft. stands in the name of M/s. Ramaiah & Sons (*Document No. 12*).



- 4.4. The BBMP vide its Special Notice dated 14.02.2022 bearing no. KTR/CR/371/2021-22 (*Document No.13*) has bifurcated the Khata of bearing No. 275/222 measuring an extent of 2 Acres 23 Guntas (562 ½ +558)/2 X (202+198.8)/2 Ft. into
 - 4.4.1. No. 275/222 measuring an extent of 105493 sq. feet which continues in the name of M/s. Ramaiah Reddy & Sons.
 - 4.4.2. No.275/222/1 measuring an extent of 630 sq. m (6781.32 sq. feet) in the name of the District Commissioner, Bangalore District. This is the extent acquired for the widening of NH4 (Mulabagilu – Kolar Section – from 237 km to 348 km).
- 4.5. The Khata Certificate and Extract dated 21.02.2022 reflect that the khata of the Subject Property measuring an extent of 105493 sq. feet is in the name of M/s. Ramaiah Reddy & Sons (as per the above Special Notice) (*Document No. 14 and Document No. 15*).
- 4.6. The Uttara Patra issued by the BBMP dated 22.06.2022 reflects the transfer of the Khata of the Subject Property in the name of M/s. Pride and Expert Properties Private Limited (*Document No.16*).
- 4.7. The Khata Certificate and Extract dated 24.06.2022 reflect that the khata of the Subject Property measuring an extent of 105493 sq. feet is in the name of M/s. Pride and Expert Properties Private Limited (*Document No. 17 and Document No. 18*).
- 4.8. We have been provided with the tax paid receipts for the years 2002-2005, 2005-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22 in respect of Khata No. 275/222, standing in the name of M/s. Ramaiah & Sons (*Document No. 19*).
- 4.9. Betterment charges have been paid for the said property by the current owner vide Receipt dated 21.06.2022 (*Document No. 20*).

5. Partnership Details:

- 5.1. Mr. C. Ramaiah Reddy, Smt. Nagarathna and Smt. Manjula have formed a Partnership Firm in the name of "M/s. Ramaiah Reddy & Sons" vide Partnership Deed dated 13.07.2004 (*Document No.21*).
- 5.2. The Acknowledgement of Registration of Firm dated 17.07.2020, issued by the Registrar of Firms and Societies, Bangalore Urban (District), Bangalore, reflects the registration of Partnership named M/s. Ramaiah Reddy & Sons, under the Indian Partnership Act, 1932 (*Document No.22*).
- 5.3. Form A reflects that the partners of the above firm are Sri C. Ramaiah Reddy, Smt. Nagarathnamma, Smt. M. N. Manjula, Ms. Sandhya R and Mr. Deepak Reddy (*Document No.23*).

6. Revenue Records

- 6.1. The Index of Lands reflects the flow of title mentioned above (*Document No.24*).
- 6.2. Record of Rights bearing No. 121 reflects that H. Narayanappa son of Hanumanthappa was registered as an occupant of Survey No. 21/1 under Section 5 of the Act upon payment of premium vide Case No. 1-2/59-60 dated 09.08.1960 and M. R. No. 2/1961-62 (*Document No.25*).

We have not been furnished with M. R. No. 2/1961-62 and the same is not insisted upon in view of the other documents furnished.

- 6.3. Record of Rights bearing No. 242 reflects that K. N. Ramaiah inherited Survey No. 21/1 vide I.H.C No. 40/1964-65 dated 18.01.1965. The Thasildhar, Bangalore East Taluk has issued an Endorsement dated 28.12.2021 bearing No. 7503/2021-22 that I.H.C No. 40/1964-65 is not available (*Document No.26*).
- 6.4. Record of Rights bearing No. 330 reflects that B.A. Hameed Saheb purchased Survey No. 21/1 (*Document No.27*).
- 6.5. The RTCs for Survey No. 21/1 for the period 1968-69 to 1989-90, 1995 to 2021-22 reflects the flow of title mentioned above (*Document No. 28*).

The RTCs reflect that the land is converted and that an extent of 6.04 guntas have been acquired by the NHAI.

The Tahsildhar, K. R. Puram Bangalore has issued an endorsement dated 04.03.2022 that the RTCs for the period 1989-90 are not available (*Document No. 29*).

7. Survey Records:

- 7.1. Hissa Tippani dated 04.08.1959 of Survey No. 21 reflects that it has been divided into Survey No. 21/1 and Survey No. 21/2. H. Narayanappa is reflected as the owner of Survey No. 21/1. There is a pathway of 1 gunta in Survey No. 21/1 (*Document No. 30*).
- 7.2. The RR Balabagada Nakalu reflects that Survey No. 21/1 measures an extent of 2 acres 24 guntas with 1 gunta Kharab and reflects the name of H. Narayanappa as the owner (*Document No. 31*).
- 7.3. The Pakka Book Extract reflects that Survey No. 21/1 is converted and is bounded on East by Survey No. 21/2, West by Survey No. 29, North By Road and South by Survey no. 28. A pathway is passing through Survey no. 21/1 (*Document No. 32*).
- 7.4. Subsequently the property was classified a non-alienation kharab as per SR T3 27/1974-75 (*Document No. 33*).
- 7.5. The Tippani and the Village map indicate the shape and location of the Survey No. 21/1 (*Document Nos. 34 and 35*).

8. Zoning and Conversion:

- 8.1. The Subject Property is under the jurisdiction of the Bangalore Development Authority and as per the Revised Master Plan 2015 it is in the residential zone and mutation corridor.
- 8.2. The details of conversion are as mentioned above.

9. Land Acquisition Proceedings:

- 9.1. An extent of 630 sq. m (6781.32 sq. feet) was acquired for the formation of NH4 in accordance with the final notification bearing No. S. O. 1929(E) 29 E dated 05.11.2008 (*Document No. 36*).
- 9.2. This is reflected in Mutation Register bearing M. R. No. H5/2011-12 (*Document No. 37*).

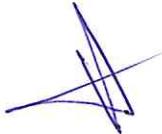
10. Litigation:

- 10.1. We have been informed that apart from the DRT proceedings there are no other litigations with respect to the Subject Property.

11. Encumbrance:

The encumbrance certificates (EC) reflect the following transactions (*Document No. 38*):

11.1.	01.01.1955 to 29.11.1974	Sale Deed dated 01.03.1971 registered as Document No. 4056/70-71 in Book I of Volume 1295 from pages 237 to 239, in the office of the Sub-registrar, Hoskote.
11.2.	01.01.1971 to 29.11.1974	Nil Encumbrances
11.3.	28.11.1974 to 06.09.1975	Nil Encumbrances
11.4.	01.04.1975 to 30.07.1986	Nil Encumbrances
11.5.	01.08.1986 to 31.05.1989	Nil Encumbrances
11.6.	01.06.1989 to 06.10.1993	Nil Encumbrances
11.7.	07.10.1993 to 17.09.1995	Nil Encumbrances
11.8.	17.09.1995 to 15.06.1998	Nil Encumbrances
11.9.	17.09.1995 to 25.11.1999	Nil Encumbrances
11.10.	18.06.1998 to 10.04.2002	Nil Encumbrances
11.11.	01.04.2000 to 31.03.2004	Nil Encumbrances
11.12.	01.04.2004 to 19.05.2022	<ol style="list-style-type: none">a. Sale Certificate dated 20.11.2006 in favour of M/s. Ramaiah Reddy and Sons registered as Document No. KRI-1-27354-2006-07 stored in CD No. KRID270, in the office of the Sub-registrar, Krishnarajapuram.b. Sale Deed dated 12.05.2022 registered as Document No. INR-1-01686-2022-23 and stored in CD No. INRD1072 in the office of the Sub Registrar, Indiranagar, Bangalore.



12. Inspection of Originals:

The originals of the documents are verified as indicated in the Annexure

13. Public Notice:

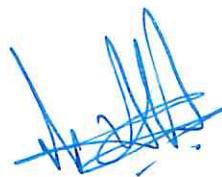
Public Notices was issued on 02.02.2022 in Times of India and Vijaya Karnataka daily newspapers and we have not received any no objections (*Document Nos. 39 and 40*).

14. Conclusion:

Based on the documents and information furnished, subject to the observations made above, we are of the opinion that as on 19.05.2022, M/s. Pride and Expert Properties Private Limited are the registered owners of the Subject Property, i.e the property described below:

All that piece and parcel of Property bearing Old No. 21, Later No. 21/1, Khata No. 275/222, measuring an extent of 105493 sq. feet, situated at 14 KM, Old Madras Road, Battarahalli, Biderahalli Hobli, Hoskote Taluk, Bangalore District, Karnataka, along with a building existing thereon, the land and bounded on:

East : Property bearing Survey No. 21/2 (Property of Sethi)
West : Property bearing Survey No. 29 (Mohan Aluminum Factory)
North : Old Madras Road
South : Property bearing Survey No. 28 (Land of Pillappa)



G. Sridhar
Advocate

Annexure - Documents pertaining to the *Subject Property*:

Doc. No.	Particulars of documents	Originals/ Certified copy / Photocopy
1.	Order dated 01.02.1962 passed by the Special Deputy Commissioner of Inams Abolition in Case No. 2/59-60	Certified Copy
2.	Order dated 01.02.1962 in Appeal No. 728/61(I.A) passed by the Mysore Revenue Appellate Tribunal.	Certified Copy
3.	Order dated 23.03.1963 in Case No. 2/59-60 passed by the Special Deputy Commissioner for Inams Abolition, Kolar Circle, Kolar	Certified Copy
4.	Endorsement dated 09.12.1963 issued by the Assistant of the Special Deputy Commissioner for Inams Abolition, Kolar District	Certified Copy
5.	Sale Deed dated 01.03.1971 registered as Document No. 4056/70-71 in Book I of Volume 1295 from pages 237 to 239, in the office of the Sub-registrar, Hoskote	Original
6.	Official Memorandum, dated 08.07.1974 bearing No. ALN/B.DIS/ALN/SR/635 issued by the Deputy Commissioner, Bangalore District	Certified Copy
7.	Sale Deed dated 27.12.1974 bearing Document No. 4813/74-75 in Book I of Volume 1423 from pages 165 to 171 on 12.02.1975, in the office of the Sub-registrar Hoskote	Original
8.	Certificate of Sale of Immovable Property dated 20.11.2006 in favour of M/s. Ramaiah Reddy & Sons, represented by its partner Mr. C. Ramaiah Reddy, registered as Document No. KRI-1-27354-2006-07 stored in CD No. KRID270, in the office of the Sub-registrar, Krishnarajapuram.	Original
9.	Sale Deed dated 12.05.2022 registered as Document No. INR-1-01686-2022-23 and stored in CD No. INRD1072 in the office of the Sub Registrar,	Original

Doc. No.	Particulars of documents	Originals/ Certified copy / Photocopy
	Indiranagar, Bangalore	
10.	Form 10 issued by the Group Panchayath, Medihalli	Original
11.	Khata Endorsement dated 13.06.2008 issued by the Bangalore Mahanagara Palike	True Copy
12.	Khata Extract dated 06.07.2015 issued by the Bruhat Bengaluru Mahanagara Palike	Copies
13.	Special Notice dated 14.02.2022 bearing no. KTR/CR/371/2021-22 issued by the BBMP	Original
14.	Khata Certificate dated 21.02.2022	Original
15.	Khata Extract dated 21.02.2022	Original
16.	Uttara Patra issued by the BBMP dated 22.06.2022	Original
17.	Khata Certificate dated 24.06.2022	Original
18.	Khata Extract dated 24.06.2022	Original
19.	Tax paid receipts for the years 2002-2005, 2005-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22	Originals
20.	Receipt for Betterment Charges dated 21.06.2022	Original
21.	Partnership Deed dated 13.07.2004	True Copy
22.	Acknowledgement of Registration of Firm dated 17.07.2020	True Copy
23.	Form A issued by the Registrar of Firms	True Copy
24.	Index of Lands	Certified Copy
25.	Record of Rights bearing No. 121	Certified Copy
26.	Record of Rights bearing No. 242 and Endorsement dated 28.12.2021 bearing No. 7503/2021-22	Certified Copy and original
27.	Record of Rights bearing No. 330	Certified Copies
28.	RTCs for Survey No. 21/1 for the period 1968-69 to 1989-90, 1995 to 2021-22	Certified Copies
29.	Endorsement dated 04.03.2022 that the RTCS for the period 1989-90 are not available	Certified Copy



Doc. No.	Particulars of documents	Originals/ Certified copy / Photocopy
30.	Hissa Tippani dated 04.08.1959	Certified Copy
31.	RR Balabagada Nakalu	Copy
32.	Pakka Book Extract	Certified Copy
33.	SR T3 27/1974-75	Certified Copy
34.	Tippani	Copy
35.	Village Map	Certified Copy
36.	Final notification bearing No. S. O. 1929(E) 29 E dated 05.11.2008 issued by the National Highway Authority of India	Copy
37.	Mutation Register bearing M. R. No. H5/2011-12	Original
38.	01.01.1955 to 29.11.1974 01.01.1971 to 29.11.1974 28.11.1974 to 06.09.1975 01.04.1975 to 30.07.1986 01.08.1986 to 31.05.1989 01.06.1989 to 06.10.1993 07.10.1993 to 17.09.1995 01.04.1995 to 15.06.1998 17.09.1995 to 25.11.1999 18.06.1998 to 10.04.2002 01.04.2000 to 31.03.2004 01.04.2004 to 19.05.2022	Certified Copies
39.	Public Notice issued on 02.02.2022 in Times of India	Original
40.	Public Notice issued on 02.02.2022 Vijaya Karnataka	Original