



advocates & solicitors

May 03, 2019

**Title report in respect of land situated at Myadarahalli Village, Yeshwanthapura Hobli,
Bangalore North Taluk, Bangalore**

To

HFL Asset Management Limited, HFL Centre, Kamala Mills, Senapati Bapat
Marg Lower Parel, Mumbai 400013

FROM:

Malini Raju
J. Sagar Associates
Bangalore
India

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J. SAGAR ASSOCIATES

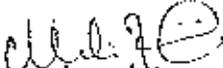
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FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of HFL Asset Management Limited. We accept no responsibility or legal liability to any person other than HFL Asset Management Limited, in relation to the contents of the title report.
2. The information in this title report is derived from a review of the photocopies of the documents made available to us by HFL Asset Management Limited, detailed in Annexure I annexed to this title report.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have not conducted any physical searches in the government and revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have undertaken informal searches at the various courts of law/ tribunals as the records are not completely computerised to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner.
6. We have reported only in relation to laws of India.
7. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. there is no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
8. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.


J Sagar Associates

Memorandum

We have in this memorandum dealt with the converted land bearing Survey Nos. 20, 21, 22 & 29, situated at Myadarahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk, Bangalore measuring 6 acres 36 guntas ("Survey Nos. 20, 21, 22 & 29").

Flow of title:

1. We have in this title report dealt with land in Survey Nos. 20, 21, 22 & 29, situated at Myadarahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk measuring 6 acres 36 guntas ("Survey Nos. 20, 21, 22 & 29").
2. In terms of the details recorded in the register extract (vide No.213/55) dated 05.10.1902, it appears that Mohammed Ghouse was shown as the original Inamdar in relation to the Jodi Village of Myadarahalli, earlier Yelahanka Hobli, now Yeshwanthapura Hobli, Bangalore North Taluk, measuring to an extent of 137 Acres 2 guntas ("Larger Land"). Under the sale deed dated 20.6.1895, the family members of Mohammed Ghouse conveyed the Larger Land in favour of V.P.Soma Sundara Mudaliar.
3. We have perused a copy of the sale deed dated 19.03.1914 registered as document No.3009, which bears out that V.P.Soma Sundara Mudaliar conveyed the Larger Land in favour of Srinivasa Chakravarthyachar.
4. We have perused a copy of the mortgage deed dated 08.10.1926 registered as document No.1219, which bears out that Srinivasa Chakravarthyachar along with his children namely K.R.Chankarvarthy, Gopalachar, since deceased represented by his son Ramanujachar (Ramanujachar being minor represented by his mother and natural guardian Kalyanamma) K.Ramanujachar, Krishnaiyengar, Srirangachar and K.Narasimhachar mortgaged the Larger Land in favour R. Pillappa.
5. On review of the recital of the sale deed we note that Srinivasa Chakravarthyachar died leaving behind his children, further his children (1) K.R.Chankarvarthy died leaving behind his sons S.R.Chakravarthy, R.S.Chakravarthy, Rajagopal Chakravarthy (2) K.Srinivasaiyengar died leaving behind his sons K.S.Sampadananda and K.S.Sheshadri as detailed below.
6. We have perused a copy of the sale deed dated 14.08.1933 registered as document No.465/1933-34, which bears out that legal heirs of late Srinivasa Chakravarthyachar namely (1)S.R.Chakravarthy, R.S.Chakravarthy, Rajagopal Chakravarthy children of late K.R.Chankarvarthy (Rajagopal Chakravarthy being minor represented by his brother S.R.Chakravarthy) (2) Ramanujachar (Ramanujachar being minor represented by his mother and natural guardian Kalyanamma) (3) K.S.Sampadananda and K.S.Sheshadri both children of late K.Srinivasaiyengar (both being minors represented by their guardian uncle K.Ramanujachar) (4) K.Ramanujachar along with his minor son K.B.Rajagopalan (5) K.Krishnaiyengar along with his children K.Srinivasan and K.Gopalakrishnan, both being minors represented by their father and natural guardian K.Krishnaiyengar (6) K.Rangachar along with his children K.S.Srinivasan and K.S.Sundararajan (both being minors



represented by his father and natural guardian K.Rangachar) (7) K.Narasimhachar along with his children Gopal Chakaravarthy alias Muthu being minor represented by his father and natural guardian K.Narasimhachar) conveyed the Larger Land in favour of R.Pillappa.

7. We have perused a copy of the sale deed dated 24.07.1941 registered as document No.298/1941-42, which bears out that R. Pillappa conveyed the Larger Land in favour of Narasinga Rao Sirur (N.S.Sirur).
8. We have perused a copy of the Will dated 22.08.1956 which bears out that N.S.Sirur (Narasinga Rao Sirur) bequeathed all the properties situated at Myadarahalli Village, Yeshwanthapura Hobli, in favour of his only daughter Sharada Bai Balse.
9. We have perused a copy of the death certificate issued by the Chief Registrar of Birth and Death, which bears out that N.S.Sirur (Narasinga Rao Sirur) died on 14.10.1956.
10. We have perused a copy of the Will dated 30.05.1969 which bears out that Sharada Bai Balse bequeathed all the properties situated at Myadarahalli Village, Yeshwanthapura Hobli, in favour of her children namely Ramesh Balse, Ravindra Balse, Prabala N. Shashittal alias Sumangala N.Shashittal and Manorama Gangolli.
11. We have perused a copy of the death certificate dated 24.04.2007 issued by the Chief Registrar of Birth and Death, which bears out that Sharada Bai Balse died on 30.10.1970.
12. We have perused a copy of the genealogical tree of N.S.Sirur which bears out that N.S.Sirur (died) and his wife Amba Bai Siru (died) leaving behind their only daughter Sharada Bai Balse. The said Sharada Bai Balse (died) leaving behind her four children namely Ramesh Balse, Ravindra Balse, Prabala N. Shashittal alias Sumangala N.Shashittal and Manorama Gangolli. The said Ramesh Balse (died) and his wife Sudha Balse had five children namely Prasanna Mundkur, Ranjan Hattangadi, Kanchan.P.Rao, Shivadarshan Balse and Kalpana Haridas.
13. We have perused a copy of Will dated 03.07.1995 which bears out that Ramesh Balse bequeathed the properties owned by him in favour of Sudha Balse, Prasanna Mundkur, Ranjan Hattangadi, Kanchan.P.Rao, Shivadarshan Balse and Kalpana Haridas.
14. We have perused a copy of the death certificate issued by the Chief Registrar of Birth and Death, which bears out that Ramesh Balse died on 29.09.1995.
15. We have perused a copy of the Will dated 07.05.1998 which bears out that Sumangala. N. Shashittal daughter of late Sharadha Bai Balse had no issues and she bequeathed her share (1/4th share) in the property situated at Myadarahalli Village, Yeshwanthapura Hobli, along with other properties in favour of his brother late Ramesh Balse's five children namely Prasanna Mundkur, Ranjan Hattangadi, Kanchan.P.Rao, Shivadarshan Balse and Kalpana Haridas having equal share in the properties.

16. We have perused a copy of the death certificate issued by the Chief Registrar of Birth and Death, which bears out that Sumangala.N.Shashital died on 26.11.1998.
17. We have perused a copy of the general power of attorney 30.12.2004 registered as document No.497/2004-05 which bears out that Sudha Balse, Manorama Gangolli, Ravindra Balse, Prasanna Mundkar, Ranjan Hattangadi, Kanchan.P.Rao, Kalpan Haridas authorized and empowered Shivadarshan Balse to deal with their shares and to sell and to do all necessary acts and deeds in respect of land in Survey No.20 measuring 1 acre 36 guntas, Survey No.21 measuring 2 acres 24 guntas, Survey No.22 measuring 1 acre 37 guntas and Survey No.29 measuring 30 guntas (measuring 8 acres 7 guntas) along with other land parcels.
18. We have perused a copy of the agreement to sell dated 03.09.2007 registered as document No.2095/2007-08 which bears out that (1) Shivadarshan Balse (2) Sudha Balse (3) Manorama Gangolli (4) Ravindra Balse (5) Prasanna Mundkar (6) Ranjan Hattangadi (7) Kanchan P Rao (8) Kalpana Haridas (Shivadarshan Balse for self and as power of attorney holder for sl no.2 to 8) agreed to convey the land in Survey No.20 measuring 1 acre 36 guntas, Survey No.21 measuring 2 acres 24 guntas, Survey No.22 measuring 1 acre 37 guntas and Survey No.29 measuring 30 guntas (measuring 8 acres 7 guntas) along with other land parcels, in favour of Jayasudha wife of Sunil Chowdary.
19. We have perused a copy of the Will dated 09.06.2008 registered as document No.19/2008-09, which bears out that Ravindra Balse bequeathed the properties situated at Myadarahalli Village, Yeshwanthapura Hobli and other properties in favour of Shivadarshan Balse and Kanchan.P.Rao. The said Will indicates that the sale proceeds to the extent of his share in property situated at Myadarahalli Village, Yeshwanthapura Hobli should be given to the two daughters namely Sarala and Preetha. We are given to understand that the terms of the Will have been complied with and have been settled.
20. We have perused a copy of the death certificate dated 07.12.2010 which bears out that Ravindra Balse died on 01.12.2010.
21. We have perused a copy of the conversion certificate dated 01.07.2011 in ALN (N.Y) SR 38/2011-12 issued by the Deputy Commissioner, Bangalore Urban District, which bears out that portion of land in Survey No.20 measuring 1 acre 28 guntas, Survey No.22 measuring 2 acres 24 guntas, Survey No.22 measuring 1 acre 35 guntas and Survey No.29 measuring 29 guntas totally admeasuring 6 acres 36 guntas ("Survey Nos.20, 21, 22 & 29") was converted from agricultural use to non-agricultural residential use. Further, we note that in Survey No.20 measuring 8 guntas, Survey No.22 measuring 2 guntas and Survey No.29 measuring 1 guntas totally admeasuring 11 guntas of B kharab land was reserved by the Government for public use. We have also perused a copy of the mutation register extract in MR No.T4/2011-12 issued by the Village Accountant which records the conversion details in terms of conversion certificate dated 01.07.2011.



22. We have perused a copy of the sale deed dated 26.11.2012 registered as document No.7296/2012-13 which bears out that (1) Sudha Balse, (2) Prasanna Mundkur, (3) Ranjan.S.Hattangadi, (4) Kanchan.P.Rao, (5) Kalpana Haridas, (6) Shivadarshan Balse and (7) Manorama Gangolli (Shivadarshan Balse for self and as a power of attorney holder of his family members) conveyed Survey Nos.20, 21, 22 & 29 in favour of L.Jayasudha Chowdary, Sunil Chowdary and C.R.Suresh. The said sale deed also refers to undivided right, title and interest in the said land in the ration of 35% (to L.Jayasudha Chowdary) 35% (to Sunil Chowdary) and the remaining 30% (to C.R.Suresh). The registration of the deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.
23. We have perused copies of katha certificate dated 17.02.2012 and katha extract issued by the Bruhat Bangalore Mahanagara Palike ("BBMP") which bears out that katha of Survey Nos.20, 21, 22 & 29 was registered in the names of Jayasudha L.Chowdary, M.Sunil Chowdary and C.R Suresh and was assigned a new katha No.005.
24. We have perused copies of katha certificate dated 29.07.2013 and katha extract issued by the BBMP which bears out that katha of Survey Nos. 20, 21, 22 & 29 bearing katha No.005 was registered in the names of Jayasudha L.Chowdary, M.Sunil Chowdary and C.R Suresh.
25. We have perused a copy of the gift deed dated 12.08.2013 registered as document No.4195/2013-14, which bears out that Jayasudha Chowdary gifted her share of 35% undivided right, title and interest in Survey Nos. 20, 21, 22 & 29 in favour of her husband Sunil Chowdary. The registration of the gift deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017. It appears that the katha has not been updated to reflect the names of Sunil Chowdary and Suresh Kumar.
26. We have perused copies of the tax-paid receipts issued by the BBMP which bears out that taxes for the period 2014 to 2018 were paid in respect of Survey Nos. 20, 21, 22 & 29.
27. We have perused a copy of the endorsement dated 09.06.2011 issued by the Assistant Commissioner, Bangalore North, which bears out that there were no proceedings under sections 79 A and 79 B of the Karnataka Land Reforms Act, 1961 pending in relation to Survey Nos. 20, 21, 22 & 29.
28. We have perused a copy of the endorsement dated 14.06.2011 issued by the Tahsildar which bears out that there were no tenancy claims under section 48 A of the Karnataka Land Reforms Act, 1961 pending in relation to Survey Nos. 20, 21, 22 & 29.
29. The encumbrance certificates for the period from 01.07.1924 to 03.05.2018 bear out registration of all the transaction detailed above and otherwise bears out nil encumbrances in relation to the Survey Nos. 20, 21, 22 & 29.
30. We have perused a copy of the mortgage deed dated 28.03.2015 registered as document No.7907/14-15 which bears out that Suvilas Properties Private Limited had mortgaged the Survey Nos. 20, 21, 22 & 29 in favour of State Bank of India by creating an equitable



mortgage of deposit of title deeds. The registration of the said deed is borne out in the encumbrance certificate for the period 24.05.2004 to 15.06.2017.

Applications/Tribunal Orders/Litigations details;

1. In terms of the order passed in case No.22 and 24/1958-59 dated 26.10.1964, by the Special Deputy Commissioner for Inams Abolition, the occupancy rights were granted in favour of Bajjaiah and Shamanna jointly in respect of Survey Nos.20, 21 and 22 and separately in respect of the land bearing Survey No.29 in favour of Shamanna. The said Order was challenged by Sharadha Bai Balse before the Mysore Revenue Appellate Tribunal in Appeal No.721/1964-65. The said Appeal was clubbed along with other Appeals filed by Sharadha Bai Balse in Appeal No.2805/1965 and 707 to 721/1965, which related to certain other land parcels. The Mysore Revenue Appellate Tribunal vide its order dated 08.05.1967, set aside the Order of the Special Deputy Commissioner for Inams Abolition and remanded the matter fresh enquiry.
2. Under an Order dated 22.01.1974 passed by the Special Deputy Commissioner for Inams Abolition (which was passed based on the Order dated 08.05.1967 passed by the Mysore Revenue Appellate Tribunal in Appeal No.721/1965, referred to above), Shamanna and Bajjaiah were registered as occupants in respect of the land bearing Sy.Nos. 20, 21, 22 and 29. The said order dated 22.01.1974 was challenged by Ramesh Balse before the Karnataka Appellate Tribunal in Appeal No. 817/74 and Appeal No. 818/74.
3. Under an Order passed in Appeal No.817/1974 and Appeal No.818/1974 dated 30.06.1996, Karnataka Appellate Tribunal, Bangalore allowed the Appeals filed by Ramesh. B. Balse. The said order of the Karnataka Appellate Tribunal was challenged by the legal representatives of Shamanna and Bajjaiah before the Hon'ble High Court of Karnataka in W. P. No.28509/1996. The Hon'ble High Court by its order dated 12.06.2003 remanded the matter back to the Karnataka Appellate Tribunal with a direction to bring all the legal representatives of Shamanna and Bajjaiah on record.
4. Under the Order dated 22.09.2006, the Hon'ble Karnataka Appellate Tribunal dismissed Appeal No. 817/1974 and Appeal No.818/1974 as having been abated. The said L. Jayasudha Chowdary filed a miscellaneous petition in Mis. No.21/2007 and under the order of the Hon'ble Karnataka Appellate Tribunal dated 19.10.2010, the Appeal No.817/1974 and Appeal No.818/1974 and all the legal representatives of Shamanna and Bajjaiah were brought on record.
5. It appears that Hanumanthappa had filed an application bearing L.R.F.No.21/1999 before the Land Tribunal claiming occupancy right. The Assistant Commissioner, by his Order dated 07.07.2006, rejected the claim of Hanumanthappa. The said Hanumanthappa later filed a suit in O.S.No. 616/2007 before the Hon'ble Additional Civil Judge (Junior Division), Bangalore, seeking an Order of permanent injunction restraining Shivadarshan Balse, and K.C.Ashok and certain other individuals from interfering with his alleged possession and enjoyment of the Survey Nos. 20, 21, 22 and 29.

6. Under an order dated 17.12.2007 passed by the Tahsildar in the matters of R.R.T. (D)41/2007-08, the katha with respect to Sy.Nos. 20, 21, 22 and 29 was registered in the names of the legal representatives of Sharada Bai Balse. The legal representatives of Shamanna and Bajjaiah along with Hanumanthappa filed an appeal before the Hon'ble Assistant Commissioner in R.A.No.580/2007-08, R.A.No.611/2007-08 and R.A.No.662/2007-08. Under the order dated 14.11.2008 passed by the Assistant Commissioner, the said appeals were dismissed. The legal representatives of late Shamanna, late Bajjaiah and Hanumanthappa filed revision petitions before the Hon'ble Deputy Commissioner in Revision Petition Nos. 221/2008-2009, 16/2009-10 and 286/2008-09 respectively.

7. The above disputes have been settled between the parties in the following manner:

- Hanumanthappa received a sum of Rs.40,00,000 and withdrew the O.S. No. 616/2007 and the Revision Petition No. 286/2008-2009 filed before the Deputy Commissioner.
- Channamma wife of K.B. Chikkamuniyappa and her children K.C. Srinivas, K C. Ashok and Manjula, Bhagya and Bharathi relinquished their 50% share, right, title and interest in respect of their share measuring 1 acre 24 ½ guntas (out of 50% share in total extent of land measuring 3 acres 8 guntas ½ guntas) of land in Survey Nos.20, 21 and 22, under the release deed dated 29.1.2010 (document No.3728/2009-10) and received a sum of Rs.60,00,000 in favour of Shivadarshan Balse, Ravindra Balse, Manorama Gangoli, Sudha Balse, Prasanna Mundkur, Ranjan.S. Hattangadi, Kanchana.P.Rao, and Kalpana Haridas represented by their power of attorney holder L.Jayasudha Chowdary. The registration of the deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017. We have perused a copy of the general power of attorney dated 03.09.2007 which bears out that Shivadarshan Balse and others have authorized and empowered L.Jayasudha Chowdhary.
- The legal representatives of late K.B Muniyappa namely, Venkatalakshamma (wife) and her children Venkatesh, Ramesh, Dinesh and Sujatha and relinquished their 50% share, right, title and interest in respect of their share measuring 1 acre 24 ½ guntas (out of 50% share in total extent of land measuring 3 acres 8 guntas ½ guntas) of land in Survey Nos.20, 21 and 22, under the release deed dated and have come forward to settle the dispute and have executed release deed releasing all their right, title and interest, under the release deed dated 26.05.2011, registered as document No.1344/2011-12 and have received a sum of Rs.25,00,000 in favour of Shivadarshan Balse, Ravindra Balse, Manorama Gangoli, Sudha Balse, Prasanna Mundkur, Ranjan.S.Hattangadi, Kanchan.P.Rao, Kalpana Haridas, all represented by their power of attorney holder Shivadarshan Balse, L.Jayasudha Chowdary wife of Sunil Choudhary (being the agreement holder of Shivadarshan Balse and his family members). The registration of the deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.

- We have perused a copy of the power of attorney dated 26.05.2011 registered as document No.18/11-12 which bears out that Venkatalakshamma (wife of late K.B Muniyappa) and her children Venkatesh, Ramesh, Dinesh and Sujatha authorizing Lakshnipathi alias Jayaram to execute such other documents required to more fully assuring and perfecting the title of Shivadarshan Balse and the rights of Jayasudha Chowdary to their share in the Sy.Nos. 20, 21, 22 and 29.
- The legal representatives of Patel Shamanna namely Narayanamma (first wife) along with her children Doddavenkataramanappa (along with his wife Lakshamma and children Narayanaswamy, K.V.Triveni, Ramesh, Suresha and Somesh), Neelamma, Chikkavenkataramanappa's family members (his wife Jayamma and her children Venkatesh, Manjunath, Yeshodamma, Sriivas, Madhukumar, Narayanamma), Sharadamma's family (Narashimamurthy,) Muniraju's family Umadevi and her children Manjunatha and Rajesh, Muniswamy's family (his wife Narasamma and her children Bhagyalakshmi and Sridhara) Krishnappa's family (wife Lakshamma and her children Harish and Manjula), Nagamma, Gowamma, Narayanamma, Padma, Narayanaswamy's family members (Chandamma and her children Shanthalakshmi) Narayanamma, Prasanna Mundkur, Ranjan S Hattangadi, Kanchan P Rao and Kalpana Haridas (except Venkatalakshamma the other family members are represented by their power of attorney holder Jayasudha Chowdary) and Bhagya relinquished all their right, title and interest in respect of their share in Survey No.21, 21, 22 and 29 measuring 3 acres 38 ½ guntas (out of extent of 7 acres 7 guntas) under the release deed dated 28.05.2011, registered as document No.1438/2011-12 and have received a sum of Rs.45,00,000 in favour of Shivadarshan Balse, Ravindra Balse, Manorama Gangoli and Sudha Balse. The registration of the deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.
- The legal representatives of Patel Shamanna as stated herein have also executed a power of attorney dated 26.05.2011, registered as document No.20/11-12 authorizing Lakshnipathi alias Jayaram to execute such other documents required to more fully assuring and perfecting the title of Shivadarshan Balse and the rights of Jayasudha Chowdary to their share in Sy.Nos. 20, 21, 22 and 29. Under an Order dated 30.05.2011 passed by the Deputy Commissioner, the Revision Petition Nos.22/2008-09 and 16/2009-10 were dismissed as withdrawn.
- In terms of the order dated 30.04.2015 passed by the Hon'ble Karnataka Appellate Tribunal in Appeal No.817/1974 set aside the order of the Special Deputy Commissioner in case Nos.22 and 24/1958-59 dated 22.01.1974 and held that Shivadarshan Balse and his family members were entitled to be registered as owners of Sy.Nos. 20, 21, 22 and 29 and also directed the revenue authorities to effect their names in the revenue records. Accordingly, the name of Shivadarshan Balse and his family members were recorded as the owner of the said land in the mutation register extract bearing MR No.S/2007-08.





Revenue documents:

1. We have perused copies of the RTC extracts for the period 1977-78 to 2017-18 bears out relevant names of the owners in relevant period in respect of Survey Nos.20, 21,22 and 29.
2. We have perused a copy of the mutation register extract in MR No.5/2007-08 issued by the Village Accountant which bears out that katha in respect of the land in Survey No.20 measuring 1 acre 28 guntas, Survey No.21 measuring 2 acres 24 guntas, Survey No.22 measuring 1 acre 35 guntas and Survey No.29 measuring 29 guntas was registered in the name of Ravi Balse and others in terms of the order passed in RRT/D/41/2007-08.
3. We have perused a copy of the akaraband which bears out that Survey No.20 measures 1 acre 36 guntas 8 guntas of karab land, Survey No.21 measures 2 acres 24 guntas, Survey No.22 measures 1 acre 37 guntas including 2 guntas of karab land.
4. We have perused a copy of the Village map of Myadarahalli which bears out that Survey Nos.20, 21, 22 and 29 finds place in the village and confirms the shape.

Approvals:

1. Sunil Chowdary and C.R Suresh have obtained the following approvals from the statutory authorities.
2. We have perused a copy of the sanctioned plan dated 08.04.2017 bearing L.P. No.318/2011-12 issued by the BBMP which bears out that permission to construct an apartment consisting of a wing-1, wing-2, wing-3 and recreation block. The said wing-1 consists of common basement, ground floor plus 25 upper floors. The said wing-2 consists of common basement, ground floor plus 15 upper floors. The said wing-3 consists of common basement, ground floor plus 24 floors. The said recreation block consists of common basement, ground floor plus 2 floors. The total units shall be 180 flats.
3. We have perused a copy of the communication dated 20.04.2013 issued by the Bangalore Electricity Company Limited confirming that the said authority has no objection for the development of Survey Nos. 20, 21, 22 & 29 along with Survey No.60/3 (on which the road has been formed for the purpose of access to the project).
4. We have perused a copy of the communication dated 11.07.2013 issued by Bharat Sanchar Nigam Limited confirming that the said authority has no objection for the development of the Survey Nos. 20, 21, 22 & 29.
5. We have perused a copy of the communication dated 30.09.2013 issued by the State Level Environment Impact Assessment Authority, Karnataka which bears out that they had no objection for construction of high rise building on the Survey Nos. 20, 21, 22 & 29.



6. We have perused a copy of the communication dated 19.06.2014 issued by the Fire Department confirming that the said authority has no objection for the development of the Survey Nos. 20, 21, 22 & 29.
7. We have perused a copy of the communication dated 10.07.2014 issued by the Karnataka State Pollution Control Board confirming that the said authority has no objection for the development of the Survey Nos. 20, 21, 22 & 29 along with Survey No.60/3 situated at Shettihalli Village.
8. We have perused a copy of the communication dated 16.10.2014 issued by the Bangalore Water Supply and Sewerage Board confirming that the said authority has no objection for the development of the Survey Nos. 20, 21, 22 & 29 along with Survey No.60/3 situated at Shettihalli Village.
9. We have perused a copy of the communication dated 28.07.2015 issued by the Airport Authority of India confirming that the said authority has no objection for the development of the Survey Nos. 20, 21, 22 & 29 along with Survey No.60/3 situated at Shettihalli Village.
10. We have perused a copy of the communication issued by the Bangalore Development Authority which bears out that they approved the development of a residential project in Survey Nos. 20, 21, 22 & 29 along with Survey No.60/3 situated at Shettihalli Village (totally admeasuring 7 acres 6 ½ guntas).
11. We have perused a copy of the relinquishment deed dated 24.05.2016 registered as document No.608/2016-17 which bears out that Suvilas Properties Private Limited relinquished a portion of land in Survey Nos. 20, 21, 22 and 29 of Mydarahalli Village which was earmarked as park-1 (measuring 1661.06 square meters), park-2 (measuring 99.92 square meters) and park-3 (measuring 1044.04 square meters) totally admeasuring 2,805.25 square meters along with the land situated at Shettihalli Village in Survey No.60/3 measuring 10 ½ guntas measuring 1,062.52 square meters for road area in favour of the Bangalore Development Authority. The registration of the said deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.
12. We have perused a copy of the rectification to the relinquishment deed dated 30/12/2016 registered as document No.2819/16-17 which bears out that Sunil Chowdary and Suvilas Properties Private Limited rectified the extents relinquished under the relinquishment deed dated 24/05/2016 registered as document No.608/2016-17 in favour of Bangalore Development Authority. The said rectification deed bear out that only portion of land in Survey Nos.20, 21 and 29 of Mydarahalli Village in Park No.1 measuring 2434.67 square meters and Park No.2 measuring 369.85 square meters (both measuring 2804.52 square meters) along with land situated at Shettihalli Village in Survey No.60/3 measuring 1062.52 square meters (road portions was not rectified) totally admeasuring 3867.04 square meters. There was no modification to the area relinquished for the formation of the road.



The registration of the said deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.

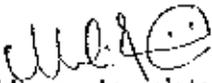
13. We have perused a copy of an unregistered joint development agreement dated 12.12.2014 entered amongst (1) Sunil Chowdary & C.R.Suresh Kumar and (2) Suvilas Properties Private Limited for development of multi stories residential apartment complex on the sharing basis. The said joint development agreement, inter alia, bears out the following:
 - a. The said Suvilas Properties Private Limited will construct residential multi stories residential apartment complex on the Survey Nos.20, 21, 22 and 2, as per the sanctioned plan.
 - b. The said Sunil Chowdary & C.R.Suresh will be entitled for built up area share and shall be entitled for 15% share in the said building the said Suvilas Properties Private Limited will be entitled for 85% share in the said building.
 - c. The name of the project shall be Suvilas Palms.
 - d. The said C.R.Suresh has entered into a separate memorandum of understanding with Suvilas Properties Private Limited in relation to his share in the project.
 - e. The said Sunil Chowdary & C.R.Suresh represents that they have availed loan from State Bank of India and further they have no -objection to obtain additional funds from banks/financial institutions by mortgaging the proposed building.
14. We have perused a copy of the discharge deed dated 07.08.2018 registered as document No.2077/18-19 which bears out that State Bank of India discharged the mortgage created by Suvilas Properties Private Limited on 28.03.2015 registered as document No.7907/14-15 was discharged in favour of Suvilas Properties Private Limited represented by its partner Sunil Chowdary in respect of Survey Nos.20, 21, 22 & 29 along with other properties. The registration of the said discharge deed is bore out in the encumbrance certificates for the period 01.04.2004 to 10.08.2018 and 01.04.2018 to 03.05.2019.
15. We have perused a copy of the safe deed dated 07.08.2018 registered as document No.2082/18-19 which bears out that Sunil Chowdary, C.R.Suresh and Suvilas Properties Private Limited conveyed Survey Nos.20, 21, 22 & 29 along with other property in favour of Suvilas Realities Private Limited. The registration of the said safe deed is bore out in the encumbrance certificates for the period 01.04.2004 to 10.08.2018 and 01.04.2018 to 03.05.2019.
16. We have perused a copy of the memorandum of entry recording deposit of title deeds dated 07.08.2018 registered as document No.2083/18-19 which bears out that Suvilas Realities Private Limited and Shriram Properties Private Limited deposited the title deeds in respect of Survey Nos.20, 21, 22 & 29 along with other property in Survey No.60/3, with the Universal Trusteeship Services Limited (acting as security trustee on behalf of certain lenders). The registration of the said sale deed is bore out in the encumbrance certificates for the period 01.04.2004 to 10.08.2018 and 01.04.2018 to 03.05.2019.



17. We have perused a copy of the unregistered development manager agreement dated 30.05.2018 entered between (1)Suvilas Realities Private Limited and (2) Shriram Properties Private Limited along with (3)(a) Sunil Chowdary (3)(b) C.R.Suresh (3)(c) Suvilas Properties Private Limited as confirming parties, bear out that Suvilas Realities Private Limited has appointed Shriram Properties Private Limited as Development Manager to provide the services *inter alia* relating to development, marketing and sale of the proposed project constructed on the Survey Nos.20, 21, 22 & 29 along with other property in Survey No.60/3.
18. We have perused a copy of the unregistered amended and restated development manager agreement dated 07.08.2018 entered between (1)Suvilas Realities Private Limited and (2) Shriram Properties Private Limited, which bears out that Suvilas Realities Private Limited has purchased the Survey Nos.20, 21, 22 & 29 along with other property in Survey No.60/3 under sale deed dated 07.08.2018 registered as document No.2082/18-19. The said Suvilas Realities Private Limited and Shriram Properties Private Limited have mutually negotiated and agreed on certain terms and conditions in relation to appointment of the Development Manager as mentioned therein in respect of the Survey Nos.20, 21, 22 & 29 along with other property in Survey No.60/3.

Certificate

Based on the documents reviewed by us, we hereby certify that the title of Suvilas Realities Private Limited in respect of land in Survey No.20, Survey No.21, Survey No.22 and Survey No.29 (excluding an extent measuring $27 \frac{1}{4}$ guntas or 2804.52 square meters forming part of Survey No.20, Survey No.21 and Survey No.29 relinquished to the Bangalore Development Authority) is valid and marketable, subject to the mortgage in favour of the Universal Trusteeship Services Limited and the rights of Shriram Properties Private Limited under the amended and restated development manager agreement dated 07.08.2018.


J Sagar Associates
Bangalore



Consolidated Schedule

All that piece and parcel of the converted land in Survey No.20 measuring 1 acre 28 guntas, Survey No.21 measuring 2 acres 24 guntas, Survey No.22 measuring 1 acre 35 guntas and Survey No.29 measuring 29 guntas totally admeasuring 6 acres 36 guntas (including the extent measuring $27 \frac{3}{4}$ guntas or 2804.52 square meters forming part of Survey No.20, Survey No.21 and Survey No.29 relinquished to the Bangalore Development Authority), situated at Myadarahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk and bounded on;

East by : Land bearing Survey Nos.23 and 27 of Myadarahalli Village.

West by : Shettihalli Village boundary and Sy No.19 of Myadarahalli Village.

North by : Shettihalli Village boundary and Sy No.60 of Shettihalli Village.

South by : Shettihalli Village boundary and Sy Nos.27 and 28 of Myadarahalli Village.

Schedule for the property relinquished

All that piece and parcel of land being portion of land in Survey Nos. 20, 21, and 29 ($27 \frac{3}{4}$ guntas or 2804.52 square meters) of Myadarahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk for park purposes (no portion is being relinquished in Survey No.22):

| | | |
|----|--------------|-----------------------|
| 1. | Park-1 | 2434.67 square meters |
| 2. | Park-2 | 369.85 square meters |
| 3. | Total extent | 2804.52 square meters |

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Annexure - 1

| Sl No. | Description of documents |
|--------|---|
| 1. | Register extract (vide No.213/55) dated 05.10.1902. |
| 2. | Sale deed dated 20.6.1895 executed by family members of Mohammed Ghouse in favour of V.P.Soma Sundara Mudaliar. |
| 3. | Sale deed dated 19.03.1914 registered as document No.3009, executed by V.P.Soma Sundara Mudaliar in favour of Srinivasa Chakravarthyachar. |
| 4. | Mortgage deed dated 08.10.1926 registered as document No.1219 executed by Srinivasa Chakravarthyachar and others in favour R.Pillappa. |
| 5. | Sale deed dated 14.08.1933 registered as document No.465/1933-34, executed by (1)S.R.Chakravarthy, R.S.Chakravarthy, Rajagopal Chakravarthy children of late K.R.Chankravarthy (Rajagopal Chakravarthy being minor represented by his brother S.R.Chakravarthy) (2) Ramanujachar (Ramanujachar being minor represented by his mother and natural guardian Kalyanamma) (3) K.S.Sampadananda and K.S.Sheshadri both children of late K.Srinivasaiyengar (both being minors represented by their guardian uncle K.Ramanujachar) (4) K.Ramanujachar along with his minor son K.B.Rajagopalan (5) K.Krishnaiyengar along with his children K.Srinivasan and K.Gopalakrishnan, both being minors represented by their father and natural guardian K.Krishnaiyengar (6) K.Rangachar along with his children K.S.Srinivasan and K.S.Sundararajan (both being minors represented by his father and natural guardian K.Rangachar) (7) K.Narasimhachar along with his children Gopal Chakravarthy alias Muthu being minor represented by his father and natural guardian K.Narasimhachar) in favour of R.Pillappa. |
| 6. | Sale deed dated 24.07.1941 registered as document No.298/1941-42, executed by R. Pillappa in favour of Narasinga Rao Sirur (N.S.Sirur). |
| 7. | Will dated 22.08.1956 executed by N.S.Sirur (Narasinga Rao Sirur) in favour of his only daughter Sharada Bai Balse. |
| 8. | Death certificate of N.S.Sirur (Narasinga Rao Sirur) issued by the Chief Registrar of Birth and Death. |
| 9. | Will dated 30.05.1969 executed by Sharada Bai Balse in favour of her children namely Ramesh Balse, Ravindra Balse, Prabala N. Shashittal alias Sumangala N.Shashittal and Manorama Gangolli. |
| 10. | Death certificate dated 24.04.2007 of Sharada Bai Balse issued by the Chief Registrar of Birth and Death. |
| 11. | Genealogical tree of N.S.Sirur. |
| 12. | Will dated 03.07.1995 executed by Ramesh Balse in favour of Sudha Balse, Prasanna Mundkur, Ranjan Hattangadi, Kauchan.P.Rao, Shivadarshan Balse and Kalpana Haridas. |
| 13. | Death certificate of Ramesh Balse issued by the Chief Registrar of Birth and Death. |
| 14. | Will dated 07.05.1998 executed by Sumangala N. Shashittal in favour of his brother late Ramesh Balse's five children namely Prasanna Mundkur, Ranjan Hattangadi, Kanchan.P.Rao, Shivadarshan Balse and Kalpana Haridas. |
| 15. | Death certificate of Sumangala N.Shashittal issued by the Chief Registrar of Birth and Death. |

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| 16. | General power of attorney dated 30.12.2004 registered as document No.497/2004-05 executed by Sudha Balse, Manorama Gangolli, Ravindra Balse, Prasanna Mundkar, Ranjan Hattangadi, Kanchan.P.Rao, Kalpana Haridas in favour of Shivadarshan Balse. |
| 17. | Agreement to sell dated 03.09.2007 registered as document No.2095/2007-08 executed by (1) Shivadarshan Balse (2) Sudha Balse (3) Manorama Gangolli (4) Ravindra Balse (5) Prasanna Mundkur (6) Ranjan Hattangadi (7) Kanchan.P.Rao (8) Kalpana Haridas (Shivadarshan Balse for self and as power of attorney holder for sl no.2 to 8) in favour of Jayasudha wife of Sunil Chowdary. |
| 18. | Will dated 09.06.2008 registered as document No. 19/2008-09, executed by Ravindra Balse in favour of Shivadarshan Balse and Kanchan.P.Rao. |
| 19. | Death certificate dated 07.12.2010 of Ravindra Balse. |
| 20. | Conversion certificate dated 01.07.2011 in ALN (N.Y) SR 38/2011-12 issued by the Deputy Commissioner, Bangalore Urban District. |
| 21. | Mutation register extract in MR No.T4/2011-12 issued by the Village Accountant. |
| 22. | Sale deed dated 26.11.2012 registered as document No.7296/2012-13, stored in CD PNYD 533 in the office of the sub registrar, Peenya, Bangalore executed by (1) Sudha Balse, (2) Prasanna Mundkur, (3) Ranjan.S.Hattangadi, (4) Kanchan.P.Rao, (5) Kalpana Haridas, (6) Shivadarshan Balse and (7) Manorama Gangolli (Shivadarshan Balse for self and as a power of attorney holder of his family members) in favour of L.Jayasudha Chowdary, Sunil Chowdary and C.R.Suresh. |
| 23. | Encumbrance certificate for the period 24.05.2004 to 04.10.2017. |
| 24. | Katha certificate dated 17.02.2012 and katha extract issued by the Bruhat Bangalore Mahanagara Palike in the names of Jayasudha L.Chowdary, M.Sunil Chowdary and C.R Suresh. |
| 25. | Katha certificate dated 29.07.2013 and katha extract issued by the BBMP in the names of Jayasudha L.Chowdary, M.Sunil Chowdary and C.R Suresh. |
| 26. | Gift deed dated 12.08.2013 registered as document No.4195/2013-14, stored in CD PNYD 533 in the office of the sub registrar, Peenya, Bangalore executed by Jayasudha Chowdary in favour of her husband Sunil Chowdary. |
| 27. | Encumbrance certificate for the period 24.05.2004 to 04.10.2017. |
| 28. | Tax-paid receipts issued by the BBMP for the period 2014 to 2018. |
| 29. | Endorsement dated 09.06.2011 issued by the Assistant Commissioner, Bangalore North, under sections 79 A and 79 B of the Karnataka Land Reforms Act, 1961. |
| 30. | Endorsement dated 14.06.2011 issued by the Tahsildar under section 48 A of the Karnataka Land Reforms Act, 1961. |
| 31. | Encumbrance certificates for the periods from 01.07.1924 to 03.05.2018. |
| 32. | Mortgage deed dated 28.03.2015 registered as document No.7907/14-15 executed by Suvilas Properties Private Limited in favour of State Bank of India by creating an equitable mortgage of deposit of title deeds. |
| 33. | Encumbrance certificate for the period 24.05.2004 to 15.06.2017. |



Applications/Tribunal Orders/Litigations details:

| Sl No. | Description of documents |
|--------|--|
| 1. | Order passed in case No.22 and 24/1958-59 dated 26.10.1964, by the Special Deputy Commissioner for Inams Abolition. |
| 2. | Order dated 08.05.1967 in Appeal No.2805/1965 and 707 to 721/1965 by Mysore Revenue Appellate Tribunal. |
| 3. | Order dated 22.01.1974 passed by the Special Deputy Commissioner for Inams Abolition. |
| 4. | Order dated 30.06.1996 passed in Appeal No.817/1974 and Appeal No.818/1974, Karnataka Appellate Tribunal, Bangalore. |
| 5. | W. P. No.28509/1996 dated 12.06.2003 before the Hon'ble High Court of Karnataka. |
| 6. | Order dated 22.09.2006, the Hon'ble Karnataka Appellate Tribunal dismissed Appeal No. 817/1974 and Appeal No.818/1974 as having been abated. |
| 7. | Miscellaneous petition in Mis. No.21/2007. |
| 8. | Order of the Hon'ble Karnataka Appellate Tribunal dated 19.10.2010. |
| 9. | Application bearing L.R.F.No.21/1999 before the Land Tribunal claiming occupancy right and the Order dated 07.07.2006. |
| 10. | Order dated 17.12.2007 passed by the Tahsildar in the matters of R.R.T. (D)41/2007-08. |
| 11. | Appeal before the Hon'ble Assistant Commissioner in R.A.No.580/2007-08, R.A.No.611/2007-08 and R.A.No.662/2007-08. |
| 12. | Revision petitions before the Hon'ble Deputy Commissioner in Revision Petition Nos. 221/2008-2009, 16/2009-10 and 286/2008-09. |
| 13. | O.S. No. 616/2007 and the Revision Petition No. 286/2008-2009 filed before the Deputy Commissioner. |
| 14. | Release deed dated 29.1.2010 (document No.3728/2009-10) executed by Channamma wife of K.B. Chikkanuniyappa and her children K.C. Srinivas, K C. Ashok and Manjula, Bhagya and Bharathi in favour of Shivadarshan Balse, Ravindra Balse, Manorama Gangoli, Sudha Balse, Prasanna Mundkur, Ranjan.S. Hattangadi, Kanchana.P.Rao, and Kalpana Haridas represented by their power of attorney holder L.Jayasudha Chowdary. |
| 15. | General power of attorney dated 03.09.2007 executed by Shivadarshan Balse and others in favour of L.Jayasudha Chowdhary. |
| 16. | Encumbrance certificate for the period 24.05.2004 to 04.10.2017. |
| 17. | Release deed dated 26.05.2011, registered as document No.1344/2011-12 executed by the legal representatives of late K.B Muniyappa namely, Venkatalakshamma (wife) and her children Venkatesh, Ramesh, Dineshand Sujatha in favour of Shivadarshan Balse, Ravindra Balse, Manorama Gangoli, Sudha Balse, Prasanna Mundkur, Ranjan.S.Hattangadi, Kanchan.P.Rao, Kalpana Haridas, all represented by their power of attorney holder Shivadarshan Balse, L.Jayasudha Chowdary wife of Sunil Choudhary (being the agreement holder of Shivadarshan Balse and his family members). |
| 18. | Encumbrance certificate for the period 24.05.2004 to 04.10.2017. |

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| 19. | Power of attorney dated 26.05.2011 registered as document No.18/2011-12 executed by Venkatalakshamma (wife of late K.B Muniyappa) and her children Venkatesh, Ramesh, Dinesh and Sujatha in favour of Lakshmi pathi alias Jayaram. |
| 20. | Release deed dated 28.05.2011, registered as document No.1438/2011-12 executed by the legal representatives of Patel Shamanna namely Narayanamma (first wife) along with her children Doddavenkataramanappa (along with his wife Lakshamma and children Narayanaswamy, K.V.Triveni, Ramesh, Suresha and Somesh), Neelamma, Chikkavenkataramanappa's family members (his wife Jayamma and her children Venkatesh, Manjunath, Yeshodamma, Srinivas, Madhukumar, Narayanamma), Sharadhamma's family (Narashimamurthy,) Muniraju's family Umadevi and her children Manjunatha and Rajesh, Muniswamy's family (his wife Narasamma and her children Bhagyalakshmi and Sridhara) Krishnaappa's family (wife Lakshamma and her children Harish and Manjula), Nagamma, Gowramma, Narayanamma, Padma, Narayanaswamy's family members (Chandramma and her children Shanthalakshmi) Narayanamma, Prasanna Mundkur, Ranjan S Hattangadi, Kanchan P Rao and Kalpana Haridas (except Venkatalakshamma the other family members are represented by their power of attorney holder Jayasudha Chowdary) and Bhagya in favour of Shivadarshan Balse, Ravindra Balse, Manorama Gangolli and Sudha Balse. |
| 21. | Encumbrance certificate for the period 24.05.2004 to 04.10.2017. |
| 22. | Power of attorney dated 26.05.2011, registered as document No.20/11-12 executed by the legal representatives of Patel Shamanna in favour of Lakshmi pathi alias Jayaram. |
| 23. | Order dated 30.05.2011 passed by the Deputy Commissioner, the Revision Petition Nos.221/2008-09 and 16/2009-10. |
| 24. | Order dated 30.04.2015 passed by the Hon'ble Karnataka Appellate Tribunal in Appeal No.817/1974 set aside the order of the Special Deputy Commissioner in case Nos.22 and 24/1958-59 dated 22.01.1974. |
| 25. | Mutation register extract bearing MR No.5/2007-08. |
| 26. | RTC extracts for the period 1977-78 to 2017-18. |
| 27. | Mutation register extract in MR No.5/2007-08 issued by the Village Accountant. |
| 28. | Copy of Akaraband. |
| 29. | Village map of Myadarahalli. |

Approvals

| Sl No. | Description of documents |
|--------|--|
| 1. | Sanctioned plan dated 08.04.2017 bearing L.P. No.318/2011-12 issued by the BBMP. |
| 2. | Communication dated 20.04.2013 issued by the Bangalore Electricity Company Limited. |
| 3. | Communication dated 11.07.2013 issued by Bharat Sanchar Nigam Limited. |
| 4. | Communication dated 30.09.2013 issued by the State Level Environment Impact Assessment Authority, Karnataka. |
| 5. | Communication dated 19.06.2014 issued by the Fire Department. |
| 6. | Communication dated 10.07.2014 issued by the Karnataka State Pollution Control Board. |



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|-----|---|
| 7. | Communication dated 16.10.2014 issued by the Bangalore Water Supply and Sewerage Board. |
| 8. | Communication dated 28.07.2015 issued by the Airport Authority of India. |
| 9. | Communication issued by the Bangalore Development Authority. |
| 10. | Relinquishment deed dated 24.05.2016 registered as document No.608/2016-17 executed by Suvilas Properties Private Limited in favour of the Bangalore Development Authority. |
| 11. | Rectification of Relinquishment Deed dated 30.12.2016 registered as document No.2819/2016-17 executed by Suvilas Properties Private Limited in favour of the Bangalore Development Authority. |
| 12. | Unregistered joint development agreement dated 12.12.2014 entered amongst (1) Sunil Chowdary & C.R.Suresh Kumar and (2) Suvilas Properties Private Limited. |
| 13. | Discharge deed dated 07.08.2018 registered as document No.2077/18-19 executed by State Bank of India in favour of Suvilas Properties Private Limited. |
| 14. | Encumbrance certificate for the period 01.04.2004 to 10.08.2018. |
| 15. | Sale deed dated 07.08.2018 registered as document No.2082/18-19 executed by Sunil Chowdary, C.R.Suresh and Suvilas Properties Private Limited in favour of Suvilas Realities Private Limited. |
| 16. | Encumbrance certificate for the period 01.04.2004 to 10.08.2018. |
| 17. | Memorandum of entry recording deposit of title deeds dated 07.08.2018 registered as document No.2083/18-19 entered between Suvilas Realities Private Limited and Shriram Properties Private Limited. |
| 18. | Encumbrance certificate for the period 01.04.2004 to 10.08.2018. |
| 19. | Unregistered development manager agreement dated 30.05.2018 entered between (1) Suvilas Realities Private Limited and (2) Shriram Properties Private Limited along with (3)(a) Sunil Chowdary (3)(b) C.R.Suresh (3)(c) Suvilas Properties Private Limited as confirming parties and Shriram Properties Private Limited. |
| 20. | Unregistered amended and restated development manager agreement dated 07.08.2018 entered between (1)Suvilas Realities Private Limited and (2) Shriram Properties Private Limited. |
| 21. | Encumbrance certificate for the 01.04.2018 to 03.05.2019. |

May 03, 2019

**Title report in respect of land situated at Shettihalli Village, Yeshwanthapura Hobli,
Bangalore North Taluk, Bangalore**

To

**IIFL Asset Management Limited, IIFL Centre, Kamala Mills, Senapati Bapat
Marg Lower Parel, Mumbai 400013**

FROM:

Malini Raja

J. Sagar Associates

Bangalore

India

PRIVILEGED AND CONFIDENTIAL

J. SAGAR ASSOCIATES

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Ahmedabad | Chennai | Gurgaon | Hyderabad | Mumbai | New Delhi

FOREWORD

1. The contents of this title report are confidential. This title report is being issued for the benefit of HFL Asset Management Limited. We accept no responsibility or legal liability to any person other than HFL Asset Management Limited in relation to the contents of the title report.
2. The information in this title report is derived from a review of the photocopies of the documents made available to us by HFL Asset Management Limited detailed in Annexure I annexed to this title report.
3. The title report is limited to certifying the legal right, title and interest of the present owner based on the documents reviewed by us and does not in any way certify the physical location, contiguity, topography and other physical encumbrances on the Schedule Property (defined below).
4. We have not conducted any physical searches in the government and revenue offices to verify the title and revenue documents in respect to the Schedule Property.
5. We have undertaken informal searches at the various courts of law/ tribunals as the records are not completely computerised to determine if there are any litigation/s legal proceedings in respect of the Schedule Property (defined below) or any portion thereof or the present owner.
6. We have reported only in relation to laws of India.
7. Except where apparent from the documents, referred to in this title report, we have assumed that:
 - a. all documents provided to us conform to the originals and are accurate and complete;
 - b. where relevant, all documents provided to us were validly authorised and executed so that they are valid and binding on each party thereto,
 - c. apart from the documents made available to us, there are no other relevant documents or information that would impact our findings in this title report,
 - d. there is no pending or threatened litigations in respect of the Schedule Property or any portion thereof.
8. The aggregate liability of J Sagar Associates, its partners, agents and associates or any of them ("JSA") for any losses or damages shall be limited to the extent of fees received by JSA in relation to this matter. Any obligations that JSA incurs in connection with this title report shall be governed by the laws of India and the Courts in India shall have exclusive jurisdiction.


J. Sagar Associates

Memorandum

We have in this memorandum dealt with the converted land bearing Survey No.60, new Survey No.60/3 measuring 10 ½ guntas, situated at Shettihalli Village, Yeswanthapura Hobli, Bangalore North Tahuk, Bangalore ("Survey No.60/3").

Flow of title:

We have perused a copy of the Inam Order dated 08/01/1963 passed by the Special Deputy Commissioner for Inams abolition in Case No.25/1959-60 which bears out that portion of land in Survey No.60 measuring 2 acres 4 guntas ("Survey No.60") was granted and registered as permanent tenant in favour of T.Rudrappa.

We have perused a copy of the record of rights extract in RR No.77 which bears out that the name of T.Rudrappa was registered as owner of the Survey No.60.

We have perused copies of RTC extracts for the period 1967-68 to 1979-80 bears out that land larger Survey No.60 totally admeasuring 9 acres 22 guntas (including 1 acre 8 guntas) the name of Guddadahalli Arasappa as the owner and the names of T.Rudrappa (Survey No.60) and others were registered as registered as occupants of Larger Survey No.60.

We have perused copies of the RTC extracts for the period 1980--81 to 1992-93 and from 1993-94 to 1996-97 bears out the name of T.Rudrappa as owner and occupant to an extent of Survey No.60 (measuring 2 acres 4 guntas).

We have perused a copy of the partition deed dated 14.05.1971 entered amongst T.Rudrappa and his children namely R.Bandappa, Shivalingaiah, Mariyappa and Rajendra, partitioned the land in Survey No.60 measuring 2 acres 4 guntas along with other properties. In terms of the said partition deed the portion of Survey No.60 measuring 1 acre 2 guntas ("Larger Property") was allotted to the share of Rajendra.

We have perused a copy of the genealogical tree of T.Rudrappa attested by the Village Accountant, which bears out the details of family tree of T.Rudrappa. The said T.Rudrappa (deceased) and his wife Parvathamma (deceased) had four children namely R.Bandappa, Shivalingaiah, Mariyappa and Rajendra. The said Rajendra was married to Neelamma and had three children namely Nagarathamma, Paramesh Kumar and Pankaja.

We have perused a copy of the mutation register extract in MR No.1/94-95 issued by the Village Accountant which bears out that Larger Property was allotted to the share of Rajendra and accordingly the katha was registered in the name of Rajendra in respect of the Larger Property. The remaining extent of 1 acre 2 guntas in Survey No.60 was allotted and registered in the name of his brother R.Bandeappa.





We have perused copies of the RTC extracts for the period 1997-98 to 2000-01 bears out the name of Rajendra as owner and occupant to an extent of Survey No.60 (measuring 1 acre 2 guntas) and the another portion of 1 acre 2 guntas in the name of Bandeappa. The said RTC extracts also records the entry of MR No.1/94-95.

We have perused a copy of the sale deed dated 27/11.2006 registered as document No.5574/06-07 which bears out that Rajendra along with his son Paramesh Kumar conveyed the portion of Larger Property measuring 33 guntas ("Said Property") in favour of Kondamma. The recitals of the said sale deed bear out that Nagarathamma and Pankaja were married and are living with their husband respectively and further records that they have relinquished all their rights title and interest over the Said Property. It is pertinent to point out that we have not been provided with any relinquishment deed executed by the daughters of Rajendra. However, we are relied of the registered sale deed dated 17.11.2006. Further, there are no claims as on date in this regard. The registration of the said deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.

We have perused a copy of the agreement to sell dated 01/12/2010 registered as document No.4427/10-11 which bears out that Kondamma agreed to convey a portion of Said Property measuring approximately an extent $(289 + 283)/2$ feet x 40 feet equivalent 11,440 square feet approximately 10.5 guntas of land (out of 33 guntas) in favour of Sunil Chowdary. The recitals of the said agreement bear out that Sunil Chowdary agreed to purchase the said land to reach the land in Survey No.20, 21, 22 and 29 situated at Myadarahalli Village. The registration of the said agreement deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.

We have perused a copy of rectification deed dated 16/03/2011 registered as document No. 7008/2010-2011 which bears out that Rajendra and Paramesh Kumar rectified that Survey No.60 be read as Survey No.60/3 measuring 33 guntas out of 1 acre 2 guntas, detailed in sale deed dated 28/11/2006 registered as document No.5574/06-07 in favour of Kondamma. The registration of the said deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.

We have perused a copy of the mutation register extract in MR No.12/2010-11 which bears out that the name of Kondamma was registered as the owner of the above extent of 33 guntas in Survey No.60/3 (which is defined as the Said Property).

We have perused a copy of conversion certificate dated 17/09/2011 issued by the Special Deputy Commissioner, Bangalore District, vide ALN(NY)SR:80/2011-12 which bears out that portion of Said Property measuring 11 guntas was converted from agricultural user to non-agricultural residential purpose. The boundaries of the said land bears out that eastern side is bounded on remaining portion of same survey number. We have also perused copy of the conversion charges paid receipt in respect of Said Property measuring 11 guntas.



We have perused a copy of the conversion sketch which bears out the shape and extent of 11 guntas identified for conversion. Further, the said sketch states that land in Survey No.60/3 measures 4 acres 9 guntas (including 8 guntas of karab land) and out of which 33 guntas was applied for conversion and out of which 11 guntas was converted.

We have perused a copy of the sale deed dated 21/09/2011, registered as document No. 5363/2011-12 which bears out that Kondamma conveyed portion of land in Survey No.60 measuring 10 ½ guntas later renumbered as Survey No.60/3 ("Survey No.60/3") in favour of Suvilas Properties, a partnership firm represented by its partner Sunil Chowdary. The eastern side is bounded on the remaining portion of land in Survey No.60, now Survey No.60/3 belonging to the Kondamma. We note that the children of Kondamma namely Kiran Krishna Reddy and Ramulu have signed as consenting witness. The registration of the said deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.

We have perused a copy of the partnership deed dated 17/08/2011 which bears out that Sunil Chowdary and C.R.Suresh partners of were engaged in the business of property development and the partnership was named as "Suvilas Properties".

We have perused a copy acknowledgement of registration of firms (Form No.C) dated 18/08/2011 issued by the registrar of firms which bears out that Suvilas Properties was registered in the registrar of firms.

We have perused a copy of the reconstituted deed of partnership dated 02/12/2011 which bears out that new partners namely L.Jayasudha Chowdhary, Navitha.N, Rathamma, Lakshunipathi.H and M.N.Umesh joined with Sunil Chowdhary, C.R.Suresh as new partners into the partnership firm Suvilas Properties.

We have perused a copy of the memorandum acknowledging receipt of documents (Form No.D) dated 03/12/2011 issued by the registrar of firms which bears out that Suvilas Properties has filed form No.V change in the constitution of the firm.

We have perused a copy of the incorporation certificate dated 19/01/2012 issued by the Registrar of Companies which bears out that Suvilas Properties, a partnership firm was converted into a company, known as Suvilas Properties Private Limited.

We have perused a copy of the memorandum of association and article of association of Suvilas Properties Private Limited.

We have perused a copy of the special notice dated 16/06/2012 issued by the Bangalore Mahanagara Palike which bears out that Survey No.60/3 measuring 10 ½ guntas as assigned municipal number 003 (ward no.12) and the katha was registered in the name of Suvilas Properties Private Limited.



We have perused a copy of the tax-assessment register extract issued by the Bruhat Bangalore Mahanagara Palike ("BBMP") which bears out that Suvilas Properties Private Limited was called upon to pay taxes for the period 2012-13 in respect of Survey No.60/3 measuring 10 ½ guntas having Municipal Number.003.

We have perused a copy of the katha certificate dated 21/06/2012 issued by the BBMP which bears out that katha in respect of Survey No.60/3 was registered in the name of Suvilas Properties Private Limited and was assigned new property No.003.

We have perused a copy of the tax-paid receipt dated 03/10/2017 which bears out that Suvilas Properties Private Limited had paid taxes for the period 2017-18 to the BBMP in respect of Survey No.60/3.

We have perused a copy of the relinquishment deed dated 24/05/2016 registered as document No.608/2016-17 which bears out that Suvilas Properties Private Limited relinquished a portion of land in Survey Nos. 20, 21, 22 and 29 of Mydarahalli Village which was earmarked as park-1 (measuring 1661.06 square meters), park-2 (measuring 99.92 square meters) and park-3 (measuring 1044.04 square meters) totally admeasuring 2,805.25 square meters along with the land situated at Shettihalli Village in Survey No.60/3 measuring 10 ½ guntas measuring 1,062.52 square meters for road area in favour of the Bangalore Development Authority. The registration of the said deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.

We have perused a copy of the rectification to the relinquishment deed dated 30/12/2016 registered as document No.2819/16-17 which bears out that Sunil Chowdary and Suvilas Properties Private Limited rectified the extents relinquished under the relinquishment deed dated 24/05/2016 registered as document No.608/2016-17 in favour of Bangalore Development Authority. The said rectification deed bear out that only portion of land in Survey Nos.20, 21 and 29 of Mydarahalli Village in Park No.1 measuring 2434.67 square meters and Park No.2 measuring 369.85 square meters (both measuring 2804.52 square meters) along with land situated at Shettihalli Village in Survey No.60/3 measuring 1062.52 square meters (road portions was not rectified) totally admeasuring 3867.04 square meters. There was no modification to the area relinquished for the formation of the road. The registration of the said deed is borne out in the encumbrance certificate for the period 24.05.2004 to 04.10.2017.

The encumbrance certificates for the period from 05/10/2017 to 01/01/2018 bears out nil encumbrances in respect of land in Survey No.60/3 along with lands in Survey Nos.20, 21, 22 and 29 of Mydarahalli Villages (consolidated survey numbers).

We have perused a copy of the plan dated 18/04/2017 issued by the Bangalore Development Authority in No.184/2015 which bears out that Suvilas Properties Private Limited represented by Sunil Chowdary was permitted to construct a residential project on Survey No.60/3 and lands in Survey Nos. 20, 21, 22 and 29 of Mydarahalli Village.



We have perused a copy of the work order dated 18/04/2017 issued by the Bangalore Development Authority in relation to the development on the Project Land.

We have perused copies of the RTC extracts for the period 2001-02 to 2010-11 which bears out the name of Rajendra as owner and occupant of Survey No.60 measuring 1 acre 2 guntas (later renumbered as Survey No.60/3). The said RTC extracts also bear out the MR No. 1/94-95.

We have perused copies of the RTC extracts for the period 2011-12 to 2017-18 which bears out the name of Kondamma as owner and occupant of Survey No.60 measuring 33 guntas. The said RTC extracts also bear out the MR No.12/2010-11.

We have perused a copy of the akarahand which bears out that land in Survey No.60/3 measures 4 acres 9 guntas including 8 guntas of karab land (4 acres 1 gunta).

We have perused a copy of the atlas nakalu which bears out that land in Survey No.60 was bifurcated into three portions as Survey No.60/1, Survey No.60/2 and Survey No.60/3.

We have perused a copy of the RR balabagada nakalu (RR pakka book) which bears out that land in Survey No.60 measuring 8 acres 14 guntas, has been bifurcated into three portions as Survey No.60/1, Survey No.60/2 and Survey No.60/3. The land in Survey No.60/3 measures 4 acres 9 guntas (including 8 guntas of karab land).

We have perused a copy of the endorsement dated 11/08/2011 issued by the Assistant Commissioner, Bangalore which bears out that there are no cases or proceedings pending under sections 79A and 79B of Karnataka Land Reforms Act, 1961, in respect of land in Survey No.60/3 measuring 33 guntas.

We have perused a copy of the endorsement dated 12/08/2011 issued by the Assistant Commissioner, Bangalore which bears out that there are no cases registered under PTCL Act, 1978, in respect of land in Survey No.60/3 measuring 33 guntas.

We have perused a copy of the Village map of Shettihalli Village which bears out that Survey No.60 finds place in the village and confirms the shape of Survey No.60.

We have perused a copy of the mortgage deed dated 28/03/2015 registered as document No.7907/14-15 which bears out that Suvilas Properties Private Limited had mortgaged the Survey Nos. 20, 21, 22 & 29 in favour of State Bank of India by creating an equitable mortgage of deposit of title deeds. The registration of the said deed is borne out in the encumbrance certificate for the period 24.05.2004 to 15.06.2017.



Approvals:

Sunil Chowdary and C.R Suresh have obtained the following approvals from the statutory authorities.

- (a) We have perused a copy of the communication dated 20/04/2013 issued by the Bangalore Electricity Company Limited confirming that the said authority has no objection for the development of Survey Nos. 20, 21, 22 & 29 along with Survey No.60/3 (on which the road has been formed for the purpose of access to the project).
- (b) We have perused a copy of the communication dated 10/07/2014 issued by the Karnataka State Pollution Control Board confirming that the said authority has no objection for the development of the Survey Nos. 20, 21, 22 & 29 along with Survey No.60/3 situated at Shettihalli Village.
- (c) We have perused a copy of the communication dated 16/10/2014 issued by the Bangalore Water Supply and Sewerage Board confirming that the said authority has no objection for the development of the Survey Nos. 20, 21, 22 & 29 along with Survey No.60/3 situated at Shettihalli Village.
- (d) We have perused a copy of the communication dated 28/07/2015 issued by the Airport Authority of India confirming that the said authority has no objection for the development of the Survey Nos. 20, 21, 22 & 29 along with Survey No.60/3 situated at Shettihalli Village.
- (e) We have perused a copy of the communication issued by the Bangalore Development Authority which bears out that they approved the development of a residential project in Survey Nos. 20, 21, 22 & 29 along with along with Survey No.60/3 situated at Shettihalli Village (totally admeasuring 7 acres 6 ½ guntas).

We have perused a copy of the discharge deed dated 07.08.2018 registered as document No.2077/18-19 which bears out that State Bank of India discharged the mortgage created by Suvilas Properties Private Limited on 28.03.2015 registered as document No.7907/14-15 was discharged in favour of Suvilas Properties Private Limited represented by its partner Sunil Chowdary in respect of Survey No.60/3 along with other property in Survey Nos.20, 21, 22 & 29. The registration of the said discharge deed is bore out in the encumbrance certificates for the period 01.04.2004 to 10.08.2018 and from 01.04.2018 to 03.05.2019.

We have perused a copy of the sale deed dated 07.08.2018 registered as document No.2082/18-19 which bears out that Sunil Chowdary, C.R.Suresh and Suvilas Properties Private Limited conveyed Survey No.60/3 along with other property in Survey Nos.20, 21, 22 & 29, in favour of Suvilas Realities Private Limited. The registration of the said sale deed is bore out in the encumbrance certificates for the period 01.04.2004 to 10.08.2018 and from 01.04.2018 to 03.05.2019.



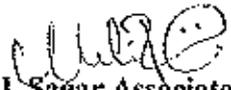
We have perused a copy of the memorandum of entry recording deposit of title deeds dated 07.08.2018 registered as document No.2083/18-19 which bears out that Suvilas Realities Private Limited and Shriram Properties Private Limited deposited the title deeds in respect of Survey No.60/3 along with other property in Survey Nos.20, 21, 22 & 29, with the Universal Trusteeship Services Limited (acting as security trustee on behalf of certain lenders). The registration of the said sale deed is bore out in the encumbrance certificates for the period 01.04.2004 to 10.08.2018 and from 01.04.2018 to 03.05.2019.

We have perused a copy of the unregistered development manager agreement dated 30.05.2018 entered between (1)Suvilas Realities Private Limited and (2) Shriram Properties Private Limited along with (3)(a) Sunil Chowday (3)(b) C.R.Suresh (3)(c) Suvilas Properties Private Limited as confirming parties, bear out that Suvilas Realities Private Limited has appointed Shriram Properties Private Limited as Development Manager to provide the services *inter alia* relating to development, marketing and sale of the proposed project constructed on the Survey No.60/3 along with other property in Survey Nos.20, 21, 22 & 29.

We have perused a copy of the unregistered amended and restated development manager agreement dated 07.08.2018 entered between (1)Suvilas Realities Private Limited and (2) Shriram Properties Private Limited, which bears out that Suvilas Realities Private Limited has purchased the Survey No.60/3 along with other property in Survey Nos.20, 21, 22 & 29 under sale deed dated 07.08.2018 registered as document No.2082/18-19. The said Suvilas Realities Private Limited and Shriram Properties Private Limited have mutually negotiated and agreed on certain terms and conditions in relation to appointment of the Development Manager as mentioned therein in respect of the Survey No.60/3 along with other property in Survey Nos.20, 21, 22 & 29.

Certificate

Based on the documents reviewed by us, we hereby certify that the title of Suvilas Realities Private Limited in respect of Survey No.60/3 measuring 10 ½ guntas and has been relinquished to the Bangalore Development Authority for the purpose of access to the project, and subject to the mortgage in favour of the Universal Trusteeship Services Limited and the rights of Shriram Properties Private Limited under the amended and restated development manager agreement dated 07.08.2018.


J. Sagar Associates
Bangalore



Schedule

All that piece and parcel of land bearing Sy.No.60/3, measuring to an extent of 10 ½ guntas (out of 33 guntas), situated at Shettihalli Village, Yesliwanthapura Hobli, Bangalore North Taluk and bounded on;

East by : Remaining land in Sy.No.60 now Sy No.60/3;

West by : Subramanya's Layout;

North by : Newly formed 40 feet Government Road and;

South by : Survey No.22 of Myadarahalli Village.

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Annexure IList of documents reviewed by us:

| Sl No. | Description of documents |
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| 1. | Inam Order dated 08/01/1963 passed by the Special Deputy Commissioner for Inams abolition in Case No.25/1959-60 in favour of T.Rudrappa. |
| 2. | Record of rights extract in RR No.77. |
| 3. | RTC extracts for the period 1967-68 to 1992-93 and from 1993-94 to 1996-97. |
| 4. | Partition deed dated 14/05/1971 entered amongst T.Rudrappa and his children namely R.Bandeappa, Shivalingaiah, Mariyappa and Rajendra. |
| 5. | Genealogical tree of T.Rudrappa attested by the Village Accountant. |
| 6. | RTC extracts for the period 1997-98 to 2000-01. |
| 7. | Mutation register extract in MR No.1/94-95 issued by the Village Accountant. |
| 8. | Sale deed dated 27/11/2006 registered as document No.5572/06-07 stored in CD BLND 366 in the office of sub registrar, Peenya, Bangalore executed by Rajendra and his son Paramesh Kumar in favour of Kondamma. |
| 9. | Agreement to sell dated 01/12/2010 registered as document No.4427/10-11 stored in CD PNYD 453 in the office of sub registrar, Peenya, Bangalore executed by Kondamma in favour Sunil Chowdary. |
| 10. | Rectification deed dated 16/03/2011 registered as document No.7008/2010-2011, stored in CN PNYD 462 in in the office of sub registrar, Peenya, Bangalore, executed by Rajendra and Paramesh Kumar in favour of Kondamma. |
| 11. | Mutation register extract in MR No.12/2010-11. |
| 12. | Conversion certificate dated 17.09.2011 issued by the Special Deputy Commissioner, Bangalore District, vide ALN(NY)SR:80/2011-12. |
| 13. | Conversion sketch. |
| 14. | Sale deed dated 21/09/2011, registered as document No.5363/2011-12 stored in CD PNYD 484 in the office of the sub registrar Peenya, Bangalore executed by Kondamma in favour of Suvilas Properties, a partnership firm. |
| 15. | Partnership deed dated 17/08/2011. |
| 16. | Acknowledgement of registration of firms (Form No.C) dated 18/08/2011 |
| 17. | Reconstituted of deed of partnership dated 02/12/2011. |
| 18. | Memorandum acknowledging receipt of documents (Form No.D) dated 03/12/2011. |
| 19. | Copy of the incorporation certificate dated 19/01/2012 issued by the Registrar of Companies in the name of Suvilas Properties Private Limited. |
| 20. | Memorandum of association and article of association of Suvilas Properties Private Limited. |
| 21. | Special notice dated 16/06/2012 issued by the Bangalore Mahanagara Palike. |
| 22. | Tax-assessment register extract issued by the Bruhat Bangalore Mahanagara Palike. |
| 23. | Tax-paid receipt dated 03.10.2017 for the period 2017-18. |
| 24. | Encumbrance certificates for the period from 05/10/2017 to 01/01/2018. |

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| 25. | Katha certificate dated 21/06/2012 issued by the Bruhat Bangalore Mahanagara Palike in the name of Suvilas Properties Private Limited. |
| 26. | Relinquishment Deed dated 24/05/2016 registered as document No.608/2016-17 executed by Suvilas Properties Private Limited in favour of the Bangalore Development Authority. |
| 27. | Rectification to the relinquishment deed dated 30/12/2016 registered as document No.2819/2016-17 executed by Suvilas Properties Private Limited in favour of the Bangalore Development Authority. |
| 28. | Plan dated 18/04/2017 issued by the Bangalore Development Authority in No.184/2015. |
| 29. | Work order dated 18/04/2017 issued by the Bangalore Development Authority. |
| 30. | RTC extracts for the periods 2001-02 to 2017-18. |
| 31. | Village map of Shettihalli Village. |
| 32. | Akaraband. |
| 33. | Atlas nakalu. |
| 34. | RR balabagada nakalu (RR pakka book). |
| 35. | Endorsement dated 11/08/2011 issued by the Assistant Commissioner, Bangalore issued under sections 79A and 79B of Karnataka Land Reforms Act, 1961. |
| 36. | Endorsement dated 12/08/2011 issued by the Assistant Commissioner, Bangalore issued under PTCL Act, 1978. |
| 37. | Work order dated 18.04.2017 issued by the Bangalore Development Authority. |
| 38. | Communication dated 20/04/2013 issued by the Bangalore Electricity Company Limited. |
| 39. | Communication dated 10/07/2014 issued by the Karnataka State Pollution Control Board. |
| 40. | Communication dated 16/10/2014 issued by the Bangalore Water Supply and Sewerage Board. |
| 41. | Communication dated 28/07/2015 issued by the Airport Authority of India. |
| 42. | Communication issued by the Bangalore Development Authority. |
| 43. | RTC extracts for the period 1993-94 to 1996-97. |
| 44. | Discharge deed dated 07.08.2018 registered as document No.2077/18-19 executed by State Bank of India in favour of Suvilas Properties Private Limited. |
| 45. | Sale deed dated 07.08.2018 registered as document No.2082/18-19 executed by Sunil Chowdary, C.R.Suresh and Suvilas Properties Private Limited in favour of Suvilas Realities Private Limited. |
| 46. | Memorandum of entry recording deposit of title deeds dated 07.08.2018 registered as document No.2083/18-19 entered between Suvilas Realities Private Limited and Shriram Properties Private Limited. |
| 47. | Unregistered development manager agreement dated 30.05.2018 entered between (1) Suvilas Realities Private Limited and (2) Shriram Properties Private Limited along with (3)(a) Sunil Chowdary (3)(b) C.R.Suresh (3)(c) Suvilas Properties Private Limited as confirming parties and Shriram Properties Private Limited. |

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| 48. | Unregistered amended and restated development manager agreement dated 07.08.2018 entered between (1)Suvilas Realities Private Limited and (2) Shriram Properties Private Limited. |
| 49. | Encumbrance certificate for the period 01.04.2004 to 10.08.2018 and from 01.04.2018 to 03.05.2019. |

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