

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K. Thyagaraj • M.S. Sanjeeva Kumar • B. N. Dileep Kumar • B.R. Basavaraj
N.L. Maheshwara Prasad • Shylini N • Nupur Kabra Mundhra • Rashmi. H • Amulya Sujit. B • K. S. Sushma • Geetha H. G. • Mohan Kumar G.M.

Dt: 26/11/2024.

M/s. SBR STRUCTURES,
No.24/5, 'SBR Horizon',
Sheegehalli,
Kadugodi Hoskote Main Road,
Whitefield,
BENGALURU – 560 067.

Sir,

Sub: Properties in Sy.Nos.27, 30, 31, 35 and 36 situated at Pattandur Agrahara Village, Krishnarajapuram Hobli, Bangalore East Taluk and measuring 11 Acres 34 Guntas (less the area acquired and relinquished for widening of existing roads) that is 11 Acres 10 Guntas and duly converted for non-agricultural purposes vide Official Memorandums – (i) Official Memorandum dated 27/06/1972 bearing No.ALN/SR/250/1972-73 and (ii) Official Memorandum dated 27/06/1972 bearing No.ALN/SR/251/1972-73 both issued by The Assistant Commissioner, Bangalore Sub-Division, Bangalore and Conversion Certificates No.ALN.SR.2278/1972-73 dated 28/07/1972 and No.ALN.SR.2279/1972-73 dated 29/07/1972 issued by the Revenue Department) and modified Official Memorandum dated 01/08/2019 bearing No.ALN(EHW)SR/02/19-20 issued by The Deputy Commissioner, Bangalore and presently bearing Municipal No.862/468/67, Sy.No.27, 30, 31, 35 and 36, Pattandur Agrahara, Municipal Ward No.83 of Kadugodi, Bangalore.

I am furnished with the photocopies of the following documents and my opinion is as follows: -

SI. No.	DATE	NATURE OF THE DOCUMENTS
1.	03/02/1962	Certified Copy of the Orders passed by The Special Deputy Commissioner for Abolition of Inams in Case No.77/1959-60.
2.	07/06/1963	Certified Copy of the Endorsement issued by The Special Deputy Commissioner for Abolition of Inams.
3.	27/06/1972	Order of Conversion bearing No.ALN/SR 250/72-73, issued by the Assistant Commissioner, Bangalore Sub-Division, Bangalore.



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4.	27/06/1972	Order of Conversion bearing No.ALN/SR 251/72-73, issued by the Assistant Commissioner, Bangalore Sub-Division, Bangalore.
5.	28/07/1972	Conversion Certificate bearing No.ALN.SR.2278/72-73, issued by Office of the Tahasildar, Bangalore South Taluk, Bangalore.
6.	29/07/1972	Conversion Certificate bearing No.ALN.SR.2279/72-73, issued by Office of the Tahasildar, Bangalore South Taluk, Bangalore.
7.	27/07/1972	General Power of Attorney executed by Smt.Shiella Bindra appointing her father Colonel Baba Daya Singh Bedi as her lawful attorney.
8.	01/08/1972	General Power of Attorney executed by Mrs.Mohini Sabharwal appointing her father Col. Baba Daya Singh Bedi as her lawful attorney, registered as document No.1781, in Book-IV, Volume 423, at Pages 70 to 71, in the Office of the Sub-Registrar, New Delhi.
9.	21/08/1972	Deed of Sale executed by Col.Baba Daya Singh Bedi and others in favour of M/s Alembic Glass Industries Ltd., registered as document No.3277/1972-73, in Book-I, Volume-956 at Pages 170 to 176, in the Office of the Sub-Registrar, Bangalore South Taluk.
10.	21/08/1972	Deed of Sale executed by Col.Baba Daya Singh Bedi and others in favour of M/s Alembic Glass Industries Ltd., registered as document No.3278/1972-73, in Book-I, Volume-958 at Pages 176 to 183, in the Office of the Sub-Registrar, Bangalore South Taluk.
11.	05/07/1989	Mutation Register Extract bearing M.R.No.22/1988-89, issued by the Taluk Sheristdar, Bangalore East, Krisharajapuram.
12.	16/04/1996	Certified Copy of the Order passed by The Deputy Commissioner, Bangalore North, Bangalore, in proceedings No.LRF:(83):150/1995-96 connected with 52/1990-91.
13.		Mutation Register Extract bearing M.R.No.31/2006-07 issued by the Revenue Authorities.
14.	21/07/2006	Certified Copy of the Order Passed in Company Petition No.45/2006 connected with Company Application No.80/2006, on the file of The High Court of Gujarat at Ahmedabad.
15.	22/04/2009	Certified Copy of the Orders passed by The Karnataka Appellate Tribunal in Appeal No.728/2007.



16.		Mutation Register Extract bearing M.R.No.25/2008-09 issued by the Revenue Authorities.
17.	19/09/2006	Fresh Certificate of Incorporation Consequent upon Change of Name, issued by the Registrar of Companies, Gujarat, Dadra and Nagar Havelli.
18.	02/06/2009	Sale Deed executed by M/s. Shreno Limited (formerly known as Alembic Glass Industries Limited) in favour of AKME Rhine River Projects Private Limited registered as Document No.554/2009-10 in Book-I and stored in C.D.No.MDPD38, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru.
19.	31/12/2018	Khata Certificate issued by Bruhat Bengaluru Mahanagara Palike, Bengaluru.
20.	31/12/2018	Khata Extract issued by The Bruhat Bengaluru Mahanagara Palike, Bengaluru.
21.	12/04/2019	Certificate of Incorporation Pursuant to Change of name issued by The Registrar of Companies, Central Registration Centre, Delhi.
22.	20/09/2019	Work Order issued by the Bengaluru Development Authority Sanctioning the Development Plan in respect of the Schedule Property.
23.	23/09/2020	Building License/Sanctioned Plan bearing No.BBMP/Addl.Dir/JD North/LP/0096/2019-20 issued by The Bruhath Bengaluru Mahanagara Palike, Bengaluru.
24.	31/05/2019	Certified copy of the Relinquishment Deed executed by M/s.AKME Rhine River Projects Private Limited in favour of Bengaluru Development Authority registered as Document No.942/219-20 in Book-I and stored in C.D.No.BDAD349, in the Office of the Additional District Registrar, Bengaluru Development Authority, Bengaluru.
25.	01/08/2019	Modified Official Memorandum bearing No.ALN(EKHW):SR/02/2019-20 issued by The Deputy Commissioner, Bengaluru District, Bengaluru.
26.	30/03/2023	Joint Development Agreement entered into between M/s.Sandhya Rhine River Projects Private Limited and M/s.SBR Structures registered as Document No.41/2023-24 in Book-I and stored in C.D.No.BDHD1271, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli).



27.	30/03/2023	General Power of Attorney registered as Document No.3/2023-24 in Book-IV and stored in C.D.No.BDHD1271, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), executed by M/s.Sandhya Rhine River Projects Private Limited appointing and constituting M/s. SBR Structures as their lawful attorney.
28.	20/11/2023	Relinquishment Deed executed by M/s.Sandhya Rhine River Projects Private Limited in favour of Bangalore Development Authority registered on 22/11/2023 as Document No.BDA-1-02568-2023-24 in Book-I and stored in Centralized Data Cell in Electronic Form in the Office of the Additional District Registrar, Bangalore Urban District, Bangalore;
29.	21/12/2023	Work Order bearing No.BDA/TDM/DLP-26/2018-19/2023/2023-24 issued by Bangalore Development Authority;
30.	17/09/2024	Khata Certificate issued by Bruhat Bengaluru Mahanagara Palike, Bengaluru.
31.	17/09/2024	Khata Extract issued by The Bruhat Bengaluru Mahanagara Palike, Bengaluru.
32.	18/09/2024	Agreement to Sell executed by M/s. Sandhya Rhine River Projects Private Limited in favour of M/s. SBR Structures registered as Document No.KRI-1-09494-2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form in the Office of the Sub-Registrar, Shivajinagar (Krishnarajapuram), Bangalore.
33.	31/10/2024	Building Licence/Sanctioned Plan bearing No.BBMP/Addl.Dir/JD North/LP/0041/2024-25 issued by The Bruhath Bengaluru Mahanagara Palike, Bengaluru.
34.	12/11/2024	Sale Deed executed by M/s. Sandhya Rhine River Projects Private Limited in favour of M/s. SBR Structures registered as Document No.KRI-1-11549-2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore.
35.		Record of Rights in respect of Sy.Nos.27, 30, 31, 35 and 36 issued by the Revenue Authorities.
36.		Pahanies for the period between 1969-70 to 2013-14, in respect of Sy.No.27 of Pattandur Village, issued by the Revenue Authorities.
37.		Pahanies for the period between 1969-70 to 2013-14 in respect of Sy.No.30 of Pattandur Village, issued by The Revenue Authorities.
38.		Pahanies for the period between 1969-70 to 2013-14, in respect of Sy.No.31 of Pattandur Village, issued by the Revenue Authorities.



39.		Pahanies for the period between 1969-70 to 2013-14, in respect of Sy.No.35 of Pattandur Village, issued by the Revenue Authorities.
40.		Pahanies for the period between 1969-70 to 2013-14, in respect of Sy.No.36 of Pattandur Village, issued by the Revenue Authorities.
41.		Certified copy of the Tippani issued by Revenue Authorities in respect of Sy.No.30, 36, 31, 27 and 35 of Pattandur Village.
42.		Akarband in respect of Sy.Nos.27, 30, 31, 32 & 33 of Patandur Village issued by the Revenue Authorities.
43.		Village Map of Patandur Village issued by the Revenue Authority
44.	25/03/2014	Endorsement issued by The Tahsildar, Bangalore East Taluk, Bangalore
45.	19/04/2014	Endorsement issued by The Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
46.	26/03/2014	Five Nil Tenancy Certificates issued by The Tashildar, Bengaluru East Taluk, Bengaluru.
47.	25/07/2018	Endorsement issued by the Office of the Land Records, Bangalore East Taluk, Bangalore.
48.	20/06/2018	Property Tax paid receipt for the year 2018-19 issued by The BBMP, Bengaluru.
49.		Property Tax paid receipt for the years 2022-23 issued by The BBMP, Bengaluru.
50.		Property Tax paid receipt for the years 2023-24 issued by The BBMP, Bengaluru.
51.		Property Tax paid receipt for the years 2024-25 issued by The BBMP, Bengaluru.
52.		Encumbrance Certificates for the period between 01/01/1960 and 23/04/2008 in respect of Sy.Nos.35 and 36, in the Office of the Sub-Registrar, Jurisdictional Sub-Registrar.
53.		Encumbrance Certificates for the period between 01/01/1960 and 23/04/2008 in respect of Sy.Nos.27, 30, 31 and 36, issued by the Jurisdictional Sub-Registrar.

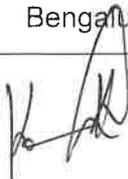


54.		Encumbrance Certificates for the period 01/06/1989 to 31/03/2004 in respect of each of the survey numbers i.e., Sy.No.27, 30, 31, 35 and 36 issued by the Jurisdictional Sub-Registrar.
55.		Nil Encumbrance Certificate for the period from 01/04/2004 to 22/02/2023 in respect of Sy.Nos.27, 30, 31, 35 and 36 issued by the Jurisdictional Sub-Registrar.
56.		Encumbrance Certificate for the period between 17/10/2018 and 20/03/2019 in respect of Sy.Nos.27, 30, 31, 35 and 36 issued by the Jurisdictional Sub-Registrar.
57.		Encumbrance Certificate for the period between 17/05/2024 and 10/10/2024 issued by the Jurisdictional Sub-Registrar.
58.		Nil Encumbrance Certificate for the period between 10/10/2024 and 23/10/2024 issued by the Jurisdictional Sub-Registrar.
59.		Encumbrance Certificate for the period between 23/10/2024 and 14/11/2024 issued by the Jurisdictional Sub-Registrar.

DESCRIPTION OF THE PROPERTY:-

All that Properties in Sy.Nos.27, 30, 31, 35 and 36 situated at Pattandur Agrahara Village, Krishnarajapuram Hobli, Bangalore East Taluk and measuring 11 Acres 34 Guntas (less the area acquired and relinquished for widening of existing roads) that is 11 Acres 10 Guntas and duly converted for non-agricultural purposes vide Official Memorandums – (i) Official Memorandum dated 27/06/1972 bearing No.ALN/SR/250/1972-73 and (ii) Official Memorandum dated 27/06/1972 bearing No.ALN/SR/251/1972-73 both issued by The Assistant Commissioner, Bangalore Sub-Division, Bangalore and Conversion Certificates No.ALN.SR.2278/1972-73 dated 28/07/1972 and No.ALN.SR.2279/1972-73 dated 29/07/1972 issued by the Revenue Department) and modified Official Memorandum dated 01/08/2019 bearing No.ALN(EHW)SR/02/19-20 issued by The Deputy Commissioner, Bangalore and presently bearing Municipal No.862/468/67, Sy.No.27, 30, 31, 35 and 36, Pattandur Agrahara, Municipal Ward No.83 of Kadugodi, Bangalore and bounded by:

East : Atal Bihari Vajpayee Road and Village Boundary;
 West : Portion of Property bearing Sy.Nos.27, 30, 31, 35 and 36;
 North : Portion of Property bearing Sy.Nos.27 and 30; and
 South : Bengaluru - Malur Road.



:SOURCE OF TITLE:

The Property referred to above will be referred to as '**Schedule Property**' for convenience. The Schedule Property formed portions of Large Properties in five survey numbers i.e., Sy.Nos.27, 30, 31, 35 and 36 of Pattandur Agrahara Village, which are referred to as Larger Property and for convenience each of the survey numbers as discusses separately. The Property in Sy.No.27 formed portion of Larger Property measuring 07 Acres 33 Guntas and 01 Gunta of Kharab land, the Property in Sy.No.30 formed portion of Larger Property measuring 06 Acres 39 Guntas, the property in Sy.No.31 formed portion of Larger Property measuring 07 Acres 28 Guntas, the property in Sy.No.35 formed portion of Larger Property measuring 07 Acres 13 Guntas and 14 Guntas of Kharab land and the Property in Sy.No.36 formed portion of Larger Property measuring 07 Acres 02 Guntas. The said Large Properties in Sy.Nos.27, 30, 31, 35 and 36 in turn formed portion of Much Larger Property measuring 38 Acres 29 Guntas in Sy.No.7 and identified as "Green House" and "Gran Villa" and the same was owned and possessed by one Sri. Poorna Bahadur Shresta who sold the same in favour of Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi in terms of a Sale Deed dated 21/11/1960 registered as Document No.3832/1960-61 in Book-I, Volume-215 at pages 57 to 64, in the Office of the Sub-Registrar, Bengaluru Taluk and from the date of purchase, the said Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi started enjoying the Larger Property as absolute owners. Subsequently, during the survey and settlement conducted in respect of the Pattandur Agahara Village, the Larger Property in Sy.No.7 was subjected to survey and in the said survey settlement, the property measuring 07 Acres 33 Guntas was assigned with Sy.No.27, property measuring 06 Acres 39 Guntas was assigned with Sy.No.30, the property measuring 07 Acres 28 Guntas was assigned with Sy.No.31, the property measuring 07 Acres 13 Guntas was assigned with Sy.No.35 and the balance property measuring 07 Acres 02 Guntas was assigned with Sy.No.36 of Pattandur Agrahara Village.

After the enactment of the Mysore (Personal and Miscellaneous) Inams Abolition Act, the said Pattandur Agrahara Village being an Inam Village vested with the Government subject to the rights and privileges as envisaged in the said Act.



Later, on an application filed by Sri. Poorna Bahadur Shresta (who had sold the Larger Property in favour of Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi) filed an application seeking an order of re-grant of the Properties in Sy.Nos.27, 30, 31, 35 and 36 of Pattandur Agrahara Village. The Special Deputy Commissioner for Abolition of Inams vide his Order dated 03/02/1962 passed in Case No.77/1959-60 re-granted the said properties in favour of said Sri. Poorna Bahadur Shresta and also issued an Endorsement dated 07/02/1963 intimating the order of re-grant made in his favour. The order of re-grant in favour of *Sri. Poorna Bahadur Sresta*, after the sale of the Larger Property in favour of *Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi* does not affect the title of said *Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi*, by virtue of the provisions of Section 43 of Transfer of Property Act, 1882 and based on the Doctrine of **“Feeding the estoppel by grant”** viz., on the date of conveying the property if the Seller did not possess title and acquires it subsequent to conveying the property such title acquired subsequently would enure to the benefit of subsequent Purchaser. In the present case, the aforesaid *Sri. Poorna Bahadur Sresta* sold the Larger Property and pursuant to the enactment of the Mysore (Personal and Miscellaneous) Inams Abolition Act, an Order was passed in his favour and hence the orders passed in his favour enures to the benefit of *Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi* being the subsequent Purchasers.

Thereafter, the aforesaid Smt. Kanwarani Anand Kaur Bedi died intestate leaving behind her, her husband Col. Baba Daya Singh Bedi and her children namely Sri. Tika Ariduman Singh Bedi, Smt. Shiella Bindra and Smt. Mohini Sabharwal to succeed to her estate including her share in the Larger Property and thus after the demise of said Smt. Kanwarani Anand Kaur Bedi, her said husband and her children started enjoying the Larger Properties in Sy.Nos.27, 30, 31, 35 and 36 of Pattandur Agrahara Village along with Sri. Tika Ariduman Singh Bedi as co-owner.



Later, the aforesaid Sri. Tika Aribuman Singh Bedi secured conversion of the property measuring 14 Acres 33 Guntas in Sy.Nos.27 and 30 of Pattandur Agrahara Village from agricultural to non-agricultural Poultry Storage Room and Laboratory vide Order of Conversion Dated 27/06/1972 bearing No.ALN/SR/250/1972-73 issued by The Assistant Commissioner, Bengaluru Sub-Division, Bengaluru and The Tahsildar, Bangalore South Taluk further issued Conversion Certificate on 28/07/1972 and thus the said property ceased to be an agricultural land and became fit for non-agricultural purposes.

The said Sri. Tika Aribuman Singh Bedi also secured conversion of properties measuring (1) 07 Acres 28 Guntas in Sy.No.31, (3) 07 Acres 27 Guntas in Sy.No.35 and (3) 07 Acres 02 Guntas in Sy.No.36 from agricultural to non-agricultural Dairy Farm and for locating residential quarters vide Order of Conversion dated 27/06/1972 bearing No.ALN.SR.251/72-73 issued by The Assistant Commissioner, Bengaluru Sub-Division, Bengaluru and accordingly the Tahsildar further issued Conversion Certificate on 29/07/1972 bearing No.ALN.SR.2279/1972-73 and thus the said properties ceased to be agricultural lands and became fit for non-agricultural Dairy Farm and residential purposes.

The said Smt. Shiella Bindra in terms of a General Power of Attorney dated 27/07/1972, in which identity of said Smt Shiella Bindra was authenticated by The Sub-Registrar of Bombay, appointed and constituted her father Col. Baba Daya Singh Bedi as her lawful attorney authorizing and empowering him to deal with and also to sell her share in the Larger Property in favour of the intending purchasers.

Similarly, Smt. Mohini Sabharwal in terms of a General Power of Attorney dated 01/08/1972 registered as Document No.1786/1972-73 in Book-IV, Volume-423 at pages 70 and 71, in the Office of the Sub-Registrar, New Delhi appointed and constituted her father Col. Baba Daya Singh Bedi as her lawful attorney authorizing and empowering him to deal with and also to sell her share in the Larger Property.



Thereafter, the said Col Baba Daya Singh Bedi for himself and as power of attorney holder Mrs. Shiella Bindra and Mrs. Mohini Sabharwal along with Mr. Tika Ariduman Singh Bedi sold portion of the said Larger Property i.e., property measuring (1) 00 Acre 18 Guntas in Sy.No.35 and (2) 05 Acres 22 Guntas in Sy.No.36 both situated at Pattandur Agrahara Village in favour of M/s. Alembic Glass Industries Limited in terms of a Sale Deed dated 21/08/1972 registered as Document No.3277/1972-73 in Book-I, Volume-956 at pages 170 to 176, in the Office of the Sub-Registrar, Bangalore South Taluk and thus from the date of purchase said M/s. Alembic Glass Industries Limited started enjoying the said property measuring 06 Acres 00 Guntas in Sy.Nos.35 and 36 of Pattandur Agrahara Village.

The said Col. Baba Daya Singh Bedi for himself and as power of attorney holder Mrs. Shiella Bindra and Mrs. Mohini Sabharwal along with Mr. Tika Ariduman Singh Bedi sold another portion of the Larger Property i.e., properties measuring (1) 00 Acres 04 Guntas in Sy.No.27, (2) 00 Acre 28 Guntas in Sy.No.30, (3) 03 Acres 22 Guntas in Sy.No.31 and (4) 01 Acre 26 Guntas in Sy.No.36 in all measuring 06 Acres 00 Guntas all situated at Pattandur Agrahara Village in favour of the aforesaid M/s. Alembic Glass Industries Limited in terms of a Sale Deed dated 21/08/1972 registered as Document No.3278/1972-73 in Book-I, Volume-958 at pages 176 to 183, in the Office of the Sub-Registrar, Bangalore South Taluk and thus from the date of purchase the said M/s. Alembic Glass Industries Limited started enjoying the said property measuring 06 Acres 00 Guntas in Sy.Nos.27, 30, 31 and 36 of Pattandur Agrahara Village and the said Sale Deed was also recorded in the revenue records vide Mutation Register Extract bearing M.R.No.22/1988-89.

Thus in terms of the said two Sale Deeds, the said M/s. Alembic Glass Industries Limited became full and absolute owners (1) 00 Acre 18 Guntas in Sy.No.35 and (2) 07 Acres 08 Guntas in Sy.No.36, (3) 00 Acres 04 Guntas in Sy.No.27, (4) 00 Acre 28 Guntas in Sy.No.30 and (5) 03 Acres 22 Guntas in Sy.No.31 in all measuring 12 Acres 00 Guntas all situated at Pattandur Agrahara Village.



The said M/s. Alembic Glass Industries Limited in terms of a Scheme of Amalgamation of M/s. Shreno Limited with Alembic Glass Industries Limited passed by The High Court of Gujarat at Ahmedabad in Company Petition No.45/2006 connected with Company Application No.80/2006 on 21/07/2006, changed its Name to M/s. Shreno Limited as per Clause -12.4 of the said Scheme of Amalgamation. Pursuant to the said Scheme of Amalgamation, the Registrar of Companies issued Fresh Certificate of Incorporation Consequent upon Change of Name dated 19/09/2006 confirming the change of name of M/s. Alembic Glass Industries Limited to M/s. Shreno Limited.

The Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru initiated proceedings under Section 83 of the Karnataka Land Reforms Act, 1961 for alleged violation of Section 79-A and 79-B of the said Act against one Sri. K. Krishna in respect of the property measuring 03 Acre 31 Guntas in Sy.No.36 of Pattandur Agrahara Village in Case No.LRF:(83):150/1995-96 connected with 52/1990-91 and vide his Order dated 16/04/1996 allowed the same holding that there was no representation from the said Sri. K. Krishna and accordingly directed to forfeit the land to the Government and the same was also recorded in the revenue records vide Mutation Register Extract bearing M.R.No.31/2006-07. Aggrieved by the said Order, the said M/s. Shreno Limited preferred an Appeal before the Hon'ble Karnataka Appellate Tribunal in Appeal No.728/2007 against State of Karnataka and others stating that the said Sri. Krishna, against whom the aforesaid orders were passed was not the owner and had no title over the land in Sy.No.36 of Pattandur Agrahara Village. The Hon'ble Tribunal vide its Order dated 22/04/2009 allowed the said Appeal and quashed the aforesaid order dated 16/04/1996 passed in No.LRF:(83):150/1995-96 connected with 52/1990-91 and the same was also recorded in the revenue records vide Mutation Register Extract bearing M.R.No.25/2008-09.

Later, the said M/s. Shreno Limited agreed to sell the property measuring 11 Acres 34 Guntas in Sy.Nos.26, 30, 31, 35 and 36 of Pattandur Agrahara Village, K. R. Puram Hobli, Bangalore South Taluk, Bengaluru, which is the Schedule Property herein, in favour of M/s. DBR's Realty Dream Pvt. Ltd. who in turn nominated M/s. AKME Rhine River Projects Limited as the buyer. The said M/s. Shreno Limited as Seller and M/s. DBR's Realty Dream Pvt. Ltd. as Confirmed Party sold the Schedule Property in favour



of the said M/s. AKME Rhine Projects Limited in terms of a Sale Deed dated 02/06/2009 registered as Document No.554/2009-10 in Book-I and stored in C.D.No.MDPD38, in the Office of the Sub-Registrar, Mahadevapura, Bengaluru and thus from the date of purchase said M/s. AKME Rhine River Projects Limited started enjoying the Schedule Property as absolute owners and their name came to be recorded as owner and khatedar in respect of the Schedule Property in the records of Bruhath Bengaluru Mahanagara Palike, Bengaluru as evidenced by the Khata Certificate and Extract both dated 18/07/2018. It is pertinent to note that the recitals in the Sale Deed, it is stated that the property described therein is delineated in the sketch annexed thereto but not annexed.

Portion of the Schedule Property i.e., properties measuring (1) 490 Sq. Mtrs., in Sy.No.30, (2) 560 Sq. Mtrs., in Sy.No.31 and (3) 910 Sq. Mtrs. in Sy.No.36 in all measuring 1960 Sq. Mtrs., approximately 20 Guntas were acquired for widening the Road from Vijayanagara (Gandhipura) Main Road to Veerasamy Reddy Layout via White Acres by Government of Karnataka vide its Order/ Notification dated 21/06/2016 bearing No.UDD/199/SFC/2016 as evidenced by the Paper Publication dated 31/01/2018 published on 05/02/2018 in Deccan Herald.

M/s. AKME Rhine River Projects Pvt. Ltd., taking into account the aforesaid acquisition and based on the area of land available in the Schedule Property, secured Development Plan in respect of property measuring 11 Acres 10 Guntas vide Work Order dated 20/09/2019 issued by the Bangalore Development Authority, Bengaluru and also secured Building License bearing No.BBMP/ADDL.DIR/JD NORTH/LP/0096/2019-20 issued by the Bruhath Bengaluru Mahanagara Palike, Bengaluru and pursuant to the same, the said M/s. AKME Rhine River Projects Private Limited in terms of a Relinquishment dated 31/05/2019 registered as Document No.942/2019-20 in Book-I and stored in C.D.No.BDAD349, in the Office of the Sub-Registrar, Bengaluru Development Authority, Bengaluru relinquished portion of the Schedule Property measuring 3829.50 Sq. Mtrs., towards the widening of the existing Roads on eastern and southern portions of the Schedule Property.



The said M/s. AKME Rhine River Projects Private Limited later changed its Name to M/s. Sandhya Rhine River Projects Private Limited as evidenced by the Certificate of Incorporation pursuant to change of name dated 12/04/2019 issued by The Registrar of Companies, Central Registration Centre, Delhi.

Later M/s. Sandhya Rhine River Projects Limited secured order for change of land use of Schedule Property to IT/BT purposes vide Modified Official Memorandum dated 01/08/2019 bearing No.ALN(EKHW)SR/02/19-20 issued by The Deputy Commissioner, Bengaluru District, Bengaluru and thus the Schedule Property became fit for IT/BT purposes.

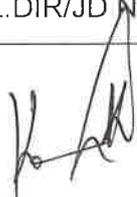
The said M/s. Sandhya Rhine Projects Private Limited in terms of a Joint Development Agreement dated 30/03/2023 registered as Document No.41/2023-24 in Book-I and stored in C.D.No.BDHD1271 in Book-I and stored in C.D.No.BDHD1271, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bengaluru, entrusted the Schedule Property to M/s. SBR Structures and on the same day the said M/s. Sandhya Rhine River Projects Private Limited in terms of a General Power of Attorney dated 30/03/2023 registered as Document No.03/2023-24 in Book-IV and stored in C.D.No.BDHD1271, in the Office of the Sub-Registrar, Shivajinagar (Bidarahalli), Bengaluru empowered M/s.SBR Structures to develop the Schedule Property into mixed use development and also to sell their share in the Schedule Property in favour of the intending buyers. The aforesaid M/s. Sandhya Rhine Projects Private Limited and M/s. SBR Structures have agreed to share the mixed use development in the ratios stated in the Joint Development Agreement. In the meantime, the Schedule Property had already come within the enlarged limits of Bruhath Bengaluru Mahanagara Palike, Bengaluru who assessed the same for municipal taxes and assigned with Municipal No.862/468/67, Sy.No.27, 30, 31, 35 and 36, Pattandur Agrahara, Whitefield Sub-Division, Municipal Ward No.83 of Kadugodi, Bengaluru and the name of M/s. Sandhya Rhine Projects Private Limited came to be recorded as owner and khatedar in respect of the Schedule Property in the records of Bruhath Bengaluru Mahanagara Palike, Bengaluru as evidenced by the Khata Certificate and Extract both dated 17/09/2024.



The said M/s. Sandhya Rhine River Projects Private Limited, however offered to sell the Schedule Property in favour of the M/s. SBR Structures in terms of an Agreement to Sell on 18/09/2024 registered as Document No.KRI-1-09494-2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form in the Office of the Sub-Registrar, Shivajinagar (Krishnarajapuram), Bangalore.

On compliance of the terms of the said Agreement to Sell, the said M/s.Sandhya Rhine River Projects Private Limited, completed sale of the Schedule Property in favour of M/s. SBR Structures, in terms of a Sale Deed dated 12/11/2024 registered as Document No.KRI-1-11549-2024-25 in Book-I and stored in Centralized Data Cell in Electronic Form in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore and since then M/s. SBR Structures started enjoying the Schedule Property as absolute owners. The rights of M/s. SBR Structures under the aforesaid Joint Development Agreement and Power of Attorney thereby stood merged with the superior ownership rights of M/s. SBR Structures in the Schedule Property.

In fact, pursuant to the powers conferred under the aforesaid Joint Development Agreement and the Power of Attorney and prior to purchase of the Schedule Property, the said M/s. SBR Structures, as Developers of Schedule Property, sought for sanction of a Development Plan for developing the Schedule Property with a Mixed Use Development majorly consisting of residential development and partly consisting of commercial development and the Bangalore Development Authority, in furtherance of executing a Relinquishment Deed dated 20/11/2023, registered on 22/11/2023 as Document No.BDA-1-02568-2023-24 in Book-I and stored in Centralized Data Cell in Electronic Form in the Office of the Additional District Registrar, Bangalore Urban District, Bangalore, portions of Schedule Property were relinquished for park and open space to an extent of 2926.33 Sq. Mtrs., and for proposed RMP 2015 Road to an extent of 3829.50 Sq. Mtrs., and subsequently the Bangalore Development Authority issued a Work Order bearing No.BDA/TDM/DLP-26/2018-19/2023/2023-24 dated 21/12/2023. Based upon the aforesaid Development Plan and the Work Order, the Bruhat Bangalore Mahanagara Palike sanctioned Building Construction Plans bearing No.BBMP/ADDL.DIR/JD NORTH/0041/2024-25 dated 01/10/2024 for construction of



'Residential Apartment Buildings' and Commercial Building. In further thereof the Bruhat Bangalore Mahanagara Palike sanctioned Licence and Sanctioned Plans bearing No.BBMP/ADDL.DIR/JD NORTH/0041/2024-25 dated 01/10/2024 for construction of 'Residential Apartment Buildings' and a Commercial Building.

Regarding revenue records, Records of Rights bearing R.R.Nos.29, 32, 33, 37 and 38 issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur as owner and khatedar in respect of the properties in Sy.Nos.27, 30, 31, 35 and 36 of Pattandur Agrahara Village during the relevant period of time. Records of Rights bearing R.R.Nos.272, 273, 274, 275 and 276 issued by the Revenue Authorities discloses that Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi purchased the properties in Sy.Nos.27, 30, 31, 35 and 36 from their Vendor in terms of Sale Deed registered as Document No.3832/1960-61.

Pahanies for the period between 1969-70 and 2013-14 in respect of Sy.No.27 measuring 07 Acres 33 Guntas and 1 Gunta of Kharab issued by the Revenue Authorities discloses the name of Sri.Poorna Bahadur, Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi, M/s. Alembic Glass Industries Limited as owners and khatedars in respect of the entire property during the relevant periods of time. Pahanies for the period between 1969-70 and 2013-14 in respect of Sy.No.30 measuring 06 Acres 39 Guntas issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur, Smt.Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi, M/s. Alembic Glass Industries Limited as owners and khatedars in respect of the entire property during the relevant periods of time. Pahanies for the period between 1969-70 and 2013-14 in respect of Sy.No.31 measuring 07 Acres 28 Guntas issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur, Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi, M/s. Alembic Glass Industries Limited as owners and khatedars in respect of the entire property during the relevant periods of time.

Pahanies for the period between 1969-70 and 2013-14 in respect of Sy.No.35 measuring 07 Acres 13 Guntas and 14 Guntas of Kharab issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur, Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi, M/s. Alembic Glass Industries Limited as owners and



khatedars in respect of the entire property during the relevant periods of time. Pahanies for the period between 1969-70 and 2013-14 in respect of Sy.No.36 measuring 07 Acres 02 Guntas issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur, Smt. Kanwarani Anand Kaur Bedi and Sri. Tika Ariduman Singh Bedi, M/s. Alembic Glass Industries Limited as owners and khatedars in respect of the entire property during the relevant periods of time.

Tippani in respect of Sy.No.27 issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur as Kardadar. Tippani in respect of Sy.No.30 issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur as Kardadar. Tippani in respect of Sy.No.31 issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur as Kardadar. Tippani in respect of Sy.No.35 issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur as Kardadar. Tippani in respect of Sy.No.36 issued by the Revenue Authorities discloses the name of Sri. Poorna Bahadur as Kardadar.

Akarband in respect of Sy.No.27 issued by the Revenue Authorities confirms the extent of the said property as 07 Acres 34 Guntas including 01 Gunta of Kharab. Akarband in respect of Sy.No.30 issued by the Revenue Authorities confirms the extent of the said property as 06 Acres 39 Guntas. Akarband in respect of Sy.No.31 issued by the Revenue Authorities confirms the extent of the said property as 07 Acres 28 Guntas.

Akarband in respect of Sy.No.35 issued by the Revenue Authorities confirms the extent of the said property as 07 Acres 27 Guntas. Akarband in respect of Sy.No.36 issued by the Revenue Authorities confirms the extent of the said property as 07 Acres 02 Guntas. Village Map of Pattandur Agrahara Village issued by the Revenue Authorities confirms the location of the said properties in Sy.Nos.27, 30, 31, 35 and 36 the said Village.

There are no tenancy claims in respect of the Schedule Property as evidenced by the Five Nil Tenancy Certificates all dated 26/03/2014 issued by the Tahsildar, Bengaluru. Endorsement dated 25/03/2014 issued by The Tahsildar, Bengaluru East Taluk, Bengaluru discloses that Index of Lands in respect of the properties in Sy.Nos.27, 30, 31, 35 and 36 are not available in his office. Endorsement dated 25/07/2018 issued by The Assistant Director of Land Records, Bengaluru East Taluk, Bengaluru addressed to



Assistant Director, Town Planning Division, Bengaluru, the Assistant Director of Land Records has filed a Joint Survey Sketch confirming the location of Kharab Lands including Nala and Cart-track etc., in the properties in Sy.Nos.27, 30, 31, 35 and 36 of Pattandur Agrahara Village.

Municipal Property taxes in respect of the Schedule Property for the period 2024-25 has been paid as evidenced by the Tax Paid Receipts issued by the Bruhath Bengaluru Mahanagara Palike, Bengaluru.

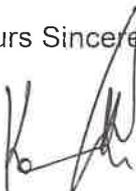
Encumbrance Certificates for the period between 01/01/1960 and 31/05/1989 and between 01/06/1989 and 31/03/2006 in respect of Sy.Nos.35 and 36 in all measuring 06 Acres 00 Guntas issued by the Jurisdictional Sub-Registrar reflects the transaction referred to above. Encumbrance Certificates for the period 01/06/1989 to 31/03/2004 in respect of each of the survey numbers i.e., Sy.No.27, 30, 31, 35 and 36 issued by the Jurisdictional Sub-Registrar reflects Nil encumbrance during the said period. Encumbrance Certificates for the period between 01/01/1960 and 31/05/1989 and between 01/06/1989 and 31/03/2006 in respect of Sy.Nos.27, 30, 31 and 36, issued by the Jurisdictional Sub-Registrar reflects the transaction referred to above. Encumbrance Certificates for the period between 01/04/2006 and 23/04/2008 in respect of Sy.Nos.27, 30, 31 and 36 issued by the Jurisdictional Sub-Registrar reflects NIL encumbrance during the said period. Encumbrance Certificate for the period between 01/04/2006 and 23/04/2008 in respect of Sy.Nos.35 and 36 issued by the Jurisdictional Sub-Registrar reflects NIL encumbrance during the said period. Encumbrance Certificate for the period between 17/10/2018 and 20/03/2019 in respect of Sy.Nos.27, 30, 31, 35 and 36 issued by the Jurisdictional Sub-Registrar reflects NIL Encumbrance during the said periods of time. Encumbrance Certificate for the period from 01/04/2004 to 22/02/2023 in respect of Sy.Nos.27, 30, 31, 35 and 36 issued by the Jurisdictional Sub-Registrar reflects NIL Encumbrance during the said periods of time. Encumbrance Certificates for the period from 17/05/2024 to 14/11/2024 in respect of Schedule Property reflects the transactions referred to above. It is suggested to obtain Encumbrance Certificate for the period from 22/02/2023 to 16/05/2024 with all entries.



Thus on the basis of the documents referred to above and representations made and subject to what is stated above, I am of the opinion that **M/s. SBR STRUCTURES** are the owners of the Schedule Property and its title to the same is clear and marketable and free from encumbrances during the periods referred to above in the Encumbrance Certificates. While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photocopies or extracts with that of the original documents. I have also assumed that copies of documents made available to me were/are properly authorised and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with records of the Jurisdictional Sub-Registrar, Revenue Authorities. I have not conducted any independent searches at the Courts or forums or Government Offices in relation to the Schedule Property in respect of any litigations. Further no responsibility will be accepted by me with regard to this opinion. This opinion is for the area available in the Schedule Property after taking into account the land acquired for road widening and the area relinquished for road widening. This Opinion is provided to you on the basis of recitals of the documents referred to above and representations and observations made etc., as aforesaid and further this opinion shall not be used as evidence in any courts or other forums or Government/Authorities.

All the documents sent to me are returned herewith.

Yours Sincerely,



(KUSUMA KAUSHIK),
Advocate.