



REPORT ON TITLE

ISSUED IN CONNECTION WITH:

ALL THE PIECE AND PARCEL OF THE LAND PARCELS COMPRISED IN SY NOS. 33, 34, 35, 36/3, 36/4, 36/2 AND 42 (P) ADMEASURING 6 ACRES 29 GUNTAS, SITUATED AT ALAHALLI VILLAGE, UTTARAHALLI HOBLI, BANGALORE SOUTH TALUK BANGALORE DISTRICT.

PREPARED FOR:

NCC URBAN INFRASTRUCTURE LIMITED

DATE:

DECEMBER 27 , 2019

PREPARED BY:

FOX MANDAL & ASSOCIATES,
SOLICITORS & ADVOCATES,
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Report on Title

INDEX

CHAPTER	PARTICULARS	Page Nos.
I	SCHEDULE OF PROPERTIES	
II	COPIES OF TITLE DOCUMENTS FURNISHED FOR SCRUTINY - SL. NOS. 1 TO ____	
III	TRACING OF THE TITLE	
IV	SEARCHES	
V	RECOMMENDATIONS	
VI	OUR OPINION	
IX	OUR UNDERSTANDING	
X	MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED	
XI	APPLICABLE ASSUMPTIONS AND DISCLAIMERS	
XII	CONTACT DETAILS	



Report on Title

I. SCHEDULE OF PROPERTIES

Item No. I Property:

All the piece and parcel of the lands bearing Sy. No..33, 34, 35, 36/3, 36/4 and 42 (P) measuring 4 Acres 29 Guntas situated in Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and bounded on:

East by : Anjanapura Road;
West by : Land in Sy. No.42 and Sy. No.58;
North by : Land in Sy. No. 36/2; and
South by : Land in Sy. No.31 and Sy. No.43.

[hereinafter referred to as "Item No. I Property". The boundaries have been derived from the Official Memorandum (Conversion Order) dated 07.01.2003 bearing no. BDis. ALN:SR(S):136/2002-03 issued by the Deputy Commissioner, Bangalore District.]

Item No. II Property:

All the piece and parcel of the lands bearing Sy.No.36/2 measuring 2 Acres situated in Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District and bounded on:

East by : Existing Tank Bund Road from Bangalore to Amruthnagar;
West by : Sy. Nos. 40 and 41;
North by : Portion of Sy. No. 36 belonging to Sharadamma (now Sy. No. 36/1);
South by : Portion of Sy. No. 36 belonging to Sharadamma (now Sy. Nos. 36/3 and 36/4).

[hereinafter referred to as Item No. II Property. The boundaries have been derived from the Sale Deed dated 20.09.1975 registered as document no.2771/1975-76 executed by Sharadamma w/o late B. Jayaram in favour of Applied Industrial Products Private Limited.]

III. COPIES OF TITLE DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DESCRIPTION OF DOCUMENTS
ITEM NO. I PROPERTY	
1.	Order dated 02.07.1969 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in Case No. 7 and 36/1959-60 filed by Sharadamma, granting occupancy rights to the said Sharadamma <i>inter alia</i> other parcels of land, with respect to the land in (i) Sy. No. 33 measuring 29 Guntas; (ii) Sy. No. 34 measuring 1 Acre 11 Guntas; and (iii) Sy. No. 36 measuring 5 Acres 09 Guntas;
2.	Order dated 02.07.1969 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in Case No.92/1959-60 filed by J. Surendra Reddy, granting occupancy rights to the said J. Surendra Reddy <i>inter alia</i> other parcels of land, with respect to the land in (i) Sy. No. 32 measuring 1 Acre 15 Guntas; (ii) Sy. No. 35 measuring 06 Guntas; and (iii) Sy. No. 42 measuring 4 Acres 09 Guntas;
3.	Record of Rights reflecting entries under Sl. No. 93 to 97 and 105 reflecting mutation of title with respect to the land in Sy. Nos. 32, 33, 34, 35, 36 and 42 in the names of Sharadamma and J. Surendra Reddy, pursuant to the orders passed in Case Nos. 7 & 36/1959-60 and 92/1959-60;
4.	Index of Lands with respect to Sy. Nos. 32, 33, 34, 35, 36 and 42, reflecting details of the holder of the said land parcels and extent;
5.	Sub-Division Sketch dated 19.03.1981 reflecting sub-division of land in Sy. No. 36 into 4 blocks, viz., 36/1, 36/2, 36/3 and 36/4 along with the Original Tippani and Hissa Survey;
6.	Last Will and Testament of Sharadamma w/o late B. Jayaram dated 10.07.1994;
7.	Death Certificate of Sharadamma w/o late B. Jayaram issued by the Anjanapura Grama Panchayat dated 20.11.1995 reflecting the date of death as 18.11.1995;
8.	Mutation Register Extract bearing no. 5/ 1995-96 reflecting mutation of title with respect to land comprised in Sy. Nos. 33 in the joint names of Vinatha M. Reddy and Vijitha Subbaiah; and 34, 36/3 and 36/4 in the joint names of S. Jayaram Reddy and S. Pratap Reddy, in terms of the Will of Sharadamma dated 10.07.1994;
9.	Notarized copy of the family tree of Sharadamma sworn in form of an Affidavit dated 16.03.1999 by J. Srinivasa Reddy s/o Late B. Jayaram, J. Surendra Reddy s/o Late B. Jayaram, S. Jayaram Reddy s/o J.Surendra Reddy, S. Pratap Reddy s/o J. Surendra Reddy and S. Venkatram Reddy s/o J. Srinivasa Reddy
10.	Official Memorandum (Conversion Order) dated 03.02.1999 bearing no. BDis. ALN:SR(S):195/1998-99 issued by the Deputy Commissioner, Bangalore District, whereby the land parcels comprised in Sy. Nos. 31, 40 to 48, 50, 53 to 69, 76 to 78, 80 and 90/2 totally admeasuring 63 Acres 17 Guntas have been converted from agricultural to non-agricultural residential use;
11.	Mutation Register Extract bearing No.1/ 2002-03 reflecting the Conversion Order dated 03.02.1999 bearing no. BDis. ALN:SR(S):195/1998-99;
12.	Change of Land Use Order dated 05.01.2002 bearing no. BDA/TPD:2288:2001-02, issued by Bangalore Development Authority with respect to Sy. Nos. 32, 35 and 42 (P) admeasuring 1 Acre 34 Guntas, permitting usage of land from residential to industrial;
13.	Change of Land Use Order dated 05.01.2002 bearing no. BDA/TPD:/2289:2001-02, issued by Bangalore Development Authority, usage of land measuring 2935.05 sq.mt (29 Guntas) in Sy. No. 33, permitting usage of land from residential to industrial;
14.	Change of Land Use Order dated 05.01.2002 bearing no. BDA/TPD:2290:2001-02, issued by Bangalore Development Authority, usage of land measuring 2 Acres 04 Guntas or 18501.48 sq.mt in Sy. Nos. 34, 36/3 and 36/4, permitting usage of land from residential to industrial;

Report on Title

15.	Official Memorandum (Conversion Order) dated 07.01.2003 bearing no. BDis. ALN:SR(S):136/2002-03 issued by the Deputy Commissioner, Bangalore District, whereby the land parcels comprised in Sy. Nos. 32, 33, 34, 35, 36/3, 36/4 and 42(P) admeasuring 4 Acres 29 Guntas have been converted from agricultural to non-agricultural industrial use, along with Conversion Sketch;
16.	Mutation Register Extract bearing No.07/2005-06 reflecting the conversion of Item No. I Property.
17.	Partition Deed dated 02.08.2005 registered as document no.9517/2005-06 executed between J. Srinivasa Reddy, S. Venkatarama Reddy, Vijitha Subbaiah, Vinatha M Reddy (First Party) and J. Surendra Reddy, S. Jayarama Reddy, S. Pratap Reddy (Second Party) with respect to all the properties owned by them collectively.
18.	Deed of Exchange dated 01.03.2007 registered as document no.KEN-1-38810-2006-07 executed amongst J. Surendra Reddy, Vinatha M. Reddy and Vijitha Subbaiah;
19.	Partition Deed dated 16.11.2012 registered as document no.KEN-1-08056-2012-13 executed amongst J. Surendra Reddy and his sons, viz., Jayaram Reddy and Pratap Reddy;
20.	Family Tree of J. Surendra Reddy sworn in by J. Surendra Reddy reflecting details of his wife and children;
21.	Memorandum of Deposit of Title Deeds dated 24.08.2005 registered as document no.11287/2005-06 executed by (1) J. Surendra Reddy (2) S. Jayaram Reddy (3) Pratap Reddy (4) Vinatha.M. Reddy and (5)Vijitha Subbaiah (No.3, 4 and 5 represented by their GPA Holder, J. Surendra Reddy) in favour of State Bank of India, IFB Branch, Bangalore with respect to Item No. I and II Property;
22.	Deed of mortgage by Deposit of Title Deeds dated 07.09.2006 registered as document no. 21791/2006-07 executed by M/s. Promac Engineering Industries Ltd as the First Party, (1) J. Surendra Reddy (2) S. Jayaram Reddy (3) Pratap Reddy (4) Vinatha.M. Reddy and (5)Vijitha Subbaiah (No.3, 4 and 5 represented by their GPA Holder, J. Surendra Reddy) as the Second Party in favour of State Bank of India, IFB Branch, Bangalore and State Bank of Travancore, IFB Branch, Bangalore with respect to Item No. I and II Property amongst other properties;
23.	Lease Deed dated 01.04.2007 registered as document no.142/2007-08 executed by J. Surendra Reddy, S. Jayarama Reddy and S. Pratap Reddy in favour of Promac Engineering Industries Ltd wherein Item No.I and II Properties were leased out in favour of Promac Engineering Industries Ltd;
24.	Memorandum confirming the extension of Equitable Mortgage dated 20.01.2016 executed by M/s. Promac Engineering Industries Ltd represented by its director, Jayaram Reddy, J. Surendra Reddy, Jayarama Reddy and Pratap Reddy(Mortgagors) in favour of State Bank of India, Mid-Corporate Branch, St. Marks Road, Bangalore;
25.	Karnataka Revision Settlement Akarbandh with respect to Sy. Nos. 32, 33, 34, 35, 36/3, 36/4 and 42;
26.	The village map of Alahalli (Avalahalli) Village;
27.	Tax Paid Receipt dated 01.03.2018 for the period 2017-18 paid by J. Surendra Reddy, S. Jayarama Reddy and S. Pratap Reddy to BBMP, Revenue Department with respect to Sy.Nos.32, 34, 35, 36/3, 36/4 and 42 (P) bearing PID No. 1487;
28.	Tax Paid Receipt dated 01.03.2018 for the period 2017-18 by J. Surendra Reddy to BBMP, Revenue Department with respect to Sy.No.33 bearing PID No. 1487/1;
29.	Letter dated 12.03.2007 bearing D.P.P.No.09/2006-07 issued by the office of the Doddakallasandra Grama Panchayat confirming that khata bearing no. 1487/1 with respect to Sy. No. 33 stands in the name J. Surendra Reddy;
30.	The House Tax Demand Register Extract issued by the Doddakallasandra Grama Panchayath reflecting the name of J. Surendra Reddy as the owner of land in Sy. No. 33 and that khata bearing no. 1487/1 has been allotted to the said land parcels;

Report on Title

31.	Letter dated 12.03.2007 bearing D.P.P.No.10/2006-07 issued by the office of the Doddakalasangra Grama Panchayat confirming that khata bearing no. 1487 with respect to Sy. Nos. 32, 34, 35, 36/3, 36/4 and 42 (P) stands in the name J. Surendra Reddy, Jayaram Reddy and Pratap Reddy;
32.	The House Tax Demand Register Extract issued by the Doddakalasangra Grama Panchayath reflecting the joint names of J. Surendra Reddy, S. Jayaram Reddy and S. Pratap Reddy as the owners of land in Sy. Nos. 32, 34, 35, 36, 36/3, 36/4 and 42 and that khata bearing no. 1487 has been allotted to the said land parcels;
33.	The Record of Rights, Tenancy and Crops (RTC) for Sy. Nos. 32, 33, 34, 35, 36/3, 36/4 and 42; and
34.	Encumbrance Certificates Sy. Nos. 32, 33, 34, 35, 36/3, 36/4 and 42.
ITEM NO. II PROPERTY	
35.	Order dated 02.07.1969 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in Case No. 7 and 36/1959-60 filed by Sharadamma, granting occupancy rights to the said Sharadamma <i>inter alia</i> other parcels of land, with respect to the land in (i) Sy. No. 33 measuring 29 Guntas; (ii) Sy. No. 34 measuring 1 Acre 11 Guntas; and (iii) Sy. No. 36 measuring 5 Acres 09 Guntas;
36.	Record of Rights entry under Sl. No. 97 reflecting mutation of title with respect to the land in Sy. No. 36 in the name of Sharadamma, pursuant to the orders passed in Case Nos.7 and 36/1959-60;
37.	Index of Lands with respect to Sy. No. 36 reflecting the details of Sharadamma as the land holder and its extent as 5 Acres and 09 Guntas;
38.	Official Memorandum (Conversion Order) dated 16.02.1974 bearing no. BDis. ALN:SR:342/1974-75 issued by the Deputy Commissioner, Bangalore District whereby the land parcel comprised in Sy. No. 36 admeasuring 2 Acres has been converted from agricultural to non-agricultural industrial use;
39.	Conversion Certificate bearing No. ALN SR 3067/1974-75 in support of the Official Memorandum (Conversion Order) dated 16.02.1974 bearing no. BDis. ALN:SR:342/1974-75 issued by the Deputy Commissioner, Bangalore District along with conversion sketch;
40.	Sale Deed dated 20.09.1979 registered as document no. 2771/1975-76 executed by Sharadamma in favour of Applied Industrial Products Private Limited;
41.	Certificate of Incorporation of Applied Industrial Products Private Limited;
42.	Fresh certificate of incorporation issued by the Registrar of Companies in the name of Promac Engineering Industries Limited pursuant to change of name along with the Memorandum and Articles of Association
43.	Extract of the Company Master Data of Promac Engineering Industries Limited as available on the website of the Ministry of Corporate Affairs reflecting the current directors of the company
44.	Trade License Renewal Certificate bearing License No. BO27196746154369474 issued by the Bruhat Bangalore Mahanagara Palike;
45.	The Karnataka Revision Settlement issued by the Department of Land Records; Bangalore for Sy.No.36/2 which reflects its extent as 2 Acres with no kharab.
46.	Sub-Division Sketch dated 19.03.1981 reflecting sub-division of land in Sy. No. 36 into 4 blocks, viz., 36/1, 36/2, 36/3 and 36/4 along with the Original Tippani and Hissa Survey;
47.	Village map of Alahalli (Avalahalli) Village;
48.	Tax Paid Receipt dated 01.03.2018 for the period 2017-18 by Promac Engineering Industries Limited to BBMP, Revenue Department with respect to Sy.No.36/2 having PID No. 16/2-1487;
49.	Letter dated 12.01.2007 bearing D.P.P.No.16/2006-07 issued by the Doddakalasangra Grama Panchayat confirming that 2 Acres of land in Sy. No.36 is in the name of Promac Engineering Industries Limited;



Report on Title

50.	The House Tax Demand Register Extract issued by the Doddakallasandra Grama Panchayath reflects the name of Promac Engineering Industries Limited as the owner of land in Sy. No. 36/2;
51.	The Record of Rights, Tenancy and Crops (RTC) for Sy. No.36 and Sy. No. 36/2;
52.	Encumbrance Certificate with respect to Sy. No.36/2 for the period 01.04.1959 to 17.05.2019.
DOCUMENTS OBTAINED AS PART OF OUR PERSONAL SEARCHES:	
53.	Encumbrance Certificate with respect to Sy.No.36/2 for the period 01.04.1988 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 01.08.2019 and 02.08.2019 to 11.12.2019;
54.	Encumbrance Certificate with respect to Sy.No.33, 34, 35, 36/3, 36/4 and 42(P)for the period 01.04.1988 to 31.05.1989, 01.06.1989 to 31.03.2004, 01.04.2004 to 01.08.2019 and 02.08.2019 to 11.12.2019;
55.	Endorsement dated 16.08.2019 bearing No. KHB/LAQ/ 182/2019-20 issued by the Karnataka Housing Board provides that Survey No. 33, 34, 35, 36/2, 36/3, 36/4 and 42 situated at Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District;
56.	Letter dated 05.08.2019 issued by the Bangalore Metro Rail Corporation addressed to the Special Land Acquisition Officer, Karnataka Industrail Area Development Board;
57.	Letter dated 04.12.2018 bearing no. KIADB/LAQ-2/1763/2019-20 issued by the Karnataka Industrial Area Development Board confirming that there are no acquisition proceedings pending/initiated in connection with the land comprised in Survey No. 33, 34, 35, 36/2, 36/3, 36/4 and 42 situated at Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District;
58.	Letter dated 20.08.2019 bearing no. LAQ/Na.Hi/___/CR/25/2019-20 issued by the Office of the Special Acquisition and Competent Authority, National Highway Authority of India confirming that there are no acquisition proceedings pending/initiated in connection with the land comprised in Survey No. 33, 34, 35, 36/2, 36/3, 36/4 and 42 situated at Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District;



Report on Title

IV. TRACING OF THE TITLE

On review and corroborative study of the documents as indexed above, it is noted that:

Item No. I Property:

1. *Vide* an Order dated 02.07.1960 of the Special Deputy Commissioner for Inam's Abolition passed under Section 9 of the Mysore (Personal and Miscellaneous) Inam's Abolition Act, 1954 passed in Case Nos. 7 & 36/59-60 (*attached hereto as document no. ___*), *inter alia* other parcels of land comprised in other survey numbers of Avalahalli Village, Sharadamma w/o late B Jayaram has been recognized as the Inamdar and registered as the Occupant of the following land parcels:

Sy. No.	Extent
33	29 Guntas
34	1 Acre 11 Guntas
36	5 Acres 09 Guntas

2. Record of Rights under Sl. Nos. 94, 95 and 97 reflects the name of the said Sharadamma w/o late B Jayaram as the holder in possession of the land parcels in Sy. Nos. 33, 34 and 36 respectively as a Jodidhar (*attached hereto as document no. ___*);
3. Index of Land with respect to Sy. No. 33, 34 and 36 reflects that land in: (i) Sy. No. 33 measuring 29 Guntas; (ii) Sy. No. 34 measuring 1 Acre 11 Guntas excluding 2 Guntas of kharab; and (iii) Sy. No. 36 measuring 5 Acres 09 Guntas, is registered in the name of J. Sharadamma w/o late B. Jayaram, and also reflects the Record of Rights entries as stated above (*attached hereto as document no. ___*);
4. Similarly, *vide* an Order dated 02.07.1960 of the Special Deputy Commissioner for Inam's Abolition passed under Section 9 of the Mysore (Personal and Miscellaneous) Inam's Abolition Act, 1954 in Case No. 92/59-60 (*attached hereto as document no. ___*), *inter alia* other parcels of land comprised in other survey numbers of Avalahalli Village, J. Surendra Reddy s/o late B Jayaram has been recognized as the Inamdar and registered as the Occupant of the following lands parcels:

Sy. No.	Extent
32	1 Acre 15 Guntas
35	06 Guntas
42	4 Acres 09 Guntas

Report on Title

5. Record of Rights under Sl. Nos. 93, 96 and 105 reflects the name of J. Surendra Reddy s/o late B. Jayaram as the holder in possession of the land parcels in Sy. Nos. 32, 35 and 42 respectively as a Jodidhar (*attached hereto as document no. ___*);
6. Index of Land with respect to Sy. Nos. 32, 35 and 42 reflects that land in: (i) Sy. No. 32 measuring 1 Acre 15 Guntas excluding 1 Gunta of kharab; (ii) Sy. No. 35 measuring 06 Guntas excluding 2 Guntas of kharab; and (iii) Sy. No. 42 measuring 4 Acres 09 Guntas excluding 1 Gunta of kharab, is registered in the name of J. Surendra Reddy s/o late B. Jayaram, and also reflects the Record of Rights entries as stated above (*attached hereto as document no. ___*);
7. In pursuance to devolvement of title as stated above, the land in Sy. Nos. 32, 33, 34, 35, 36 and 42 came to be owned by Sharadamma w/o late B. Jayaram and her son J. Surendra Reddy s/o late B. Jayaram, in the manner detailed below:

Sy. Nos.	Name of Owner	Extent
Sy. No. 32	J. Surendra Reddy	1 Acre 15 Guntas
Sy. No. 33	Sharadamma	29 Guntas
Sy. No. 34	Sharadamma	1 Acre 11 Guntas
Sy. No. 35	J. Surendra Reddy	06 Guntas
Sy. No. 36	Sharadamma	5 Acres 09 Guntas
Sy. No. 42	J. Surendra Reddy	4 Acres 09 Guntas

8. The said Sharadamma w/o late B. Jayaram, with an intention of bequeathing her properties in favour of her grandchildren, has got the land in Sy. No.36 measuring 5 Acres 09 Guntas surveyed and bifurcated into 4 blocks, viz., 36/1, 36/2, 36/3 and 36/4; the said bifurcation of Sy. No. 36 is reflected in the sub-division sketch dated 19.03.1981 (*attached hereto as document no. ___*), which document also reflects that the Phodi has been done as per the Order of the Tahshildar bearing no. ALNSR 75/77-78. As further noted from the Hissa Survey/Record of Rights attached to the Sub-Division Sketch the extent of land in the sub-divided survey numbers are as follows:

Sy. Nos.	Extent
Sy. No. 36/1	2 Acres 18 Guntas
Sy. No. 36/2	2 Acres
Sy. No. 36/3	25 Guntas
Sy. No. 36/4	06 Guntas

Note: We had sought for the Phodi Order of the Tahshildar bearing no. ALNSR 75/77-78, with respect to sub-division of land in Sy. No. 36 along with the related mutation register extract and have been informed that the same is not available.

Report on Title

9. Under her Last Will and Testament dated 10.07.1994, the said Sharadamma w/o late B. Jayaram (“**Sharadamma’s Will**”) has bequeathed properties owned by her in favour of her 3 daughters and grandchildren (being children of her two sons, viz., J. Srinivasa Reddy and J. Surendra Reddy). *Inter alia* other movable and immovable properties, the land parcels comprised in Sy. Nos. 33, 34, 36/3 and 36/4 and forming part of Item No. I Property, was bequeathed in the following manner:

Sy. Nos.	Extent	Beneficiary
Sy. No. 33	29 Guntas	Jointly in favour of Vinatha M. Reddy and Vijitha Reddy (daughters of J. Srinivasa Reddy)
Sy. No.34	1 Acre 13 Guntas (including 02 Guntas of Kharab)	Jointly in favour of Jayaram Reddy and Pratap Reddy (sons of J. Surendra Reddy)
Sy. No.36/3	25 Guntas	Jointly in favour of Jayaram Reddy and Pratap Reddy (sons of J. Surendra Reddy)
Sy. No. 36/4	06 Guntas	Jointly in favour of Jayaram Reddy and Pratap Reddy (sons of J. Surendra Reddy)

10. Upon the demise of Sharadamma, w/o late B. Jayaram Reddy on 18.11.1995, as also evidenced from the death certificate dated 20.11.1995 issued by the Anjanapura Village Panchayat (*attached hereto as document no. ___*), the beneficiaries under Sharadamma’s Will, being her grandchildren, acquired the right title and interest to the immovable properties bequeathed in their favour. Mutation Register Extract bearing No.5/1995-96 (*attached hereto as document no. ___*) reflects the mutation of title in favour of each of the beneficiaries, and the same is in line with what is stated under para 9 above;
11. The notarized copy of the family tree of Sharadamma (*attached hereto as document no. ___*) sworn in form of an Affidavit dated 16.03.1999 by J. Srinivasa Reddy s/o Late B. Jayaram, J. Surendra Reddy s/o Late B. Jayaram, S. Jayaram Reddy s/o J.Surendra Reddy, S. Pratap Reddy s/o J. Surendra Reddy and S. Venkatram Reddy s/o J. Srinivasa Reddy reflect that the said Sharadamma d/o late T.Muniswamappa was married to one late B. Jayaram and from their wedlock, they had four children, (1) J. Srinivasa Reddy (son) who has three children, namely, Vinatha Reddy, Vijitha Reddy and S. Venkatram Reddy; (2) Susheela Reddy (daughter) (3) Shakuntala Reddy (daughter) (4) J. Surendra Reddy who has two children, namely, S. Jayaram Reddy and S. Pratap Reddy. It is observed that, while Sharadamma’s Will reflects that the said Sharadamma had 3 daughters, the Family Tree sworn in the form of an Affidavit dated 16.03.1999 reflects details of only 2 daughters of Sharadamma and the name of the other daughter Saroja Reddy has not been reflected.

Report on Title

Note: We had sought for either a probate or a succession certificate obtained for the Will dated 10.07.1994 executed by Sharadamma w/o late B. Jayaram and have been informed no Probate has been sought for in connection with Sharadamma's Will.

12. Upon an application made by J. Srinivasa Reddy and J. Surendra Reddy, an Official Memorandum (Conversion Order) dated 03.02.1999 bearing no. BDis. ALN:SR(S):195/1998-99 was issued by the Deputy Commissioner, Bangalore District (*attached hereto as document no. ___*), whereby the land parcels comprised in Sy. Nos. 31, 40 to 48, 50, 53 to 69, 76 to 78, 80 and 90/2 totally admeasuring 63 Acres 17 Guntas have been converted from agricultural to non-agricultural residential use. Mutation Register Extract bearing No.1/ 2002-03 (*attached hereto as document no. ___*) reflects the above conversion. It is pertinent to note here that amongst the lands converted under the aforesaid Official Memorandum dated 03.02.1999, land bearing Sy. No.42 measuring 4 Acres 09 Guntas has also been converted from agricultural to non-agricultural residential use. However, subsequently, 12 Guntas of Sy. No. 42 has again been converted to non-agricultural industrial use vide Official Memorandum (Conversion Order) dated 07.01.2003 bearing no. BDis. ALN:SR(S):136/2002-03;
13. Pursuant to applications made by J. Surendra Reddy, Jayaram Reddy & Pratap Reddy, Vinitha Reddy & Vijitha Subbaiah, the usage of land parcels comprised in Item No. I Property falling under the residential zone as per the Comprehensive Development Plan of Bangalore Development Authority, have been approved to be changed to industrial use, whereby industrial activities with respect to manufacture of machinery and handling equipment are permitted to be carried out therefrom. Details of the Change of Land Use approvals obtained in connection with each of the land parcels comprised in Item No. I Property are as follows:

Sy. Nos. and extent	Details of the Change of Land Use Order and the applicant
Sy. Nos. 32, 35 and 42(P) admeasuring 1 Acre 34 Guntas	Commencement Certificate (Change of Land Use Order) dated 05.01.2002 bearing no. BDA:TPD:2288:2001-02, issued by Bangalore Development Authority, issued in the name of J. Surendra Reddy (<i>attached hereto as document no. ___</i>)
Sy. No. 33 measuring 29 Guntas (2,935.05 sq. mtrs.)	Commencement Certificate (Change of Land Use Order) dated 05.01.2002 bearing no. BDA:TPD:2289:2001-02, issued by Bangalore Development Authority, issued in the joint names of Vinitha Reddy and Vijitha Subbaiah (<i>attached hereto as document no. ___</i>).
Sy. Nos. 34, 36/3 and 36/4 admeasuring 2 Acres 04 Guntas (18,501.48 sq. mtrs.)	Commencement Certificate (Change of Land Use Order) dated 05.01.2002 bearing no. BDA:TPD:2290:2001-02, issued by Bangalore Development Authority, issued in the joint

Report on Title

	names of Jayaram Reddy and Pratap Reddy (attached hereto as document no. ____).
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14. Upon seeking approval for change of land use from residential to industrial usage, the said J. Surendra Reddy, Jayaram Reddy & Pratap Reddy, Vinitha Reddy & Vijitha Subbaiah, have sought for conversion of Item No. I Property from agricultural to non-agricultural industrial use and have obtained conversion of the land parcels comprised in Item No. I Property admeasuring 4 Acres 29 Guntas, *vide* an Official Memorandum (Conversion Order) dated 07.01.2003 bearing no. BDis. ALN:SR(S):136/2002-03 issued by the Deputy Commissioner, Bangalore District, with a further direction that the converted land parcels shall only be used for the purpose of carrying on industrial activities and permission would have to be sought if any other activity was to be carried on therein. Further, it is noted that the 05 Guntas of 'A' kahrab land comprised in Sy. Nos. 32, 34 and 35, upon payment of requisite fees, have been regularized and converted for industrial use. The conversion sketch attached to the aforementioned order reflects the same (attached hereto as document no.____). Further, Mutation Register Extract bearing No.07/2005-06 (attached hereto as document no.____) reflects details of the aforesaid Official Memorandum dated 07.01.2003 with respect to Item No. I Property. The extent of land converted in each of the Sy. Nos. forming part of Item No. I Property is as follows:

Sy. Nos.	Extent
Sy. No. 32	1 Acre 16 Guntas (including 01 Gunta of Kharab)
Sy. No. 33	29 Guntas
Sy. No.34	1 Acre 13 Guntas (including 02 Guntas of Kharab)
Sy. No. 35	08 Guntas (including 02 Guntas of Kharab)
Sy. No.36/3	25 Guntas
Sy. No. 36/4	08 Guntas [Note: As per the Sub-Division Oder with respect to Sy. No. 36, the extent of land comprised in 36/4 is 06 Guntas, also the land bequeathed in favour of Jayaram and Pratap under Sharadamma's Will is 06 Guntas; the Settlement Akarbadh and RTC also reflects the extent of land in Sy. No. 36/4 as 06 Guntas without any kharab annexed thereto. The Conversion Sketch attached to the Conversion Order also reflects the extent of land in Sy. No. 36/4 as 06 Guntas. However, the extent of land mentioned under the Conversion Order is 08 Guntas in 36/4. In this regard we have been informed that this is an inadvertent typographical error and the same shall be rectified and the rectified copy of the Official Memorandum shall be made available.]
Sy. No. 42	12 Guntas
Total extent	4 Acres 29 Guntas

15. Partition Deed dated 02.08.2005 registered as document no.9517/2005-06 (attached hereto as document no.____) executed between (1) J. Srinivasa Reddy s/o late B. Jayarama Reddy, (2) S. Venkatarama Reddy s/o J. Srinivasa Reddy (3)Vijitha Subbaiah d/o J. Srinivasa Reddy (4) Vinatha M Reddy s/o J. Srinivasa Reddy (First Party) and (5) J. Surendra Reddy s/o late



Report on Title

B. Jayarama Reddy (6) S. Jayarama Reddy s/o J. Surendra Reddy and (7) S. Pratap Reddy s/o J. Surendra Reddy (Second Party). Under this partition deed, all the lands owned by each of the parties were partitioned amongst themselves as they were intermingled thereby restricting access to the same in the manner stated therein.

Note: We had sought for the Mutation Register Extract to reflect the above Partition Deed dated 02.08.2005 and have been informed that the same is not available.

16. Under a Deed of Exchange dated 01.03.2007 registered as document no.KEN-1-38810-2006-07 (*attached hereto as document no.____*), executed between J. Surendra Reddy and Vinatha Reddy & Vijitha Subbaiah, it has been mutually agreed that the said Vinatha Reddy and Vijitha Subbaiah shall in exchange of receiving the absolute right, title and interest in one residential Flat No. 8 situated on the first floor of Block No.13 (named as Block No. 12) having a built-up area of 1250 sq.ft comprising of 3 bedrooms in Nandi Garden Apartments- Sector- II, Alahalli, Anjanapura Post, Bangalore-560062, have agreed to transfer the absolute right, title and interest the land comprised in Sy. No. 33 measuring 29 Guntas, that has been jointly owned by the said Vinitha Reddy and Vijitha Subbaiah, in favour of J. Surendra Reddy.
17. From the contents of the said Deed of Exchange dated 01.03.2007 it is noted that:
 - (i) J. Surendra Reddy and his brother, J. Srinivasa Reddy had been granted land parcels in Sy. Nos. 12(a), 12(b), 23, 24, 25/1 and 25/2 totally measuring an area of 16 Acres 08 Guntas by the Special Deputy Commissioner in Inam Abolition Case Nos.37 & 91/1959-60 and Case No.92/1959-60 *vide* order dated 02.07.1960;
 - (ii) The Deputy Commissioner, Bangalore District, thereafter by his order dated 17.02.1998 bearing No.ALN.SR (S)/204/1997-98 permitted the conversion of the said lands on payment of requisite fees;
 - (iii) The said J. Surendra Reddy along with his sons and his brother, J. Srinivasa Reddy along with his children entered into a Development Agreement with Nandi Housing Private Limited for the development of the land parcels comprised in Sy. Nos. 12(a), 12(b), 23, 24, 25/1 and 25/2 admeasuring 16 Acres 18 Guntas, into a residential development under the name and style of “*Nandi Garden Apartments*”. As per the terms of the Development Agreement, J. Surendra Reddy along with his family members and his brother, J. Srinivasa Reddy along with his children became entitled to retain for themselves or to convey to prospective purchasers, apartment units equivalent to 11.5 % rights of the total built-up area along with proportionate undivided rights in the common areas and the development land;



Report on Title

- (iv) Accordingly, thereafter, J. Srinivasa Reddy and his children as one party, and J. Surendra Reddy and his children as another party, executed a Partition Deed dated 02.08.2005 registered as document no. BNG(U)/KNGR/9517/2005-06, dividing the unsold flats that they were entitled to in terms of the Development Agreement, in Nandi Garden Apartments and other properties owned by both the J. Srinivas Reddy and J. Surendra Reddy;
- (v) J. Surendra Reddy and his children, thereafter, executed amongst themselves, another Partition Deed dated 25.10.2005 registered as document no. BNG(U)/KNGR/16221/2005-06 dividing their share of unsold built-up area in furtherance to the Partition Deed dated 02.08.2005 registered as document no. BNG(U)/KNGR/9517/2005-06. By virtue of the same, J. Surendra Reddy became the absolute owner of 311.87 sq. ft. of undivided share in the land in Block No.13 (named as Block No.12) together with the Flat No. 8 in Block No.13 (named as Block No.12) known as Bhavapriya Block having a built-up area of 1250 Sq. Ft., in the First Floor comprising of 3 bedrooms situated at Nandi Garden Apartments- Sector- II, Alahalli, Anjanapura Post, Bangalore-560062;

18. In pursuance to the execution of the Deed of Exchange dated 01.03.2007 registered as document no.KEN-1-38810-2006-07, J. Surendra Reddy acquired absolute right and title to the land parcels comprised in Sy. No. 33 measuring 29 Guntas, and accordingly, the said J. Surendra Reddy became the absolute owner in possession of the following land parcels in Alahalli Village:

Sy. Nos.	Extent
32	1 Acre 15 Guntas
33	29 Guntas
35	06 Guntas
42	4 Acres 09 Guntas

Note: We had sought for the Mutation Register Extract under which the title with respect to land parcels comprised in Sy. Nos. 32, 33, 35 and 42 have been mutated in the name of J. Surendra Reddy and have been informed the mutation of title has not been updated in the Revenue Records.

19. Thereafter, under a Partition Deed dated 16.11.2012 registered as document no. KEN-1-08056-2012-13(attached hereto as document no.__), executed amongst J. Surendra Reddy and his sons, viz., Jayaram Reddy and Pratap Reddy, the 4 Acres and 29 Acres of land comprised in Sy. Nos. 32, 33, 34, 35, 36/3, 36/4 and 42 (P) being the Item No. I Property were partitioned amongst them for better utilization of the same; accordingly, Item No. I Property was partitioned amongst J. Surendra Reddy,



Report on Title

Jayaram Reddy and Pratap Reddy and their entitlement/share in Item No. I Property is as follows:

Sy. No.	Extent	Allotted to the share of
34, 35, 36/3, 36/4 and 42(P)	2 Acres 29 Guntas	J. Surendra Reddy
32 (P) and 33	1 Acre	Jayaram Reddy
32 (P)	1 Acre	Pratap Reddy

Note: We have sought for the Mutation Register Extract to reflect mutation of title with respect to Item No. I Property in the names of J. Surendra Reddy, Jayaram Reddy and Pratap Reddy as per the Partition Deed dated 16.11.2012 and are informed that mutation of title has not been updated and recorded in the Revenue Records.

20. Notarized Family Tree of J. Surendra Reddy sworn by J. Surendra Reddy himself, before a Notary Public (*attached hereto as document no. ___*), reflects that, J. Surendra Reddy is the head of the family, and is married to Renuka S. Reddy and from their wedlock, they have two sons, namely:
- Jayaram S. Reddy - married to Nithya Lakshmi Reddy and having two children, viz., Kunal Reddy and Keerthana Reddy; and
 - Pratap S. Reddy;
21. Memorandum of Deposit of Title Deeds dated 24.08.2005 (*attached hereto as document no. ___*) registered as document no.11287/2005-06 executed by (1) J. Surendra Reddy (2) S. Jayaram Reddy (3) Pratap Reddy (4) Vinatha. M. Reddy and (5)Vijitha Subbaiah (Sl. No.3, 4 and 5 represented by their GPA Holder, J. Surendra Reddy) in favour of State Bank of India, IFB Branch, Bangalore with respect to Item No. I and II Property. The aforementioned parties being the absolute owners of Item No. I and Item No. II Properties have deposited the title deeds as personal guarantors for the credit facilities availed of by Promac Engineering Industries Limited;

Note: We have sought for GPA executed by Sl. No.3, 4 and 5 in favour of J. Surendra Reddy and have not been provided with the same. Copies of the Mortgage documents executed in connection with a Loan Facility sanctioned in favour of Promac Engineering whereunder Item No. I and II Properties have been offered as security and have not been provided with the said mortgage documents.

22. Deed of Mortgage of Deposit of Title Deed dated 07.09.2006 (*attached hereto as document no. ___*) registered as document no. 21791/2006-07 executed by Promac Engineering Industries Limited as the First Party, (1) J. Surendra Reddy (2) S. Jayaram Reddy (3) Pratap Reddy (4) Vinatha.M. Reddy and (5)Vijitha Subbaiah (No.3, 4 and 5 represented by their GPA Holder, J. Surendra Reddy) as the Second



Report on Title

Party in favour of State Bank of India, IFB Branch, Bangalore and State Bank of Travancore, IFB Branch, Bangalore (Mortgagees) with respect to Item No. I and II Properties amongst other properties. The First Party, i.e., Promac Engineering Industries Limited was granted certain credit facilities by the Mortgagees which have been enhanced under this Memorandum of Deposit of Title Deed;

Note: We have sought for status of the said mortgage created in terms of the Memorandum of Deposit of Title Deed dated 07.09.2006 and have not been provided with information in this regard, nor have been provided with Discharge Deed. Therefore, the status of mortgage created under the Memorandum of Deposit of Title Deed dated 07.09.2006 to be ascertained.

23. Lease Deed dated 01.04.2007 registered as document no.142/2007-08 (*attached hereto as document no. ___*) executed by J. Surendra Reddy, S. Jayarama Reddy and S. Pratap Reddy in favour of Promac Engineering Industries Ltd wherein Item No.I and II Properties were leased out in favour of Promac Engineering Industries Limited. *Form the aforesaid Lease Deed dated 01.04.2007 it is observed that the term of lease granted thereunder expires on 31.03.2012. In this regard, we have sought for information if the said terms of lease has been extended/renewed and have not been provided with any information;*

24. Memorandum Confirming The Extension Of Equitable Mortgage dated 20.01.2016 (*attached hereto as document no. ___*) executed by Promac Engineering Industries Limited represented by its director, Jayaram Reddy along with J. Surendra Reddy, Jayarama Reddy and Pratap Reddy (Mortgagors) in favour of State Bank of India, Mid-Corporate Branch, St. Marks Road, Bangalore reflects that the Mortgagors had deposited the title documents on 26.03.2005 with respect to Item No. I and II Properties, amongst other properties owned by them to secure the repayment of Rs. 37 Crores availed from SBI. The said mortgage was extended from time to time, the last being on 29.01.2014 to secure the credit facilities aggregating to an amount of Rs. 339 Crores and 60 Lakhs granted by SBI, Axis Bank Ltd and Standard Chartered Bank on a pari passu basis;

Note: The Memorandum Confirming The Extension Of Equitable Mortgage dated 20.01.2016 mentions several other mortgage documents executed by Promac Engineering Industries Limited, J. Surendra Reddy, Jayarama Reddy and Pratap Reddy executed in favour of SBI, Axis Bank Ltd and Standard Chartered Bank, we have sought for the said mortgage document and have not been provided with the same. The status of mortgages mentioned under the said Memorandum Confirming The Extension Of Equitable Mortgage dated 20.01.2016 to be ascertained.

Report on Title

25. The Karnataka Revision Settlement issued by the Department of Land Records; Bangalore (*attached hereto as document no. ___*) reflects the extent of land parcels in Sy. Nos. 32, 33, 34, 35, 36/3, 36/4 and 42 as follows:

Sy. No.	Extent	Kharab
32	1 Acre 15 Guntas	1 Gunta
33	29 Guntas	Nil
34	1 Acre 13 Guntas	02 Guntas
35	08 Guntas	02 Guntas
36/3	15 Guntas	Nil
36/4	08 Guntas	Nil
42	4 Acres 09 Guntas	01 Gunta

26. The village map of Alahalli (Avalahalli) Village reflects the existence of Sy. Nos. 32, 33, 34, 35, 36 and 42 (*attached hereto as document no. ___*);
27. Tax Paid Receipt dated 01.03.2018 bearing PID No.1487 reflects the payment of property tax for the period 2017-18 by J. Surendra Reddy, S. Jayarama Reddy and S. Pratap Reddy to BBMP, Revenue Department with respect to Sy.No.32, 34, 35, 36/3, 36/4 and 42 (*attached hereto as document no. ___*);

Note: We had sought for the property tax-receipt for the period 2018-19 to 2019-20 and we have been informed that the property taxes for the period 2018-19 to 2019-20 are yet to be paid.

28. Tax Paid Receipt dated 01.03.2018 bearing PID No. 1487/1 reflects the payment of property tax for the period 2017-18 by J. Surendra Reddy to BBMP, Revenue Department with respect to Sy. No. 33 (*attached hereto as document no. ___*);

Note: We had sought for the property tax-receipt for the period 2018-19 to 2019-20 and we have been informed that the property taxes for the period 2018-19 to 2019-20 are yet to be paid.

29. The office of the Doddakalasangraha Grama Panchayat *vide* its letter dated 12.03.2007 bearing D.P.P.No.09/2006-07 confirms that khata bearing no. 1487/1 with respect to land comprised in Sy. No. 33 stands in the name J. Surendra Reddy (*attached hereto as document no. ___*);
30. The office of the Doddakalasangraha Grama Panchayat *vide* letter dated 12.03.2007 bearing D.P.P.No.10/2006-07 confirm that khata bearing no. 1487 with respect to Sy. Nos. 32, 34, 35, 36/3, 36/4 and 42 stands in the joint names of J. Surendra Reddy, S. Jayaram Reddy and S. Pratap Reddy (*attached hereto as document no. ___*);

Report on Title

Note: We had sought for the latest Khatha Certificate and Extract issued by Bruhat Bengaluru Mahanagara Palike reflecting the said J. Surendra Reddy, Jayaram Reddy and Pratap Reddy as the joint owners of Item No. I Property and have not been provided with the same.

31. The House Tax Demand Register Extract (attached hereto as document no. ___) issued by the Doddakallasandra Grama Panchayath reflects the joint names of J. Surendra Reddy, S. Jayaram Reddy and S. Pratap Reddy as the owners of land in Sy. Nos. 32, 34, 35, 36/3, 36/4 and 42 and also reflects khata bearing no. 1487 allotted to the said land parcels;
32. The House Tax Demand Register Extract (attached hereto as document no. ___) issued by the Doddakallasandra Grama Panchayath reflects the name of J. Surendra Reddy as the owner of land in Sy. No. 33 and also reflects khata bearing no. 1487/1 allotted to the said land parcels;
33. The Record of Rights, Tenancy and Crops (RTC) for Sy. Nos. 32, 33, 34, 35, 36/3, 36/4 and 42 for the following years:

Sy. No.	Period for which RTC is available
32 (measuring 1 Acre 15 Guntas plus 01 Gunta of Kharab)	1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 1998-99; 2001-02 to 2004-05; 2008-09 to 2018-19 (attached hereto as document no. ___);
33 (measuring 29 Guntas)	2001-02 to 2018-19 (attached hereto as document no. ___);
34 (measuring 1 Acre 11 Guntas plus 02 Guntas of kharab)	1969-70 to 1973-74; 1974-75 to 1978-79; 1984-85 to 1988-89; 2001-02 to 2018-19 (attached hereto as document no. ___);
35 (measuring 06 Guntas plus 02 Guntas of kharab)	1974-75 to 1978-79; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 2000-01; 2001-02 to 2018-19 (attached hereto as document no. ___);
36 (measuring 5 Acres 09 Guntas)	1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-84 (attached hereto as document no. ___);
36/3 (measuring 25 Guntas)	2001-02 to 2004-05; 2008-09 to 2018-19 (attached hereto as document no. ___);
36/4 (measuring 06 Guntas)	1989-90 to 1993-94; 1994-95 to 2000-01; 2001-02 to 2004-05; 2008-09 to 2018-19 (attached hereto as document no. ___);
42 (measuring 4 Acres 09 Guntas plus 01 Guntas of kharab)	1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-84; 1984-85 to 1988-89; 1989-90 to 1993-94; 1994-95 to 1996-97; 1997-98 to 2000-01; 2001-02 to 2018-19 (attached hereto as document no. ___);

reflects the aforesaid transactions and mutation of the land as stated above and note that there are no other transactions reflecting thereat;

34. Encumbrance Certificates (attached hereto as document no. ___):

Report on Title

Sy. No. Details	Transactions
Sy. No. 32	01.04.1984 to 31.05.1989 reflects NIL transaction for the said period.
	01.06.1989 to 31.03.2004 reflects: <ul style="list-style-type: none"> - Mortgage Discharge Deed dated 08.05.1993 registered as document no. 85/1993-94, executed by Agricultural and Rural Development Bank in favour of J. Surendra Reddy. - Mortgage Discharge Deed dated 08.05.1993 registered as document no. 86/1993-94, executed by Agricultural and Rural Development Bank in favour of J. Surendra Reddy. - Receipt dated 31.03.2000 registered as document no. 73/2000-01, executed by Agricultural and Rural Development Bank in favour of J. Surendra Reddy.
	01.04.2004 to 17.05.2019 reflects: <ul style="list-style-type: none"> - Memorandum of Deposit of Title Deeds dated 26.04.2016 executed by Promac Engineering Industries Limited represented by its Directors J. Surendra Reddy, Jayaram Reddy and Pratap Reddy in favour of State Bank of India with respect to 1 Acre of converted industrial land in Sy.No.32 and 33 registered as document no.540/2016-17; - Memorandum of Deposit of Title Deeds dated 26.04.2016 executed by Promac Engineering Industries Limited represented by its Directors J. Surendra Reddy, Jayaram Reddy

Report on Title

	<p>and Pratap Reddy in favour of State Bank of India with respect to 1 Acre of converted industrial land in Sy.No.32 registered as document no. 540/2016-17;</p> <ul style="list-style-type: none"> - Deed of Partition dated 16.11.2012 executed by J. Surendra Reddy, Jayaram Reddy and Pratap Reddy registered as document no.8056/2012-13 with regard to Sy. No.32 and 33 measuring 1 Acre registered as document no. 8056/2012-13; - Deed of Partition dated 16.11.2012 executed by J. Surendra Reddy, Jayaram Reddy and Pratap Reddy registered as document no.8056/2012-13 with regard to Sy. No.32 measuring 1 Acre registered as document no.8056/2012-13; - Lease Agreement dated 05.04.2007 executed between J. Surendra Reddy, Pratap Reddy and Jayaram Reddy and Promac Engineering Industries Ltd registered as document no.142/2007-08; - Memorandum of Deposit of Title Deeds dated 07.09.2006 executed by Promac Engineering Industries Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.32 registered as document no. 21791/2006-07; - Memorandum of Deposit of Title Deeds dated 24.08.2006 executed by Promac Engineering Industries
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Report on Title

	Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.32 registered as document no. 11287/2006-07.
Sy. No. 33	01.04.1959 to 31.03.1984 reflects NIL transactions
	01.04.1984 to 31.05.1989 reflects NIL transactions;
	01.06.1089 to 31.03.2004 reflects: <ul style="list-style-type: none"> - Receipt dated 08.05.2007 executed by Agricultural and Rural Development Bank in favour of J. Srinivasa Reddy registered as document no.1623/2001-02; - Receipt dated 03.04.2000 executed by Agricultural and Rural Development Bank in favour of Vinatha Reddy and Vijitha Subbaiah registered as document no.72/2000-01. <p><i><u>Note: We have sought for copies of the aforesaid Receipts had have not been provided with the same.</u></i></p>
Sy. No. 34	01.04.1959 to 31.03.1984 reflects NIL transactions;
	01.04.1984 to 31.05.1989 reflects NIL transactions;
	01.04.2004 to 17.05.2019 reflects: <ul style="list-style-type: none"> - Memorandum of Deposit of Title Deeds dated 26.04.2016 executed by Promac Engineering Industries Limited represented by its Directors J. Surendra Reddy, Jayaram Reddy

Report on Title

	<p>and Pratap Reddy in favour of State Bank of India with respect to 1 Acre of converted industrial land in Sy.No.324, 35, 36/3, 36/4 and 42 measuring 2 Acres and 27 Guntas registered as document no. 540/2016-17;</p> <ul style="list-style-type: none"> - Deed of Partition dated 16.11.2012 executed by J. Surendra Reddy, Jayaram Reddy and Pratap Reddy registered as document no.8056/2012-13 with regard to Sy. No.34, 35, 36/3, 36/4 and 42 measuring 2 Acres 29 Guntas; - Memorandum of Deposit of Title Deeds dated 07.09.2006 executed by Promac Engineering Industries Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.34 registered as document no. 21791/2006-07; - Memorandum of Deposit of Title Deeds dated 24.08.2006 executed by Promac Engineering Industries Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.34 registered as document no. 11287/2006-07;
Sy. No.35	01.04.1959 to 31.03.1984 reflects NIL transactions

Report on Title

	01.04.1984 to 31.05.1989 reflects NIL transactions;
	01.06.1989 to 31.03.2004 reflects NIL transactions;
	<p>01.04.2004 to 17.05.2019 reflects:</p> <ul style="list-style-type: none"> - Memorandum of Deposit of Title Deeds dated 26.04.2016 executed by Promac Engineering Industries Limited represented by its Directors J. Surendra Reddy, Jayaram Reddy and Pratap Reddy in favour of State Bank of India with respect to 1 Acre of converted industrial land in Sy.No.34, 35, 36/3, 36/4 and 42 measuring 2 Acres 29 Guntas registered as document no. 540/2016-17; - Deed of Partition dated 16.11.2012 executed by J. Surendra Reddy, Jayaram Reddy and Pratap Reddy registered as document no.8056/2012-13 with regard to Sy. No.34, 35, 36/3, 36/4 and 42 measuring 2 Acres 29 Guntas; - Memorandum of Deposit of Title Deeds dated 07.09.2006 executed by Promac Engineering Industries Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.35 registered as document no. 21791/2006-07; - Memorandum of Deposit of Title Deeds dated 24.08.2006 executed by Promac Engineering Industries Limited represented by its MD J.

Report on Title

	<p>Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.35 registered as document no. 11287/2006-07;</p>
<p>Sy. No.36/3</p>	<p>01.04.1959 to 31.03.1984 reflects NIL transactions;</p>
	<p>01.04.1984 to 31.05.1989 reflects NIL transactions;</p>
	<p>01.06.1989 to 31.03.2004 reflects NIL transactions;</p>
	<p>01.04.2004 to 17.05.2019 reflects:</p> <ul style="list-style-type: none"> - Memorandum of Deposit of Title Deeds dated 26.04.2016 executed by Promac Engineering Industries Limited represented by its Directors J. Surendra Reddy, Jayaram Reddy and Pratap Reddy in favour of State Bank of India with respect to 1 Acre of converted industrial land in Sy.No.34, 35, 36/3, 36/4 and 42 measuring 2 Acres 29 Guntas registered as document no. 540/2016-17; - Deed of Partition dated 16.11.2012 executed by J. Surendra Reddy, Jayaram Reddy and Pratap Reddy registered as document no.8056/2012-13 with regard to Sy. No.34, 35, 36/3, 36/4 and 42 measuring 2 Acre 29 Guntas; - Memorandum of Deposit of Title Deeds dated 07.09.2006 executed by Promac Engineering Industries Limited represented by its MD J. Surendra Reddy, as GPA holder for

Report on Title

	<p>Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.36/3 registered as document no. 21791/2006-07;</p> <ul style="list-style-type: none"> - Memorandum of Deposit of Title Deeds dated 24.08.2006 executed by Promac Engineering Industries Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.36/3 registered as document no. 11287/2006-07;
<p>Sy. No.36/4</p>	<p>01.04.1959 to 31.03.1984 reflects NIL transactions;</p> <p>01.04.1984 to 31.05.1989 reflects NIL transactions;</p> <p>01.06.1989 to 31.03.2004 reflects NIL transactions;</p> <p>01.04.2004 to 17.05.2019 reflects:</p> <ul style="list-style-type: none"> - Memorandum of Deposit of Title Deeds dated 26.04.2016 executed by Promac Engineering Industries Limited represented by its Directors J. Surendra Reddy, Jayaram Reddy and Pratap Reddy in favour of State Bank of India with respect to 1 Acre of converted industrial land in Sy.No.34,35, 36/3, 36/4 and 42 measuring 2 Acres and 29 Guntas registered as document no. 540/2016-17; - Deed of Partition dated 16.11.2012 executed by J. Surendra Reddy,

Report on Title

	<p>Jayaram Reddy and Pratap Reddy registered as document no.8056/2012-13 with regard to Sy. No.34, 35, 36/3, 36/4 and 42 measuring 2 Acres 29 Guntas;</p> <ul style="list-style-type: none"> - Memorandum of Deposit of Title Deeds dated 07.09.2006 executed by Promac Engineering Industries Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.36/4 registered as document no. 21791/2006-07; - Memorandum of Deposit of Title Deeds dated 24.08.2006 executed by Promac Engineering Industries Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.36/4 registered as document no. 11287/2006-07.
<p>Sy. No.42</p>	<p>01.04.1959 to 31.03.1984 reflects NIL transactions;</p> <p>01.04.1984 to 31.05.1989 reflects NIL transactions;</p> <p>01.06.1989 to 31.03.2004 reflects NIL transactions;</p> <p>01.04.2004 to 17.05.2019 reflects:</p> <ul style="list-style-type: none"> - Discharge of Mortgage Deed dated 01.02.2017 executed by Indian Bank in favour of Prasad V Raju for property bearing site no.542 carved

Report on Title

	<p>out of Sy.No.42 registered as document no.8743/2016-17.</p> <p><u>Note: We had sought for the Release of Mortgage Deed dated 01.02.2017 and have not been provided with the same.</u></p> <ul style="list-style-type: none"> - Memorandum of Deposit of Title Deeds dated 26.04.2016 executed by Promac Engineering Industries Limited represented by its Directors J. Surendra Reddy, Jayaram Reddy and Pratap Reddy in favour of State Bank of India with respect to 1 Acre of converted industrial land in Sy.No.34, 35, 36/3, 36/4 and 42 measuring 2 Acres 29 Guntas registered as document no. 540/2016-17; - Deed of Partition dated 16.11.2012 executed by J. Surendra Reddy, Jayaram Reddy and Pratap Reddy registered as document no.8056/2012-13 with regard to Sy. No.34, 35, 36/3, 36/4 and 42 measuring 2 Acres 29 Guntas; - Memorandum of Deposit of Title Deeds dated 07.09.2006 executed by Promac Engineering Industries Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.42 measuring 12 Guntas registered as document no. 21791/2006-07; - Memorandum of Deposit of Title Deeds dated 24.08.2006 executed by Promac Engineering Industries
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Report on Title

	<p>Limited represented by its MD J. Surendra Reddy, as GPA holder for Pratap Reddy, Vijitha Subbaiah and Vinatha M.Reddy in favour of State Bank of India with respect to converted industrial land in Sy.No.42 measuring 12 Guntas registered as document no. 11287/2006-07.</p>
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Item No. II Property:

35. *Vide* an Order dated 02.07.1960 of the Special Deputy Commissioner for Inam's Abolition passed under Section 9 of the Mysore (Personal and Miscellaneous) Inam's Abolition Act, 1954 passed in Case Nos. 7 & 36/59-60 (*attached hereto as document no. ___*), *inter alia* other parcels of land comprised in other survey numbers of Avalahalli Village, Sharadamma w/o late B Jayaram has been recognized as the Inamdar and registered as the Occupant of Sy.No.36 admeasuring 5 Acres 09 Guntas.
36. Record of Rights under Sl. No. 97 reflects the name of the said Sharadamma w/o late B Jayaram as the holder in possession of the land parcel in Sy. No.36 as a Jodidhar (*attached hereto as document no. ___*);
37. Index of Land with respect to Sy. No.36 reflects that land in Sy. No. 36 measuring 5 Acres 09 Guntas, is registered in the name of Sharadamma w/o late B. Jayaram, and also reflects the Record of Rights entry as stated above (*attached hereto as document no. ___*);
38. The said land in Sy.No.36 remained in the peaceful possession of Sharadamma w/o late B. Jayaram;
39. Thereafter, the said Sharadamma s/o late B. Jayaram has sought for conversion of a portion of Sy.No.36 admeasuring 2 Acres from agricultural to non-agricultural industrial use; and *vide* an Official Memorandum (Conversion Order) dated 16.02.1974 bearing no. BDis. ALN:SR:342/1974-75 (*attached hereto as document no. ___*) issued by the Deputy Commissioner, Bangalore District, Item No. II Property being land measuring 2 Acres in Sy.No.36 has been converted to industrial use and in terms of the same, a Conversion Certificate bearing No. ALN SR 3067/1974-75 was also issued (*attached hereto as document no. ___*). As a condition mentioned under the Official Memorandum (Conversion Order) dated 19.02.1974 land admeasuring 2 Acres in Sy.No.36, being Item No. II Property, was directed to be utilised only for



Report on Title

the establishment of a specific non-agricultural industry of general engineering works *inter alia* other conditions; (*attached hereto as document no. ___*);

Note: We had sought for the Conversion Sketch annexed to the said Official Memorandum (Conversion Order) dated 19.02.1974 and have not been provided with the same.

40. The said Sharadamma w/o late B. Jayaram then conveyed the converted portion of land in Sy.No.36 measuring 2 Acres, being the Item No. II Property, in favour of Applied Industrial Products Private Limited (now known as Promac Engineering Industries Limited) *vide* a Sale Deed dated 20.09.1979 registered as document no. 2771/1975-76 (*attached hereto as document no. ___*);

Note: We had sought for the Order bearing LRF. 225/75-76 passed by the Deputy Commissioner, Bangalore granting permission to Sharadamma and Applied Industrial Products Private Limited to effect the sale of 2 Acres of land in Sy. No.36 and have been informed that the same is not available. We had also sought for the Mutation Register Extract to reflect the transfer in the name of Applied Industrial Products Private Limited and have been informed that the same is not available.

41. Applied Industrial Products Private Limited changed its name to Promac Engineering Industries Private Limited and subsequently, the said company has been converted into a public limited company, in furtherance to which there has been a further name change, and the said company is now known as Promac Engineering Industries Limited. The Certificate of Incorporation dated 09.04.1996 issued by the Registrar of Companies, Bangalore reflects the conversion of the company into a public limited company and the change of to Promac Engineering Industries Limited (*attached hereto as document no. ___*). The Memorandum as well as Articles of Association of Promac Engineering Industries Limited (*attached hereto as document no. ___ and ___*);, under its main objectives (main objective 3 (b) & incidental objective 10), permits the said company, to sell any immovable property owned by the company upon the terms as agreed. The extract of the Company Master Data of Promac Engineering Industries Limited as available on the website of the Ministry of Corporate Affairs reflects Carlton Gerard Perreira, Shashank Govindraj, Jayaram Surendra Reddy, Surendra Jayaram Reddy and Vinatha Madhusudan Reddy as the current directors of the Company. (*attached hereto as document no. ___*);
42. The Trade License Renewal Certificate bearing Licence No. BO27196746154369474 issued by the Bruhat Bengaluru Mahanagara Palike, subject to certain conditions contained therein has permitted Promac Engineering Industries Limited to conduct its business, from the industrial premises that is constructed on Item No. II Property (*attached hereto as document no. ___*);

Report on Title

43. The said Sharadamma w/o late B. Jayaram, with an intention of bequeath her properties in favour of her grandchildren, has got the land in Sy. No.36 measuring 5 Acres 09 Guntas surveyed and bifurcated into 4 blocks, viz., 36/1, 36/2, 36/3 and 36/4; the said bifurcation of Sy. No. 36 is reflected in the sub-division sketch dated 19.03.1981 (*attached hereto as document no. ___*) which document also reflects that the Phodi has been done as per the Order of the Tahshildar bearing no. ALNSR 75/77-78. As further noted from the Hissa Survey/Record of Rights attached to the Sub-Division Sketch the extent of land that has been acquired by Promac Engineering Industries Limited has been allotted and numbered as Sy. No. 36/2 measuring 2 acres, and also reflects the Official Memorandum (Conversion Order) dated 16.02.1974;

Note: We had sought for the Phodi Order of the Tahshildar bearing no. ALNSR 75/77-78 along with the related mutation register extract and have been informed that the same is not available.

44. The Karnataka Revision Settlement issued by the Department of Land Records; Bangalore reflects the extent of land comprised in Sy.No.36/2 as 2 Acres with 'nil' Kharab (*attached hereto as document no. ___*);
45. The village map of Alahalli (Avalahalli) Village reflects the existence of Sy. No..36 in the said village (*attached hereto as document no. ___*);
46. Tax Paid Receipt dated 01.03.2018 bearing PID no.16/2-1487 reflects the payment of property tax for the period 2017-18 by Promac Engineering Industries Limited to Bruhat Bengaluru Mahanagara Paike, Revenue Department with respect to Sy.No.36/2 and does not reflect any arrears(*attached hereto as document no. ___*);

Note: We had sought for the property tax-receipt for the period 2018-19 to 2019-20 and we have been informed that the property taxes for the period 2018-19 to 2019-20 are yet to be paid.

47. The office of the Doddakalasangra Grama Panchayat has *vide* letter dated 12.01.2007 bearing D.P.P.No.16/2006-07 confirmed that land measuring 2 Acres in Sy. No..36 stands in the name of Promac Engineering Industries Limited (*attached hereto as document no. ___*);

Note: We had sought for the latest Khatha Certificate and Extract issued by Bruhat Bengaluru Mahanagara Palike reflecting the said Promac Engineering Industries Limited as the owner of the land comprised in Item No. II Property and have not been provided with the same.

48. The House Tax Demand Register Extract (*attached hereto as document no. ___*) issued by the Doddakallasandra Grama Panchayath reflects the name of Promac



Report on Title

Engineering Industries Limited as the owner. It is pertinent to the note that the copy of the House Tax Demand Register provided to us does not reflect details of the Item No. II Property;

Note: We had sought for a legible copy of the House Demand Register- the copy provided to us does not provide details of the Item No. II Property and have not been provided with the same.

49. The Record of Rights, Tenancy and Crops (RTC) for the years 1969-70 to 1973-74; 1974-75 to 1978-79; 1979-80 to 1983-84 for Sy. No.36 ; 2001-02 to 2004-05; 2008-09 to 2018-19 for Sy. No.36/2 reflects the aforesaid transactions and mutation of the land as stated above and note that there are no other transactions reflecting thereat (attached hereto as document no.___). It is observed that the RTC's for Sy. No..36/2 reflect the name of Sharadamma from 1969-70 to 2018-19 although the said parcel of land has been conveyed in the name of Promac Engineering Industries Limited:
50. Encumbrance Certificates (attached hereto as document no.___):

Sy. No. Details	Period and Transactions
Sy. No. 36/2	01.04.1959 to 31.03.1984 with respect to land in Sy.No.36/2 reflects NIL transactions:
	01.04.1975 to 19.10.1975 reflects the following transaction: - Sale Deed dated 20.09.1975 registered as document no.2771/1975-76 executed by Sharadamma in favour of Applied Industrial Products Pvt. Ltd
	01.06.1989 to 05.02.2001 with respect to land in Sy.No.36/2 reflects NIL transactions;
	01.04.2004 to 17.05.2019 with respect to land in Sy.No.36/2 reflects the following transactions: - Mortgage Deed dated 30.09.2008 registered as document no. 3733/2008-09 executed by Promac Engineering Industries Private Limited in favour of State Bank of India for itself and acting as an agent for Axis Bank.



Report on Title

	<p><u><i>Note: We had sought for mortgage deeds pertaining to Sy.No.36/2 and have not been provided with the same.</i></u></p>
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Report on Title

V. PHYSICAL SEARCH

Physical searches have been carried out at the office of the Sub-Registrar, Shivajinagar, Bangalore for the period from 01.04.1988 to 11.12.2019 with respect to the Item No. I and Item No. II Properties (*attached hereto as document no. ___*) and it has been noted that other than for the transactions as stated above, there are no other transactions recorded with regard thereto within the said time frame.

As part of the Personal Searches carried out, the following endorsements have been obtained in connection with the Schedule Property:

1. Karnataka Housing Board - Endorsement dated 16.08.2019 bearing No. KHB/LAQ/182/2019-20 issued by the Karnataka Housing Board (*attached hereto as document no. ___*) provides that Survey No. 33, 34, 35, 36/2, 36/3, 36/4 and 42 situated at Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District has not been acquired / notified by the said Authority;
2. Letter dated 05.08.2019 issued by the Bangalore Metro Rail Corporation addressed to the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, (*attached hereto as document no. ___*): stating that the land comprised in Survey No. 33, 34, 35, 36/2, 36/3, 36/4 and 42 situated at Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District does not fall under its jurisdiction and requesting Karnataka Industrial Area Development Board to provide the relevant information;
3. Letter dated 04.12.2018 bearing no. KIADB/LAQ-2/1763/2019-20 issued by the Karnataka Industrial Area Development Board (*attached hereto as document no. ___*) confirming that there are no acquisition proceedings pending/initiated in connection with the land comprised in Survey No. 33, 34, 35, 36/2, 36/3, 36/4 and 42 situated at Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District;
4. Letter dated 20.08.2019 bearing no. LAQ/Na.Hi/___/CR/25/2019-20 issued by the Office of the Special Acquisition and Competent Authority, National Highway Authority of India (*attached hereto as document no. ___*) confirming that there are no acquisition proceedings pending/initiated in connection with the land comprised in Survey No. 33, 34, 35, 36/2, 36/3, 36/4 and 42 situated at Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore District;

As per the CDP 2015, the Item No. I and Item No. II Properties fall under the Residential Zone.



Report on Title

VI. RECOMMENDATIONS

Besides the observations/comments/notes as stated under Chapter III, our Opinion on the title to the Schedule Property as provided under Chapter VII below, is subject to the following recommendations:

- Confirmation and/or undertaking from the owners that there are no litigation matters pending in which Item No. I & II Properties are a subject matter of;
- Confirmation for the owners they have not entered into any agreements/memorandum, created any vested interest in connection with the Item No. I and II Properties in favour of any third party/parties; and accordingly the Item No. I and II Properties are free from any third party/ties claims;
- Confirmation from the owners that there are no mortgages/charges (registered/unregistered) created on the Item No. I and II Properties;
- Confirmation from the owners that they are in physical possession of the Item No. I and II Properties and that there are no boundary disputes with the neighbors of the Item No. I and II Properties;
- Confirmation from the owners that they shall provide all the information/documents/clarifications as may be required to perfect the title and update the revenue records with respect to Item No. I and II Properties, as well as pay upto date property taxes to the jurisdictional revenue authorities.



Report on Title

VII. OUR OPINION

Upon review of the foregoing documents and in consideration of tracing of title as stated under Chapter III; and subject to our Observations as set out under Chapter III and Recommendations as set out in Chapter VI above, we are of the opinion that:

Item No. I Property, being the industrially converted land comprised in Sy. Nos. 32, 33, 34, 35, 36/3, 36/4 and 42(p) admeasuring 4 Acres 29 Guntas, of Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk is jointly owned by J. Surendra Reddy, and his sons S. Jayaram Reddy and S. Pratap Reddy and they have the joint right, title and interest thereto;

and

Item No. II Property, being the land comprised in Sy. No. 36/2 measuring 2 Acres, of Alahalli Village, Uttarahalli Hobli, Bangalore South Taluk is owned by Promac Engineering Industries Limited with absolute right title and interest thereto.

Further, from an observation of the map of Avalahalli village, it appears that Item No. I Property and Item No. II Property are located adjacent to one another and are jointly developable.



Report on Title

VIII. OUR UNDERSTANDING

We understand that **NCC Urban Infrastructure Limited** (the “**Client**”) intends to know the marketable title of the Item No. I and Item No. II Properties and has instructed us to conduct title due diligence of the said land parcels and provide our opinion on the same.

IMPORTANT:

The Report on Title (‘**Report**’) prepared by us and submitted herewith is based on review of the records and documents in respect of the Schedule Property as made available to us during the review, and the Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

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Report on Title

IX. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances thereon and to provide the Report on the Item No. I and Item No. II Properties, the Client instructed Fox Mandal & Associates ('FM') to carry out a title due diligence exercise, based exclusively on the records/information made available to FM by the Client and to carry out searches at the jurisdictional Sub Registrars and other relevant authorities.

The Methodology adopted for carrying out the title due diligence is as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client as mentioned in Chapter III above (hereinafter collectively referred to as 'Documents');
2. On receiving instructions from the Client for conducting the title due diligence exercise, we visited the jurisdictional Sub Registrar Offices;
3. We perused the copies of the Documents and records and other papers and information made available to us by Client and discovered by us during our visit to the afore-mentioned offices. We have proceeded on the basis of the available documents, records and information;
4. This Report is subject to the Recommendations made by us under Chapter VI;
5. The Report is subject to the assumption that there are no litigation on the Item No. I and Item No. II Properties as a separate Litigation search is not possible/ has been carried out as the same is not part of the agreed Scope of Work; and no specific case details have been provided by the owners;
6. We assume no responsibility/liability for any adverse claims or charges on the Item No. I and Item No. II Properties that could not be inferred from the Documents provided to us; and
7. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.



Report on Title

X. APPLICABLE ASSUMPTIONS AND DISCLAIMERS ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- (a) All signatures appearing on the reviewed documents are genuine;
- (b) The Documents perused by us as originals are authentic and complete;
- (c) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
- (d) The Documents on which the Report relies remain accurate;
- (e) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the proposed lease transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1960. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. No survey or physical inspection of the Item No. I and Item No. II Properties has been undertaken by us for the purpose of verification of the description of the title and schedule and boundaries thereof.
5. Some of the Registers maintained in the above mentioned Registration Offices are torn, incomplete or damaged. As a result, searches could not be made of such Registers and our Report may be read as qualified thereto.



Report on Title

6. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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Report on Title

XI. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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