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TITLE REPORT

PREPARED FOR

ARKA FINCAP LIMITED

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INTRODUCTION

This title verification report ('**Report**') has been prepared under the instructions and at the instance of Arka Fincap Limited (the "**Client**") and is based on the documents and information provided to us by Concorde Housing Corporation Private Limited.

DESCRIPTION AND SCHEDULE OF THE PROPERTY

All that piece and parcel of the converted land bearing Bruhat Bengaluru Mahanagara Palike ("**BBMP**") Khata No. 33/1/98 carved out of Survey No. 98 measuring 4 Acres 19 Guntas (including 4 Guntas of kharab and 1254.41 square meters of relinquished land) situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District ("**Land**")

Approvals have been procured from governmental authorities for the development and construction of 6 residential towers each tower comprising of the basement floor, a ground floor and 18 upper floors, comprising of 424 units, of which, the construction of 2 Towers have been partially completed ("**Building**").

The Land is bounded on the –

East by	:	Road and Survey No. 7;
West by	:	Survey Nos. 95 and 97;
North by	:	Bellahalli Village (Chillahalli Village) Boundary; and
South by	:	Survey No. 99.

The Land and the Building are collectively referred to as the "**Property**".

DOCUMENTS PERUSED

The documents which we have examined for the purpose of preparing this Report is listed in **Annexure C** ("**Documents**"). The Documents cover various transactions in respect of the Property for a period of Forty-Four years (44) years.

SCOPE OF INVESTIGATION AND LIMITATIONS

The scope of work undertaken to prepare this Report, is based on Documents provided and is limited to determining the title of its current owner and the marketability of the Property.

In the preparation of this Report except where apparent from the Documents, we have assumed that:

a) the Documents confirm to the originals and are accurate and complete;
b) where relevant, the Documents were validly authorised and executed so that they are valid and binding on each party thereto;
c) apart from the Documents, there are no other relevant document(s), instrument(s), understandings, or information that would impact the findings in this Report;
d) here are no litigations affecting any parcel of the Property or any part thereof;
e) there are no acquisition proceedings initiated by any government authorities in respect of the Property or any part thereof.

Unless otherwise specified in this report, we have not undertaken the cross-verification or inspection of the Documents or any other information pertaining the Property before any governmental authority, including the jurisdictional registrar of assurances, Registrar of Companies or before any other judicial or quasi-judicial authorities.

The Report does not cover any unregistered agreements or understandings if any, in relation to the Property, whether pertaining to agreement to sell or lease / license or easement or otherwise at all, that may have been agreed to or executed or where any such right on interest has been created without any written instrument(s), for the purpose.

The Report shall not be regarded as absolute and should not be relied upon as a substitute for any indemnities, representations and warranties, conditions precedent, conditions subsequent and others that may be necessary, amenable, and achievable with respect to any proposed transaction.

The Report does not attempt to consider the sufficiency or otherwise of any stamp duty paid on instrument(s) / document(s) as per the applicable rates at the time of execution of the instrument(s) / document(s) in the past and valuation of the said document(s) /instrument(s) and transaction(s) for the purposes of assessment and payment of stamp duty.

The Report must not be regarded as a substitute for specific legal advice on the matters covered. It does not purport to offer any solutions to the legal issues reviewed.

The Report does not take note of order(s), if any, passed by the collector or any other authority, whether judicial, quasi-judicial or otherwise, except which are specifically mentioned herein. For the purposes of this Report, we have not reviewed the compliance of any conditions stipulated in any such order(s) and whether the time for such compliance has expired or not, and the effect of such conditions and /or non-compliance thereof, if at all.

Views and opinions expressed in this Report are a matter of our professional judgment and need not necessarily be accepted by any court, arbitral tribunal, other tribunal, statutory authority, or regulatory agency.

This Report is confidential and prepared for and on behalf of the Client within the above stated scope. There is no express or implied statement herein, which conveys the adequacy of this Report for any purpose not specifically, addressed herein. Circulation of this Report to third parties and the public is not intended and advised against.

TRACING THE TITLE

Previous Transactions

We have pursued the proceedings and Order Sheet dated February 23, 1979 passed by the Court of Land Tribunal, Bangalore North Taluk bearing No. LRF/2886/76-77 which indicates that one Rama Reddy son of Muniyappa Reddy has been confirmed with the occupancy rights in respect of Survey No. 98 measuring 4 Acres 15 Guntas (excluding 4 Guntas of kharab) situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District ("**Land**") under Section 45 of the Karnataka Land Reforms Act, 1961 ("**Act**").

In terms of the said Order, the Tahsildar, Anekal Taluk had issued Form 10 dated February 23, 1979 bearing No. LRF 2886/76-77 registering the name of Rama Reddy as the occupant of the Land. It is pertinent to note that this Form 10 stipulates a condition that the Land cannot be alienated for a period of 15 years from the date of its issue.

Pursuant to the above Order and Form 10, we note that the revenue records in respect of the Land has been muted to record in the name of Rama Reddy vide the mutation register extract bearing MR No. 3/84-85.

Rama Reddy was allotted the Land with a condition to not alienate the same for a period of 15 years. Further, we note that the Land was sold after the completion of non-alienation period.

On review of the Absolute Sale Deed dated June 17, 2004 and registered as Document No. YAN-1-05750-2004-05, Book I, stored in CD No. YAND061, in the office of the Senior Sub Registrar, Yelahanka, Bangalore, we note that (i) M. Rama Reddy, (ii) Savithramma wife of M. Rama Reddy, (iii) Kavitha daughter of M. Rama Reddy and (iv) Mamatha daughter of Rama Reddy have sold the Land in favour of Sreelatha B wife of V. Bhaskar. Pursuant to the said transaction, we note that revenue records of the Land have been transferred in the name of Sreelatha B wife of V. Bhaskar vide the mutation register extract bearing MR No. 4/2004-05.

On review of the Sale Deed dated October 27, 2004 and registered as Document No. YAN-1-14936-2004-05, Book I, stored in CD No. YAND89, in the office of the Senior Sub Registrar, Yelahanka, Bangalore, we note that Sreelatha B wife of V. Bhaskar has sold the Land in favour of (i) G. Ravi Kumar son of G. Sathyanarayana Raju and (ii) G.V.S.S.V Soma Raju son of G. Bhima Raju. Pursuant to the said transaction, we note that revenue records of the Land have been

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transferred in the name of (i) G. Ravi Kumar son of G. Sathyanarayana Raju and (ii) G.V.S.S.V Soma Raju son of G. Bhima Raju vide the mutation register extract bearing MR No. 17/2004-05.

On review of the Sale Deed dated April 1, 2005 and registered as Document No. YAN-1-00001-2005-06, Book I, stored in CD No. YAND124, in the office of the Senior Sub Registrar, Yelahanka, Bangalore, we note that (i) G. Ravi Kumar and (ii) G.V.S.S.V Soma have sold the Land in favour of M. Arun Kumar son of late Marisonnappa. Pursuant to the said transaction, we note that revenue records of the Land have been transferred in the name of M. Arun Kumar son of late Marisonnappa vide the mutation register extract bearing MR No. 29/2004-05.

On perusal of the Deed of Declaration dated February 10, 2017 and registered as Document No. HBB-1-03189-2016-17, Book I, stored in CD No. HBBD184, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), we note that M. Arun Kumar has declared that there has been an error in Sale Deed dated April 01, 2005, wherein the reference made to vendor's Sale Deed has been wrongly entered as Document No. YAN-1-14395/2004-05 instead of Document No. YAN-1-14936/2004-05 and the same has been rectified.

On perusal of the Official Memorandum dated November 5, 2008 bearing No. ALN(NAY)SR-84/07-08 issued by the Special District Commissioner, Bangalore District, we note that the Land i.e., Survey No. 98 measuring 4 Acres 19 Guntas including 4 Guntas of 'A' kharab has been converted from agricultural to non-agricultural residential use. The revenue records in respect of the Land have been mutated to record the conversion vide the mutation register extract bearing MR No. 16/2008-09.

We observe that the BBMP has issued the Building License dated January 23, 2017 bearing No. Addl. Com/YLK/0212/2014-15 issued by Joint Director Town Planning (North) BBMP according permission to commence the construction of residential apartment building comprising of basement floor + ground floor +18 upper floors.

We observe that BBMP has issued the Modified Sanction Plan on March 24, 2018 bearing No. Addl. Com/YLK/0212/2014-15 issued by Joint Director Town Planning (North) BBMP according permission to commence the construction of 6 towers. Each tower comprising of the basement floor, ground floor and 18 upper floors, comprising of 424 units ("**Building**") on the Land.

On perusal of the Deed of Relinquishment dated March 13, 2018 and registered as Document No. HBB-1-03544-2017-18, Book I, stored in CD No. HBBD194, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), we note that Arun Kumar son of Mari Sonappa has relinquished western portion of the Land measuring 1254.41 square meters towards the proposed 15 meter vide road as per the Revised Master Plan in favour of the Commissioner, Bruhat Bengaluru Mahanagara Palike.

We have been provided with the Certification of Incorporation issued by Register of Companies, Karnataka which indicates that Arun Shelters Private Limited was incorporated on Janauary 4, 2005 under the Companies Act, 1956 and that the company is limited.

We have reviewed the Memorandum of Association ("**MOA**") of Arun Shelters Private Limited and we note that one of its main objectives is to act as builders, promoters, consultants and developers of lands, buildings, building sites, townships, commercial and residential building complexes and to undertake and execute building complexes and in connection therewith to act as contractors, for execution of land, building projects, of all kinds and in connection therewith to act as engineers architects, draughtsman, interior designers/ decorators and generally to deal in immovable properties of all descriptions by purchase and sale or otherwise as may be necessary.

On perusal of the Agreement for Sale of an Apartment dated May 26, 2017 and registered as Document No. MLS-1-00548-2017-18, Book I, stored in CD No. MLSD126, in the office of the Sub Registrar, Gandhinagar (Malleshwaram), we note that (i) M. Arun Kumar son of Mari Sonnappa and (ii) M/s Arun Shelters Private Limited have agreed to sell apartments bearing No. A-301 and A-302 in Tower A in multi-storey apartment complex named 'Arun Kastuba' built on the Land, with super built up area of 1366 square feet for each flat, along with 461/ 194931 square feet undivided right, title, interest and share in the site for each apartment, in favour of Rekha Jain wife of late Shravan Jain. The aforesaid agreement has been cancelled under the Cancellation of Agreement for Sale of Apartment dated January 6, 2020 and registered as Document No. GNR-1-04430-2019-20, Book I, stored in CD No. GNRD419, in the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar) Bangalore.

M. Arun Kumar entered into a Memorandum of Understanding dated July 31, 2017 and registered as Document No. MLS-1-01300-2017-18, Book I, stored in CD No. MLSD136, in the office of the Senior Sub Registrar, Malleshwaram, Bangalore and unregistered Supplementary Agreement dated September 7, 2017 with M/s Arun Shelters Private Limited for developing the Land into a residential apartment project and sharing the sale proceeds at the ratio of 30:70 (collectively referred to as "**MOU**"). The MOU has been cancelled by way of Deed of Cancellation dated November 24, 2022, and registered as Document No. 3979/22-23 and unregistered Deed of Cancellation dated November 29, 2022.

JSA Comments: *We have been informed that the Memorandum of Understanding dated July 31, 2017 and registered as Document No. MLS-1-01300-2017-18 indicates the Sale Deed dated October 27, 2004 and registered as Document No. YAN-1-14936-2004-05 erroneously as Sale Deed dated October 27, 2004 and registered as Document No. 14395/2004-05.*

Further, M. Arun Kumar and M/s Arun Shelters Private Limited have also entered into certain agreements with Provident Housing Limited for assisting with the marketing of units of the project under development, namely: (i) Agreement dated March 1, 2018; (ii) Addendum Agreement dated January 25, 2019 and; (iii) the Intellectual Property License dated March 1, 2018 (collectively referred to as "**Marketing Agreements**").

On perusal of the Letter dated November 19, 2021 executed by Provident Housing Limited in favour of (i) Arun Kumar and (ii) Arun Shelters Private Limited, we note that Provident Housing Limited is terminating the Agreement dated March 1, 2018, Addendum Agreement dated January 25, 2019 and the Intellectual Property License dated March 1, 2018.

JSA Comments: *We have not been provided with the Addendum Agreement dated January 25, 2019 and Intellectual Property License dated March 1, 2018 executed between Arun Kumar, Arun Shelters Private Limited and Provident Housing Limited.*

M. Arun Kumar along with M/s Arun Shelters Private Limited have agreed to sell 6 residential units i.e., Unit Nos. A18-02, A18-03, A18-04 in Tower A and B6-01, B6-02, B6-03 in Tower B having super built up area of 7,416 square feet in the Property together with proportionate undivided right, title, interest and share in the Property in favour of Puravankara Limited under an Agreement for Sale of an Apartment dated May 17, 2017 and registered as Document No. HBB-1-00362-2017-18, Book I, stored in CD No. HBBD187, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore ("**ATS**"). Puravankara Limited has paid INR 1,09,73,943/- (Rupees One Crore Nine Lakhs Seventy Three Thousand Nine Hundred and Forty Three Only) under the Agreement to sale.

On review of the Debenture Trust Deed dated March 5, 2018,registered on March 13, 2018 as Document No. HBB-1-03536-2017-18, Book I, stored in CD No. HBBD194, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore and First Amendment Deed to Debenture Trust Deed dated April 9, 2019, registered on April 11, 2019 as Document No. GNR-4-00013-2019-20, Book IV, stored in CD No. GNRD221, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore (collectively referred to as "**DTD**"), we note that M/s Arun Shelters Private Limited (with Arun Kumar and his wife Suchitra N in their capacity as promoters of M/s Arun Shelters Private Limited) has issued 2500 secured, unlisted, redeemable, non-convertible debentures of a face value of INR 1,00,000/- (Rupees One Lakh Only) each, "**NCDs**" aggregating to a total value of up to INR 25,00,00,000/- (Rupees Twenty Five Crores Only) in favour of Kenstream Ventures LLP. Under the said DTD, M/s Arun Shelters Private Limited has appointed Vistra ITCL (India) Limited to act as the debenture trustee for the benefit of and to act on behalf of Kenstream Ventures LLP. The issue of debentures and due payment of redemption amounts are secured by mortgage of the Land under the said DTD.

Charges created on the Land

On review of the Mortgage Deed dated February 24, 2009 and registered as Document No. YAN-1-02930-2008-09, Book I, stored in CD No. YAND314, in the office of the Senior Sub Registrar, Yelahanka, Bangalore, we note that M. Arun Kumar has mortgaged the Land in favour of M/s. Rajesh Exports Limited. The said mortgage has been discharged under the Redemption Deed dated October 20, 2009 and registered as Document No. YAN-1-01360-2009-10, Book I, stored in CD No. YAND321, in the office of the Senior Sub Registrar, Yelahanka, Bangalore

On review of the Memorandum Relating to Deposit of Title Deeds dated March 1, 2011 and registered as Document No. YAN-1-04645-2010-11, Book I, stored in CD No. YAND350, in the office of the Senior Sub Registrar, Yelahanka, Bangalore, we note that Arun Kumar has mortgaged the Property in favour of State Bank of India. Further, the said mortgage is discharged by way of a Relinquishment Deed dated August 22, 2014 and registered as Document No. YAN-1-04199-2014-15, Book I, stored in CD No. YAND561, in the office of the Senior Sub Registrar, Yelahanka, Bangalore.

On review of the incomplete copy of the Memorandum of Entry by Way of Deposit of Title Deed dated January 24, 2015 and registered as Document No. 8061/2014-15, in the office of the Sub-Registrar Yelahanka, we note that (i) M. Arun Kumar and (ii) Arun Shelters Private Limited have mortgage the Property in favour of L & T Housing Finance Limited. Further, the said mortgage is discharged by way of a Deed of Discharge / Release of Mortgage dated July 3, 2018 and registered as Document No. HBB-1-00837-2018-19, Book I, stored in CD No. HBBD196, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore.

On perusal of the letter dated November 13, 2019 and bearing No. HUDCO/BRO/ASPL/19081/2019/570 issued by the Housing and Urban Development Corporation Limited ("**HUDCO**) in favour of Arun Shelters Privtae Limited, we note that HUDCO financed construction of residential apartments "MS Palazzo" in Bangalore (Scheme No. 19081) and has fully received the entire released amount in respect of Scheme No. 19081 and hence HUDCO has issued a no due certificate.

JSA Comments: *We had sought for clarification whether the Scheme No. 19081 is in respect of the Property and the same is pending.*

Litigation

O.S No. 6536/2017: Ravi Kumar Patil V/s M/s. Arun Shelters Private Limited and another.

On perusal of the Plaint dated September 21, 2017 filed in Original Suit bearing O.S No. 6536/2017 before the Court of the I Additional City Civil and Sessions Judge (CCH-2), Bengaluru City, we note that Ravi Kumar Patil son of V. B. Patil has filed a suit against (i) Arun Shelters Private Limited and (ii) Provident Housing Limited seeking the following prayers with respect to Flat No. B004, Block B, situated in the ground floor of "Arun Kasthuba" (constructed on the Land), (i) declaratory decree stating that Ravi Kumar Patil is entitled to receive the booking confirmation letter from Arun Shelters Private Limited and also have an agreement of sale executed in his favour in furtherance to the payment made by him to Arun Shelters Private Limited and (ii) consequential relief of permanent injunction restraining Arun Shelters Private Limited and Provident Housing Limited from alienating, encumbering or otherwise creating any interest in Flat No. B004, Block B, situated in the ground floor of "Arun Kasthuba".

JSA Comments:

i. We have been informed that O.S. No. 6536/2017 is pending before the Court of the I Additional City Civil and Sessions Judge (CCH-2).

ii. We have not been provided with the latest order sheet in respect of O.S. No. 6536/2017.

O.S No. 6549/2017: M.V Patil V/s M/s. Arun Shelters Private Limited and another.

On perusal of the Plaint dated September 21, 2017 filed in Original Suit bearing O.S No. 6549/2017 before the Court of the I Additional City Civil and Sessions Judge (CCH-2), Bengaluru City, we note that M.V Patil son of V. B. Patil has filed a suit against (i) Arun Shelters Private Limited and (ii) Provident Housing Limited seeking the following prayers with respect to Flat No. E001, Block E, situated in the ground floor of "Arun Kasthuba" (constructed on the Land), (i) declaratory decree stating that M.V Patil is entitled to receive the booking confirmation letter from Arun Shelters Private Limited and also have an agreement of sale executed in his favour in furtherance to the payment made by him to Arun Shelters Private Limited and (ii) consequential relief of permanent injunction restraining Arun Shelters Private Limited and Provident Housing Limited from alienating, encumbering or otherwise creating any interest in Flat No. E001, Block E, situated in the ground floor of "Arun Kasthuba".

JSA Comments:

i. We have been informed that O.S. No. 6549/2017 is pending before the Court of the I Additional City Civil and Sessions Judge (CCH-2).

ii. We have not been provided with the certified copy of the latest order sheet in respect of O.S. No. 6549/2017.

O.S. No. 3057/2022: M/s Vistra ITCL (India) Limited V/s M/s. Arun Shelters Private Limited and others.

On perusal of the Order Sheet dated May 04, 2022, passed by the Court of the LVI additional City Civil and Session Judge (CCH- 57), Bengaluru city in O.S. No. 3057/2022, we note that an order of ex-parte injunction has been issued against (i) M/s. Arun Shelters Private Limited, (ii) Arun Kumar and (iii) Suchitra N. with respect to the suit schedule property in favour of M/s Vistra ITCL (India) Limited.

JSA Comments:

i. Kindly confirm which property is the subject matter of the litigation in O.S. No. 3057/2022.

ii. We have been informed that O.S. No. 3057/2022 is still pending before the Court of the LVI additional City Civil and Session Judge (CCH- 57) and the ex-parte injunction order with respect to the suit schedule property is still in force.

iii. We have not been provided with the plaint, written statement and the certified copy of the latest order sheet in O.S No. 3057/2022.

CP(IB)305/BB/2019: Kotak Mahindra Bank V/s M/s. Arun Shelters Private Limited.

On perusal of the Order Sheet dated November 04, 2022, passed by the National Company Law Tribunal, Bengaluru, in I. A. No. 252/2021 of CP(IB)305/BB/2019 filed by Kotak Mahindra Bank, we note that the proceedings in CP(IB)305/BB/2019 were limited to a project level for the project Arun Auroville vide order dated June 29, 2020, in IA Nos. 187 and 195 of 2020 and order dated March 19, 2021, in IA Nos. 58 and 59 of 2021. These proceedings do not have any reference to the Property.

Company Appeal (AT) (CH) (Ins) No. 431/2022: Arun Kumar V/s Sripriya Kumar (Resolution Professional) and others.

On perusal of the Order dated December 22, 2022 passed by the National Company Law Appellate Tribunal, we note that an Appeal has been preferred against the order dated November 04, 2022, passed by the National Company Law Tribunal, Bengaluru, in I. A. No. 252/2021 of CP(IB)305/BB/2019 by Arun Kumar in Company Appeal (AT) (CH) (Ins) No. 431/2022, before the National Company Law Appellate Tribunal, Chennai.

JSA Comments: *We have not been provided with a copy of the Memorandum of Appeal and the Judgment passed in Company Appeal (AT) (CH) (Ins) No. 431/2022.*

Company Petition (IB) No. 55/2023: Kenstream Ventures LLP V/s M/s. Arun Shelters Private Limited.

On perusal of the Petition filed in Company Petition (IB) No. 55/2023 before the National Company Law Tribunal, Bengaluru, we note that Kenstream Ventures LLP has initiated insolvency proceedings under Section 7 of the Insolvency and Bankruptcy Code, 2016 read with Rule 4 of the Insolvency and Bankruptcy (Application to Adjudicating Authority) Rules, 2016, against M/s. Arun Shelters Private Limited.

JSA Comments:

i. The copy of I.A. No. 459/2022 and order dated November 15, 2022, have not been provided to us for scrutiny.

ii. We have not been provided the copy of Appeal No. 237/2021 filed by Kenstream Ventures LLP against order dated March 19, 2021, pending on the file of National Company Law Appellate Tribunal, Chennai.

iii. Kindly clarify whether Company Petition (IB) No. 55/2023 has been admitted by the National Company Law Tribunal and confirm the present status of the petition.

Company Petition (IB) No. 56/2023: Puravankara Limited V/s M/s. Arun Shelters Private Limited.

On perusal of the Petition filed in Company Petition (IB) No. 56/2023 before the National Company Law Tribunal, Bengaluru, we note that Puravankara Limited has initiated insolvency proceedings under Section 7 of the Insolvency and Bankruptcy Code, 2016 read with Rule 4 of the Insolvency and Bankruptcy (Application to Adjudicating Authority) Rules, 2016, against M/s. Arun Shelters Private Limited.

JSA Comments:

i. Kindly clarify whether Company Petition (IB) No. 56/2023 has been admitted by the National Company Law Tribunal and confirm the present status of the petition.

ii. We have not been provided the copy of Appeal No. 241/2021 filed by Puravankara Limited against order dated March 19, 2021 pending on the file of National Company Law Appellate Tribunal, Chennai.

Company Petition (IB) Filing No. 290311100671/2023: M/s Provident Housing Limited V/s M/s. Arun Shelters Private Limited.

On perusal of the Petition filed in Company Petition (IB) Filing No. 290311100671/2023 before the National Company Law Tribunal, Bengaluru, we note that M/s Provident Housing Limited have initiated insolvency proceedings under Section 9 of the Insolvency and Bankruptcy Code, 2016 read with Rule 6 of the Insolvency and Bankruptcy (Application to Adjudicating Authority) Rules, 2016, against M/s. Arun Shelters Private Limited.

JSA Comments: *Kindly clarify the present status of Company Petition (IB) Filing No. 290311100671/2023.*

Revenue Records

The Record of Tenancy and Crops (RTC) discloses the total extent in Survey No. 98 is 4 Acres 19 Guntas and the actual extent as 4 Acres 15 Guntas and there being 4 Guntas of kharab. The RTC further discloses the following owners and occupants: -

Period	Owner	Column No. 10	Column No. 11	Occupant
1966-67 to 1968-69	G. Kaalappa Reddy son of Gundappa Reddy	RR No. 232	Nil	Self
1971-72 to 1975-76	G. Kaalappa Reddy son of Gundappa Reddy	RR No. 232	Nil	M. Rama Reddy
1987-88 to 1991-92	M. Rama Reddy	LRF MR No. 3/84-85	Mortgage	M. Rama Reddy
1996-97 to 1999-2000	M. Rama Reddy	MR No. 3/84-85	Mortgage	M. Rama Reddy
2001-02 to 2003-04	M. Rama Reddy	MR No. 3/84-85	Nil	Rama Reddy

2004-05	B. Srilatha wife of V. Bhaskar	MR No. 4/2004-05	Nil	B. Srilatha
2005-06 to 2007-08	M. Arun Kumar son of late Munisonappa	MR No. 29/2004-05	Nil	G. Ravikumar Raju. G.V.S.V Somaraju
2008-09 to 2011-12	M. Arun Kumar son of late Munisonappa	MR No. 16/2008-09	Nil	G. Ravikumar Raju. G.V.S.V Somaraju
2012-13 to 2014-15	M. Arun Kumar son of late Munisonappa	MR No. 16/2008-09	Nil	G. Ravikumar Raju. G.V.S.V Somaraju, M. Arun Kumar
2015-16 to 2016-17	M. Arun Kumar son of late Munisonappa	MR No. 16/2008-09	Nil	G. Ravikumar Raju, J. Sathyanarayana Raju, G.V.S.V Somaraju, G. Bhimaraju, M. Arun Kumar
2017-18 to 2023-24	M. Arun Kumar son of late Munisonappa	MR No. 16/2008-09	Nil	G. Ravikumar Raju. G.V.S.V Somaraju, M. Arun Kumar

The RTCs for the period 1966-67 to 1968-69, 1971-72 to 1975-76, 1987-88 to 1991-92, 1996-97 to 1999-2000 and 2001-02 to 2023-24 with regard to Survey No. 98 corroborates with the documents of title furnished and do not disclose any change or deviation in the ownership.

JSA Comments: *We have not been provided with the following documents:*

i. *RTC issued for the period from 1969-70 to 1970-71, 1976-77 to 1986-87, 1992-93 to 1995-96 and 2000-01 in respect of Survey No. 98 measuring 4 Acres 19 Guntas;*

ii. *Legible copy of RTC issued for the period from 1987-88 to 1991-92, 1996-97 to 1999-2000 and 2001-02 to 2003-04 in respect of Survey No. 98 measuring 4 Acres 19 Guntas.*

JSA Comments: *We observe from the RTCs issued for the period from 1987-88 to 1991-92 and 1996-97 to 1999-2000 that there is a mortgage in favour of Siganayakarahalli Seva Sangha and we have been informed that the document reference is not available and hence the document is not available.*

Endorsements

We have been provided with the Endorsement dated October 20, 2005 bearing No. [*illegible*] issued by the Assistant Commissioner, Bangalore North (sub-division), Bangalore which indicates that there are no violations of the provisions of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No. 98 measuring 4 Acres. 15 Guntas

Municipal Records

On perusal of the Special Notice dated October 12, 2009 bearing No. K.T.R/392/2009-10 issued by Assistant Revenue Officer, Bangalore Mahanagara Palike, we note that the Survey No. 98 measuring 1,90,575 square feet has been assigned with new Municipal No. 1/33/98. Further, we note that Municipal No. 1/33/98 stands in the name of M. Arun Kumar.

We observe that the Bruhat Bengaluru Mahanagara Palike ("**BBMP**") has issued the Khata Certificate dated August 18, 2017 and Khata Extract for the period 2017-18 which depicts the name of M. Arun Kumar as the khathedar of the land bearing Katha No. 1/33/98 measuring 1,90,575 square feet.

Tax paid receipts

We have perused the Tax Paid Receipt dated June 27, 2018 bearing No. 17181630440 issued in respect of Khata No. KTR33/1/98/392/61 which denotes that property taxes for the period 2017-18 have been paid by M. Arun Kumar.

We have perused the Tax Paid Receipt dated June 27, 2018 bearing No. 18192205129 issued in respect of Khata No. KTR33/1/98/392/61 which denotes that property taxes for the period 2018-19 have been paid by M. Arun Kumar.

JSA Comments: *We observe from the tax paid receipt for the period 2017-18 and 2018-19 that the property details in indicated as 33/1/98/392/61 instead of 33/1/98. We recommend obtaining the tax paid receipt for the subsequent periods in respect of Khata No. 1/33/98.*

No-objection Certificates ("Noc") obtained for construction of Building

According to the Consent Letter dated September 19, 2014 bearing No. PCB/131/CNP/14/H865 issued by the Karnataka State Pollution Control Board ("**KSPCB**"), issued by Senior Environmental Officer, KSPCB, consent has been accorded for establishment to construct residential apartment with 310 flats having a built-up area of 47,836.03 square meters on the Land.

We observe from the NOC dated October 31, 2014 and bearing No. SEE/BON/EEE(O)/JE/6665-68 issued by the Bangalore Electricity Supply Company Limited, Bangalore, and we observe that power supply to an extent of 1900 KVA has been sanctioned in favour of Arun Kumar and others for the residential apartment on the Land. The said NOC is valid for the period of Two years from the date of its issue.

We have perused the No-objection Certificate dated January 12, 2015 bearing No. DE/SAN/BG/S-11/VOL I/14-15/10 issued by Bharat Sanchar Nigam Limited ("**BSNL**") which accords clearance for construction of the proposed high raise building comprising of

basement + ground floor + eighteen upper floors + terrace floor + terrace floor pergola + lift machine room + lighting arrester etc., on the Land upto the height of 70.40 meters above ground level and the top of the structure when erected shall not exceed 988.4 meters above mean sea level, subject to certain standard conditions. The validity of the said NOC is for a period of five years from the date of its issue.

We have perused the NOC dated February 26, 2015 bearing No. AAI/BIA/ATM/NOC/JAKK/SOUTH/B/010115/84630 issued by the Airports Authority of India. The NOC has been issued for the construction of a building on the Land upto the height of 70.40 meters above ground level and the top of the structure when erected shall not exceed 918 AMSL (site elevation) and 988.4 meters (permissible top elevation) subject to certain standard conditions. The validity of the said NOC is for a period of five years from the date of its issue.

By way of the Revised NOC dated August 25, 2015, bearing No. GBC(1)628/2014 issued by the Office of the Director General of Police and Director General, Karnataka State Fire and Emergency Services (the "**Fire Department**"), Bangalore, has issued revised NOC for construction of high rise residential building with 6 blocks i.e., A, B, C, D, E and F on the Land

We have perused the NOC dated October 17, 2015 bearing No. BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-II/TA(M)-I/8074/2015-16 issued by the Chief Engineer, Bangalore Water Supply and Sewerage Board ("**BWSSB**") for the modified proposed for residential apartment building in the name of M/s Arun Shelters Private Limited bearing khata No. 33/1 Survey No. 98 situated at Thirumenahalli village, Yelahanka Hobli, Bangalore North Taluk, consists of 6 Tower namely A, B, C, D, E and F. Each Tower consisting of basement floor + ground floor + 18 upper floors on the Land.

We have perused the NOC dated December 22, 2011 bearing No. BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-II/TA(M)-I/11268/2015-16 issued by the Chief Engineer, BWSSB for the modified proposal for residential apartment building on the Land consisting of basement floor + ground floor + 3 upper floor + terrace floor with a built up area of 47,836.03 square meter.

From the Form-C/Registration Certificate dated January 11, 2019 bearing No. PRM/KA/RERA/1251/309/PR/189425/001544 issued by the Real Estate Regulatory Authority Karnataka ("**RERA**") we note that the Property has been registered as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Karnataka Real Estate (Regulation and Development) Rules, 2017 and the said registration is valid from August 01, 2017 to December 31, 2020. The said registration has been extended by RERA for a period of 12 months i.e., until December 31, 2021 under the Form F Certificate for Extension of Registration of Project dated July 12, 2022.

***JSA Comments**: The above RERA approval expired on December 31, 2021. We have been informed that the RERA registration will be cancelled.*

The State Level Environment Impact Assessment Authority, ("**SEIAA**"), Karnataka has issued the Environmental Clearance dated January 5, 2016 bearing No. SEIAA 145 CON 2015 thereby giving its approval for construction of the residential apartment on the Land with built-up area of 47,836.03 square meters with 310 residential units and the proposed building consisting of basement floors + ground floor + 3 upper floors. Additional consent was given for proposed expansion on a plot area of 18,116.26 square meters with additional 411.21 square meters with the total built up area being 60,860.45 square meter + 18,116.26 square meters given earlier with 432 residential units and the proposed building consists of 6 blocks and each block consisting of basements + ground floor + 18 upper floors + 476 parking spaces.

According to the Consent Letter dated May 25, 2016 bearing No. PCB/131/CNP/14/H-149 issued by the KSPCB, consent has been accorded for establishment to expand residential apartment from 310 flats to 432 flats with increase in built-up area of 47,836.03 square meters to 60,860.45 square meters on the Land.

Survey Records

On review of the village map of Thirumenahalli Village we note that Survey No. 98 is bounded on the east by Survey No.7, on the west by Survey Nos. 95 and 97, on the north by Chilahalli Village Boundary and on the south by Survey No. 99.

From the Moola Tippani dated July 23, 1958, we note that Survey No. 98 measuring 4 Acres 15 Guntas and 4 Guntas of kharab indicates the name of the kardadar as G. Kallappa Reddy.

We have perused the Karnataka Revision Settlement Akarbandh in respect of Survey No. 98 which indicates the total extent of Survey No. 98 as 4 Acres 19 Guntas and the actual extent as 41 Acre 15 Guntas and there being 4 Guntas of 'A' kharab land.

Encumbrance Certificates

On perusal of the Encumbrance Certificate in SA No. 10882/08-09 issued for the period from June 1, 1989 to March 31, 2004 we note that apart from the transactions discussed above in this Report, no other transaction is reflected in respect of Survey No. 98 measuring 4 Acres 15 Guntas.

On perusal of the Encumbrance Certificate in SA No. 14908/14-15 issued for the period from April 1, 2004 to October 14, 2014 we note that apart from the transactions discussed above in this Report, no other transactions are reflected in respect of Survey No. 98.

On perusal of the Encumbrance Certificate in SA No. 6927/18-19 issued for the period April 1, 2004 to June 25, 2018 we note that apart from the transactions discussed above in this Report, no other transactions are reflected in respect of BBMP Katha No. 33/1/98 carved out of Survey No. 98.

On perusal of the Encumbrance Certificate in SA No. [*details not inserted*] issued for the period from January 1, 2008 to September 6, 2023 we note that apart from the transactions discussed above in this Report, no other transactions are reflected in respect of BBMP Katha No. 33/1/98 carved out of Survey No. 98.

On perusal of the Encumbrance Certificate in SA No. 5570/2017-18 issued for the period from April 1, 2014 to August 15, 2017 we note that apart from the transactions discussed above in this Report, no other transactions are reflected in respect of Survey No. 98.

On perusal of the Encumbrance Certificate in SA No. 3215/2017-18 issued for the period from August 4, 2017 to August 4, 2017 we note that apart from the transactions discussed in this Report above, no other transaction is reflected in respect of Survey No. 98.

On perusal of the Encumbrance Certificate in SA No. 7082408/2023-24 issued for the period June 25, 2018 to August 7, 2023 we note that apart from the transactions discussed above in this Report, no other transactions are reflected in respect of BBMP Katha No. 33/1/98 carved out of Survey No. 98.

Public Notice

We had issued the Public Notice dated August 19, 2023 in the Bangalore edition of Times of India and Vijaya Karnataka pertaining to the Land and we have received followings objections all dated August 25, 2023 issued on behalf of (i) Kenstream Ventures LLP, (ii) M.V Patil son of V.B Patil, (iii) R.K Patil son of V.B Patil, (iv) Provident Housing Limited and (v) Puravankara Limited in respect of Property. The details of the said objections are detailed in this Report.

CONCLUSION

Subject to our comments and observations above, receipt of the documents listed hereto as **Annexure B**, subject to the release of title documents deposited with Vistra ITCL (India) Limited, and final adjudication of the original suit bearing O.S. Nos. 3057/2022, 6536/2017, 6549/2017 and CP(IB) No. 305/BB/2019, Company Appeal (AT) (CH) (Ins) No. 431/2022, Company Petition (IB) No. 55/2023, Company Petition (IB) No. 56/2023 and Company Petition (IB) Filing No. 290311100671/2023, we are of the following opinion:

i. Mr. Arun Kumar is the absolute owner of the land bearing BBMP Katha No. 33/1/98 carved out of Survey No. 98 measuring 4 Acres 19 Guntas (including 4 Guntas of kharab) situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk, Bangalore District;

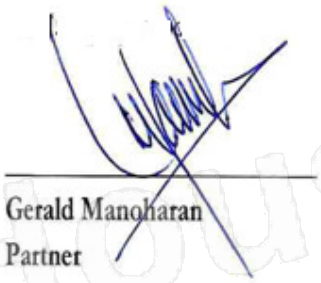
ii. 1254.41 square meters of land in Survey No. 98 measuring 4 Acres 19 Guntas has been relinquished to Bruhat Bengaluru Mahanagara Palike towards the proposed 15 meter vide road as per the Revised Master Plan vide Deed of Relinquishment dated March 13, 2018 and registered as Document No. HBB-1-03544-2017-18;

iii. Puravankara Limited is an agreement holder under the Agreement for Sale of an Apartment dated May 17, 2017 and registered as Document No. HBB-1-00362-2017-18;

iv. Provident Housing Limited is an agreement holder as per the Agreements dated March 3, 2017 and March 1, 2018; and

v. Kenstream Ventures LLP (Vistra ITCL (India) Limited acting as the debenture trustee) is the debentures holder as per the Debenture Trust Deed dated March 5, 2018 and registered as Document No. HBB-1-03536-2017-18 read with First Amendment Deed to Debenture Trust Deed dated April 9, 2019 and registered as Document No. GNR-4-00013-2019-20.

For J.S.A.,



Gerald Manoharan
Partner

Date: September 13, 2023

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DISCLAIMER

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Property, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while or to prepare this Report.

ANNEXURE – A

LIST OF DOCUMENTS (Photocopies)

Sl. No.	Particulars of the documents furnished
1.	Order Sheet dated February 23, 1979 passed by the Court of Land Tribunal, Bangalore North Taluk bearing No. LRF/2886/76-77;
2.	Form 10 dated February 23, 1979 bearing No. LRF 2886/76-77;
3.	Mutation register extract bearing MR No. 3/84-85;
4.	Absolute Sale Deed dated June 17, 2004 and registered as Document No. YAN-1-05750-2004-05, Book I, stored in CD No. YAND061, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;
5.	Mutation register extract bearing MR No. 4/2004-05;
6.	Sale Deed dated October 27, 2004 and registered as Document No. YAN-1-14936-2004-05, Book I, stored in CD No. YAND89, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;
7.	Mutation register extract bearing MR No. 17/2004-05;
8.	Sale Deed dated April 1, 2005 and registered as Document No. YAN-1-00001-2005-06, Book I, stored in CD No. YAND124, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;
9.	Mutation register extract bearing MR No. 29/2004-05;
10.	Deed of Declaration dated February 10, 2017 and registered as Document No. HBB-1-03189-2016-17, Book I, stored in CD No. HBBD184, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal);
11.	Official Memorandum dated November 5, 2008 bearing No. ALN(NAY)SR-84/07-08 issued by the Special District Commissioner, Bangalore District;
12.	Mutation register extract bearing MR No. 16/2008-09;
13.	Building License dated January 23, 2017 bearing No. Addl. Com/YLK/0212/2014-15 issued by Joint Director Town Planning (North) BBMP;
14.	Modified Sanction Plan on March 24, 2018 bearing No. Addl. Com/YLK/0212/2014-15 issued by Joint Director Town Planning (North) BBMP;
15.	Deed of Relinquishment dated March 13, 2018 and registered as Document No. HBB-1-03544-2017-18, Book I, stored in CD No. HBBD194, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal);
16.	Certification of Incorporation issued by Register of Companies;
17.	Memorandum of Association of Arun Shelters Private Limited;
18.	Agreement for Sale of an Apartment dated May 26, 2017 and registered as Document No. MLS-1-00548-2017-18, Book I, stored in CD No. MLSD126, in the office of the Sub Registrar, Gandhinagar (Malleshwaram);
19.	Cancellation of Agreement for Sale of Apartment dated January 6, 2020 and registered as Document No. GNR-1-04430-2019-20, Book I, stored in CD No. GNRD419, in the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar) Bangalore;

20.	Memorandum of Understanding dated July 31, 2017 and registered as Document No. MLS-1-01300-2017-18, Book I, stored in CD No. MLSD136, in the office of the Senior Sub Registrar, Malleshwaram, Bangalore;
21.	Unregistered Supplementary Agreement dated September 7, 2017;
22.	Deed of Cancellation dated November 24, 2022, and registered as Document No. 3979/22-23;
23.	Unregistered Deed of Cancellation dated November 29, 2022;
24.	Agreement dated March 1, 2018;
25.	Addendum Agreement dated January 25, 2019;
26.	Letter dated November 19, 2021 executed by Provident Housing Limited;
27.	Agreement for Sale of an Apartment dated May 17, 2017 and registered as Document No. HBB-1-00362-2017-18, Book I, stored in CD No. HBBD187, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore;
28.	Debenture Trust Deed dated March 5, 2018,registered on March 13, 2018 as Document No. HBB-1-03536-2017-18, Book I, stored in CD No. HBBD194, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal);
29.	First Amendment Deed to Debenture Trust Deed dated April 9, 2019, registered on April 11, 2019 as Document No. GNR-4-00013-2019-20, Book IV, stored in CD No. GNRD221, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore;
30.	Mortgage Deed dated February 24, 2009 and registered as Document No. YAN-1-02930-2008-09, Book I, stored in CD No. YAND314, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;
31.	Redemption Deed dated October 20, 2009 and registered as Document No. YAN-1-01360-2009-10, Book I, stored in CD No. YAND321, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;
32.	Memorandum Relating to Deposit of Title Deeds dated March 1, 2011 and registered as Document No. YAN-1-04645-2010-11, Book I, stored in CD No. YAND350, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;
33.	Relinquishment Deed dated August 22, 2014 and registered as Document No. YAN-1-04199-2014-15, Book I, stored in CD No. YAND561, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;
34.	Memorandum of Entry by Way of Deposit of Title Deed dated January 24, 2015 and registered as Document No. 8061/2014-15, in the office of the Sub-Registrar Yelahanka;
35.	Deed of Discharge / Release of Mortgage dated July 3, 2018 and registered as Document No. HBB-1-00837-2018-19, Book I, stored in CD No. HBBD196, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore;
36.	Letter dated November 13, 2019 and bearing No. HUDCO/BRO/ASPL/19081/2019/570 issued by the Housing and Urban Development Corporation Limited;
37.	Plaint dated September 21, 2017 filed in Original Suit bearing O.S No. 6536/2017 before the Court of the I Additional City Civil and Sessions Judge (CCH-2), Bengaluru City;

38.	Plaint dated September 21, 2017 filed in Original Suit bearing O.S No. 6549/2017 before the Court of the I Additional City Civil and Sessions Judge (CCH-2), Bengaluru City;
39.	Order Sheet dated May 04, 2022, passed by the Court of the LVI additional City Civil and Session Judge (CCH- 57), Bengaluru city in O.S. No. 3057/2022;
40.	Order Sheet dated November 04, 2022, passed by the National Company Law Tribunal, Bengaluru, in I. A. No. 252/2021 of CP(IB)305/BB/2019 filed by Kotak Mahindra Bank;
41.	Order dated December 22, 2022 passed by the National Company Law Appellate Tribunal;
42.	Petition filed in Company Petition (IB) No. 55/2023 before the National Company Law Tribunal, Bengaluru;
43.	Petition filed in Company Petition (IB) No. 56/2023 before the National Company Law Tribunal, Bengaluru;
44.	Petition filed in Company Petition (IB) Filing No. 290311100671/2023 before the National Company Law Tribunal, Bengaluru;
45.	RTCs for the period 1966-67 to 1968-69, 1971-72 to 1975-76, 1987-88 to 1991-92, 1996-97 to 1999-2000 and 2001-02 to 2023-24 in respect pf Survey No. 98;
46.	Endorsement dated October 20, 2005 bearing No. [*illegible*] issued by the Assistant Commissioner, Bangalore North (sub-division);
47.	Special Notice dated October 12, 2009 bearing No. K.T.R/392/2009-10 issued by Assistant Revenue Officer, Bangalore Mahanagara Palike;
48.	Khata Certificate dated August 18, 2017 and Khata Extract for the period 2017-18;
49.	Tax Paid Receipt dated June 27, 2018 bearing No. 17181630440;
50.	Tax Paid Receipt dated June 27, 2018 bearing No. 18192205129;
51.	Consent Letter dated September 19, 2014 bearing No. PCB/131/CNP/14/H865 issued by the Karnataka State Pollution Control Board;
52.	NOC dated October 31, 2014 and bearing No. SEE/BON/EEE(O)/JE/6665-68 issued by the Bangalore Electricity Supply Company Limited, Bangalore;
53.	No-objection Certificate dated January 12, 2015 bearing No. DE/SAN/BG/S-11/VOL I/14-15/10 issued by Bharat Sanchar Nigam Limited;
54.	NOC dated February 26, 2015 bearing No. AAI/BIA/ATM/NOC/JAKK/SOUTH/B/010115/84630 issued by the Airports Authority of India;
55.	NOC dated August 25, 2015, bearing No. GBC(1)628/2014 issued by the Office of the Director General of Police and Director General, Karnataka State Fire and Emergency Services;
56.	NOC dated October 17, 2015 bearing No. BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-II/TA(M)-I/8074/2015-16 issued by the Chief Engineer, Bangalore Water Supply and Sewerage Board;

57.	NOC dated December 22, 2011 bearing No. BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-II/TA(M)-I/11268/2015-16 issued by the Chief Engineer, Bangalore Water Supply and Sewerage Board;
58.	Form-C/Registration Certificate dated January 11, 2019 bearing No. PRM/KA/RERA/1251/309/PR/189425/001544 issued by the Real Estate Regulatory Authority Karnataka;
59.	Form F Certificate for Extension of Registration of Project dated July 12, 2022;
60.	Environmental Clearance dated January 5, 2016 bearing No. SEIAA 145 CON 2015 issued by the State Level Environment Impact Assessment Authority;
61.	Consent Letter dated May 25, 2016 bearing No. PCB/131/CNP/14/H-149 issued by the KSPCB;
62.	Village map of Thirumenahalli Village;
63.	Moola Tippani dated July 23, 1958 in respect of Survey No. 98;
64.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 98;
65.	Encumbrance Certificate in SA No. 10882/08-09 issued for the period from June 1, 1989 to March 31, 2004;
66.	Encumbrance Certificate in SA No. 14908/14-15 issued for the period from April 1, 2004 to October 14, 2014;
67.	Encumbrance Certificate in SA No. 6927/18-19 issued for the period April 1, 2004 to June 25, 2018;
68.	Encumbrance Certificate in SA No. [*details not inserted*] issued for the period from January 1, 2008 to September 6, 2023;
69.	Encumbrance Certificate in SA No. 5570/2017-18 issued for the period from April 1, 2014 to August 15, 2017;
70.	Encumbrance Certificate in SA No. 3215/2017-18 issued for the period from August 4, 2017 to August 4, 2017;
71.	Encumbrance Certificate in SA No. 7082408/2023-24 issued for the period June 25, 2018 to August 7, 2023; and
72.	Public Notice dated August 19, 2023 issued in the Bangalore edition of Times of India and Vijaya Karnataka.

ANNEXURE – B

LIST OF DOCUMENTS REQUIRED

Sl. No.	Particulars of documents required
1.	Addendum Agreement dated January 25, 2019 and Intellectual Property License dated March 1, 2018 executed between Arun Kumar, Arun Shelters Private Limited and Provident Housing Limited;
2.	Mortgage Deed executed by Arun Shelters Private Limited in favour of Housing and Urban Development Corporation Limited and subsequent discharge;
3.	We had sought for clarification whether the Scheme No. 19081 is in respect of the Property and the same is pending;
4.	Agreement dated November 9, 2015 and registered as Document No. 2743/15-16;
5.	Latest order sheet in respect of O.S. No. 6536/2017;
6.	Latest order sheet in respect of O.S. No. 6549/2017;
7.	Kindly confirm which property is the subject matter of the litigation in O.S. No. 3057/2022;
8.	Plaint, written statement and the certified copy of the latest order sheet in O.S No. 3057/2022;
9.	Copy of the Memorandum of Appeal and the Judgment passed in Company Appeal (AT) (CH) (Ins) No. 431/2022;
10.	Copy of I.A. No. 459/2022 and order dated November 15, 2022;
11.	Copy of Appeal No. 237/2021 filed by Kenstream Ventures LLP against order dated March 19, 2021;
12.	Kindly clarify whether Company Petition (IB) No. 55/2023 has been admitted by the National Company Law Tribunal and confirm the present status of the petition;
13.	Kindly clarify whether Company Petition (IB) No. 56/2023 has been admitted by the National Company Law Tribunal and confirm the present status of the petition;
14.	Copy of Appeal No. 241/2021 filed by Puravankara Limited against order dated March 19, 2021 pending on the file of National Company Law Appellate Tribunal, Chennai;
15.	Kindly clarify the present status of Company Petition (IB) Filing No. 290311100671/2023;
16.	RTC issued for the period from 1969-70 to 1970-71, 1976-77 to 1986-87, 1992-93 to 1995-96 and 2000-01 in respect of Survey No. 98 measuring 4 Acres 19 Guntas;
17.	Legible copy of RTC issued for the period from 1987-88 to 1991-92, 1996-97 to 1999-2000 and 2001-02 to 2003-04 in respect of Survey No. 98 measuring 4 Acres 19 Guntas;
18.	We observe that the following pre-construction approvals have expired, kindly provide the renewed plans: a. No-objection Certificates issued by: (i) the Airports Authority of India; (ii) Bangalore Electricity Supply Company; (iii) Bangalore Water Supply and Sewerage Board; and (iv) Bharat Sanchar Nigam Limited for the construction of building.

	b. Approvals issued by the Karnataka State Pollution Control Board issued with respect to the establishment of the building;
19.	Revised development plan and building plan approval along with building license;
20.	Details of Agreement to Sell and Construction which have been executed till date with prospective clients;
21.	Encumbrance certificate issued for the period from April 1, 1960 to May 31, 1989 and September 7, 2023 till date with respect to the land bearing Khata No. 33/1/98 and Survey No. 98 measuring 4 Acres 19 Guntas;
22.	Superimposed topographical and revenue survey sketch to verify and confirm the extent, boundaries, the location of kharab land, if any, and the access/approach road to the Land;
23.	Copy of the latest khata certificate; latest khata extract and latest property tax paid receipts in relation to the Land.

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ANNEXURE – C

LIST OF DOCUMENTS AS VERIFIED

Sl. No.	Particulars of the documents	Original/ Certified Copy/ Photocopy
1.	Order Sheet dated February 23, 1979 passed by the Court of Land Tribunal, Bangalore North Taluk bearing No. LRF/2886/76-77;	Certified Copy
2.	Form 10 dated February 23, 1979 bearing No. LRF 2886/76-77;	Certified Copy
3.	Mutation register extract bearing MR No. 3/84-85;	Certified Copy
4.	Absolute Sale Deed dated June 17, 2004 and registered as Document No. YAN-1-05750-2004-05, Book I, stored in CD No. YAND061, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;	Original (laminated)
5.	Mutation register extract bearing MR No. 4/2004-05;	Certified Copy
6.	Sale Deed dated October 27, 2004 and registered as Document No. YAN-1-14936-2004-05, Book I, stored in CD No. YAND89, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;	Original
7.	Mutation register extract bearing MR No. 17/2004-05;	Certified Copy
8.	Sale Deed dated April 1, 2005 and registered as Document No. YAN-1-00001-2005-06, Book I, stored in CD No. YAND124, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;	Original (laminated)
9.	Mutation register extract bearing MR No. 29/2004-05;	Certified Copy
10.	Deed of Declaration dated February 10, 2017 and registered as Document No. HBB-1-03189-2016-17, Book I, stored in CD No. HBBD184, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal);	Photocopy
11.	Official Memorandum dated November 5, 2008 bearing No. ALN(NAY)SR-84/07-08 issued by the Special District Commissioner, Bangalore District;	Original
12.	Mutation register extract bearing MR No. 16/2008-09;	Certified Copy
13.	Building License dated January 23, 2017 bearing No. Addl. Com/YLK/0212/2014-15 issued by Joint Director Town Planning (North) BBMP;	Photocopy
14.	Modified Sanction Plan on March 24, 2018 bearing No. Addl. Com/YLK/0212/2014-15 issued by Joint Director Town Planning (North) BBMP;	Photocopy
15.	Deed of Relinquishment dated March 13, 2018 and registered as Document No. HBB-1-03544-2017-18, Book I, stored in CD No. HBBD194, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal);	Photocopy
16.	Certification of Incorporation issued by Register of Companies;	Photocopy
17.	Memorandum of Association of Arun Shelters Private Limited;	Photocopy

18.	Agreement for Sale of an Apartment dated May 26, 2017 and registered as Document No. MLS-1-00548-2017-18, Book I, stored in CD No. MLSD126, in the office of the Sub Registrar, Gandhinagar (Malleshwaram);	Photocopy
19.	Cancellation of Agreement for Sale of Apartment dated January 6, 2020 and registered as Document No. GNR-1-04430-2019-20, Book I, stored in CD No. GNRD419, in the office of the Senior Sub-Registrar, Gandhinagar (Ganganagar) Bangalore;	Photocopy
20.	Memorandum of Understanding dated July 31, 2017 and registered as Document No. MLS-1-01300-2017-18, Book I, stored in CD No. MLSD136, in the office of the Senior Sub Registrar, Malleshwaram, Bangalore;	Photocopy
21.	Unregistered Supplementary Agreement dated September 7, 2017;	Photocopy
22.	Deed of Cancellation dated November 24, 2022, and registered as Document No. 3979/22-23;	Photocopy
23.	Unregistered Deed of Cancellation dated November 29, 2022;	Photocopy
24.	Agreement dated March 1, 2018;	Original
25.	Addendum Agreement dated January 25, 2019;	Original
26.	Letter dated November 19, 2021 executed by Provident Housing Limited;	Photocopy
27.	Agreement for Sale of an Apartment dated May 17, 2017 and registered as Document No. HBB-1-00362-2017-18, Book I, stored in CD No. HBBD187, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore;	Original
28.	Debenture Trust Deed dated March 5, 2018,registered on March 13, 2018 as Document No. HBB-1-03536-2017-18, Book I, stored in CD No. HBBD194, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal);	Photocopy
29.	First Amendment Deed to Debenture Trust Deed dated April 9, 2019, registered on April 11, 2019 as Document No. GNR-4-00013-2019-20, Book IV, stored in CD No. GNRD221, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore;	Photocopy
30.	Mortgage Deed dated February 24, 2009 and registered as Document No. YAN-1-02930-2008-09, Book I, stored in CD No. YAND314, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;	Original
31.	Redemption Deed dated October 20, 2009 and registered as Document No. YAN-1-01360-2009-10, Book I, stored in CD No. YAND321, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;	Original
32.	Memorandum Relating to Deposit of Title Deeds dated March 1, 2011 and registered as Document No. YAN-1-04645-2010-11,	Photocopy

	Book I, stored in CD No. YAND350, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;	
33.	Relinquishment Deed dated August 22, 2014 and registered as Document No. YAN-1-04199-2014-15, Book I, stored in CD No. YAND561, in the office of the Senior Sub Registrar, Yelahanka, Bangalore;	Photocopy
34.	Memorandum of Entry by Way of Deposit of Title Deed dated January 24, 2015 and registered as Document No. 8061/2014-15, in the office of the Sub-Registrar Yelahanka;	Photocopy
35.	Deed of Discharge / Release of Mortgage dated July 3, 2018 and registered as Document No. HBB-1-00837-2018-19, Book I, stored in CD No. HBBD196, in the office of the Senior Sub Registrar, Gandhinagar (Hebbal), Bangalore;	Original
36.	Letter dated November 13, 2019 and bearing No. HUDCO/BRO/ASPL/19081/2019/570 issued by the Housing and Urban Development Corporation Limited;	Photocopy
37.	Plaint dated September 21, 2017 filed in Original Suit bearing O.S No. 6536/2017 before the Court of the I Additional City Civil and Sessions Judge (CCH-2), Bengaluru City;	Photocopy
38.	Plaint dated September 21, 2017 filed in Original Suit bearing O.S No. 6549/2017 before the Court of the I Additional City Civil and Sessions Judge (CCH-2), Bengaluru City;	Photocopy
39.	Order Sheet dated May 04, 2022, passed by the Court of the LVI additional City Civil and Session Judge (CCH- 57), Bengaluru city in O.S. No. 3057/2022;	Photocopy
40.	Order Sheet dated November 04, 2022, passed by the National Company Law Tribunal, Bengaluru, in I. A. No. 252/2021 of CP(IB)305/BB/2019 filed by Kotak Mahindra Bank;	Photocopy
41.	Order dated December 22, 2022 passed by the National Company Law Appellate Tribunal;	Photocopy
42.	Petition filed in Company Petition (IB) No. 55/2023 before the National Company Law Tribunal, Bengaluru;	Photocopy
43.	Petition filed in Company Petition (IB) No. 56/2023 before the National Company Law Tribunal, Bengaluru;	Photocopy
44.	Petition filed in Company Petition (IB) Filing No. 290311100671/2023 before the National Company Law Tribunal, Bengaluru;	Photocopy
45.	RTCs for the period 1966-67 to 1968-69, 1971-72 to 1975-76, 1987-88 to 1991-92, 1996-97 to 1999-2000 and 2001-02 to 2017-18 in respect of Survey No. 98;	Certified Copy
46.	RTCs for the period 2018-19 to 2023-24 in respect of Survey No. 98;	Photocopy

47.	Endorsement dated October 20, 2005 bearing No. [*illegible*] issued by the Assistant Commissioner, Bangalore North (sub-division);	Photocopy
48.	Special Notice dated October 12, 2009 bearing No. K.T.R/392/2009-10 issued by Assistant Revenue Officer, Bangalore Mahanagara Palike;	Certified Copy
49.	Khata Certificate dated August 18, 2017 and Khata Extract for the period 2017-18;	Photocopy
50.	Tax Paid Receipt dated June 27, 2018 bearing No. 17181630440;	Photocopy
51.	Tax Paid Receipt dated June 27, 2018 bearing No. 18192205129;	Photocopy
52.	Consent Letter dated September 19, 2014 bearing No. PCB/131/CNP/14/H865 issued by the Karnataka State Pollution Control Board;	Photocopy
53.	NOC dated October 31, 2014 and bearing No. SEE/BON/EEE(O)/JE/6665-68 issued by the Bangalore Electricity Supply Company Limited, Bangalore;	Photocopy
54.	No-objection Certificate dated January 12, 2015 bearing No. DE/SAN/BG/S-11/VOL I/14-15/10 issued by Bharat Sanchar Nigam Limited;	Photocopy
55.	NOC dated February 26, 2015 bearing No. AAI/BIA/ATM/NOC/JAKK/SOUTH/B/010115/84630 issued by the Airports Authority of India;	Photocopy
56.	NOC dated August 25, 2015, bearing No. GBC(1)628/2014 issued by the Office of the Director General of Police and Director General, Karnataka State Fire and Emergency Services;	Photocopy
57.	NOC dated October 17, 2015 bearing No. BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-II/TA(M)-I/8074/2015-16 issued by the Chief Engineer, Bangalore Water Supply and Sewerage Board;	Photocopy
58.	NOC dated December 22, 2011 bearing No. BWSSB/EIC/CE(M)/ACE(M)-I/DCE(M)-II/TA(M)-I/11268/2015-16 issued by the Chief Engineer, Bangalore Water Supply and Sewerage Board;	Photocopy
59.	Form-C/Registration Certificate dated January 11, 2019 bearing No. PRM/KA/RERA/1251/309/PR/189425/001544 issued by the Real Estate Regulatory Authority Karnataka;	Photocopy
60.	Form F Certificate for Extension of Registration of Project dated July 12, 2022;	Photocopy
61.	Environmental Clearance dated January 5, 2016 bearing No. SEIAA 145 CON 2015 issued by the State Level Environment Impact Assessment Authority;	Photocopy
62.	Consent Letter dated May 25, 2016 bearing No. PCB/131/CNP/14/H-149 issued by the KSPCB;	Photocopy
63.	Village map of Thirumenahalli Village;	Photocopy

64.	Moola Tippani dated July 23, 1958 in respect of Survey No. 98;	Photocopy
65.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 98;	Photocopy
66.	Encumbrance Certificate in SA No. 10882/08-09 issued for the period from June 1, 1989 to March 31, 2004;	Certified Copy
67.	Encumbrance Certificate in SA No. 14908/14-15 issued for the period from April 1, 2004 to October 14, 2014;	Photocopy
68.	Encumbrance Certificate in SA No. 6927/18-19 issued for the period April 1, 2004 to June 25, 2018;	Certified Copy
69.	Encumbrance Certificate in SA No. [*details not inserted*] issued for the period from January 1, 2008 to September 6, 2023;	Photocopy
70.	Encumbrance Certificate in SA No. 5570/2017-18 issued for the period from April 1, 2014 to August 15, 2017;	Photocopy
71.	Encumbrance Certificate in SA No. 3215/2017-18 issued for the period from August 4, 2017 to August 4, 2017;	Photocopy
72.	Encumbrance Certificate in SA No. 7082408/2023-24 issued for the period June 25, 2018 to August 7, 2023; and	Photocopy
73.	Public Notice dated August 19, 2023 issued in the Bangalore edition of Times of India and Vijaya Karnataka.	Photocopy

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