

# Survey No. 129/1

16<sup>th</sup> March, 2023

**M/s. Rohan Builders,**  
No. 1147, 3rd Floor, KP Icon Building,  
12th Main Road, HAL 2nd Stage,  
Indiranagar,  
Bangalore - 560 008.

Dear Sirs,

**Attn: Mr. Santosh Lunkad**

We have been furnished with the documents which have been listed herein below with regard to all that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 942/249/129/1, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land being the north-eastern portion of Survey No.129/1, measuring about 37 Guntas ("Item No.1") and the south-eastern portion of Survey No.129/1, measuring about 17 Guntas ("Item No.2"), situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk), in all measuring about 1 Acre 14 Guntas or 58,806 square feet ("Property" or "Said Land") and is more fully set out in Para III below for scrutiny of title for issuing of an Additional Title Report in continuation of our earlier Title Report dated 05.01.2022 ("ETR") and Additional Title Report dated 26.04.2022 ("ATR-1").

## I. DOCUMENTS FURNISHED

Sl. No.	Date	Document Details
1.	31.01.2022	Memorandum of entry for Deposit of Title Deeds executed by Rohan Builders, represented by its partner Santosh B Lunkad in favour of IDBI Trusteeship Services Limited, acting as a security trustee for Arka Fincap Limited (registered as Document No. SHV-1-06195-2021-22 in Book 1, stored in CD No. SHVD1041 in the office of the Sub-Registrar, Shivajinagar) with regard to portions of Survey No.129/1 measuring about 37 Guntas and 17 Guntas;
2.	23.09.2022	Sanction Plan bearing No. BDA/TPM/DLP-10/1495/2022-23, issued by the Commissioner, Bangalore Development Authority

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*Privileged and Confidential*

Sl. No.	Date	Document Details
		with regard to residential development at Survey Nos.129/1, 129/4, 129/6 & 130/3;
3.	18.01.2023	Sanction Plan Letter bearing No. BDA/NaMa/ASa/A.A-1/TaSa-4/E/41/2022-23 addressed by the office of the Commissioner, Bangalore Development Authority to Rohan Builders with regard to Survey Nos.129/1, 129/4, 129/6 & 130/3;
4.	09.03.2023	Building License bearing LP No. BBMP/Addl.Dir/JD NORTH/0066/22-23 issued by the Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike with regard to construction of building at property bearing Municipal No.7684/292, Survey Nos.130/3, 129/4, 129/1, 129/6;
<b>Re: Search Reports with regard to Survey No.129/1:</b>		
5.	24.05.2022	Search Report bearing SA No.3459/22-23 covering the period from 15.11.2021 to 24.05.2022, issued by office of the Sub-Registrar, Shivajinagar, Bangalore with regard to Survey No.129/1;
6.	13.03.2023	Search Report bearing SA No.24068/22-23 covering the period from 24.05.2022 to 13.03.2023, issued by office of the Sub-Registrar, Shivajinagar, Bangalore with regard to Survey No.129/1 measuring about 1 Acre 16 Guntas;
<b>Re: Search Report with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6:</b>		
7.	15.03.2023	Search Report bearing SA No.24271/22-23 covering the period from 24.04.2022 to 15.03.2023, with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6 measuring about 6 Acres 24 Guntas;

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**II. GLOSSARY (indicative)**

Sl. No.	Term	Description
1)	Acre	40 Guntas or 43,560 Square Feet;
2)	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
3)	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 square feet;
4)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
5)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
6)	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;

**III. PROPERTY DETAILS:**

All that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 942/249/129/1, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land being the north-eastern portion of Survey No.129/1, measuring about 37 Guntas ("Item No.1") and the south-eastern portion of Survey No.129/1, measuring about 17 Guntas ("Item No.2"), situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, in all measuring about 1 Acre 14 Guntas or 58,806 square feet and bounded on as under:-

East by	:	Property bearing Survey Nos.129/4 & 129/3
West by	:	Remaining portion of Survey No.129/1 belonging to B.S.N.Hari
North by	:	Property bearing Survey Nos.130/3 & 129/4
South by	:	Road formed in Survey Nos.129/2 & 124 and Property bearing Survey No.124

*Sunitha R*

Item No.1 measuring about 37 Guntas and Item No.2 measuring about 17 Guntas are individually bounded on as under: -

Item Nos	Sy Nos	Total Extent		Boundaries			
		A	G	East	West	North	South
1	129/1	00	37	Survey Nos.129/4 & 129/3	Remaining Portion of Survey No.129/1 belonging to B.S.N.Hari	Survey Nos.130/3 & 129/4	Item No.2 herein
2	129/1	00	17	Road formed in Survey No.129/3	Road formed in Survey No.129/1 & 129/2	Item No.1 herein	Road formed in Survey No.129/2 & 124 and Survey No.124

**IV. NOTE:**

This Additional Report has been prepared for M/s Rohan Builders (our 'Client'), in continuation of the Title Report dated 05.01.2022 ("ETR") and Additional Title Report dated 26.04.2022 ("ATR-1"), issued by us with regard to the Property detailed hereinabove and should be read along with the said reports and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document or filed in court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. Our observation would undergo a change in the event of fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. We have not undertaken any physical searches at any Court or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. Further, we have not physically inspected the

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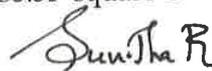
Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We have not conducted any independent investigation of the documents or of the information provided for our review. This Report should not be assumed to state the general principles of law applicable to transactions of this kind.

**V. FLOW OF TITLE:**

1. This Additional Title Report is in continuation of our Earlier Title Report dated 05<sup>th</sup> January 2022 and Additional Title Report dated 26<sup>th</sup> April 2022, wherein we had observed that, all that piece and parcel of property presently a portion of Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal Khata No. 942/249/129/1, Gunjur, Ward No.149-Varthur, Bangalore, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru and carved out of residentially converted land being the north-eastern portion of Survey No.129/1, measuring about 37 Guntas ("Item No.1") and the south-eastern portion of Survey No.129/1, measuring about 17 Guntas ("Item No.2"), situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk), in all measuring about 1 Acre 14 Guntas or 58,806 square feet ("Said Land"), vests with M/s Rohan Builders.

2. Rohan Builders secured the repayment of certain financial facility borrowed from Arka Fincap Limited by depositing the original title deeds with regard to the Said Land and adjacent lands with IDBI Trusteeship Services Limited, acting as a security trustee for Arka Fincap Limited under a Memorandum of Entry for Deposit of Title Deeds dated 31.01.2022 (Document No. 1). It is further gathered that the common title deeds with regard to the Said Land and other lands which were originally deposited with Canara Bank for creation of equitable mortgage in favour of Canara Bank for securing the financial facility borrowed by M/s Abhishek Propbuild Private Limited and M/s Deeta Constructions Private Limited from Canara Bank were re-deposited with Canara Bank by way of constructive delivery by M/s Rohan Builders. The said mortgage is still subsisting.

3. M/s Rohan Builders made an application seeking for sanction of residential development plan for construction of a residential apartment complex known as "**Rohan Antara**" comprising of two buildings i.e., Building 1 comprising of ground floor (parking & units area) + 22 upper floors + a terrace area, in all having a built up area of 49,677.32 square metres or 5,34,726.67 square feet ("**Building-1**") and Building 2 comprising of ground floor (parking & units area) + 19 upper floors + a terrace area, in all having a built up area of 35,557 square metres or 3,82,735.55 square feet ("**Building-2**") along with



common lower and upper basements for Building-1 & Building-2, in all having a built up area of 1,20,805.99 square metres or 13,00,355.68 square feet in Survey Nos.129/1, 129/4, 129/6 & 130/3 (i.e., presently Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore) which includes the Said Land and the same was approved vide Sanction Plan bearing No. BDA/TPM/DLP-10/1495/2022-23, dated 23.09.2022, issued by the Commissioner, Bangalore Development Authority (Document No. 2). The Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike issued a Building License dated 09.03.2023 (Document No. 4) for the construction of Residential Apartment Building in the Said Land and the adjacent lands.

4. It is gathered from the Sanction Plan Letter bearing No. BDA/NaMa/ASa/A.A-1/TaSa-4/E/41/2022-23, dated 18.01.2023 (Document No. 3) that Rohan Builders applied for sanction of development plan for construction of a club house comprising of ground and three upper floors in the C.A site measuring about 1330.09 square metres or 14,317.09 square feet, that is part of the development plan in the Said Land and the adjacent lands i.e., Survey Nos.129/4, 129/6 & 130/3, in all measuring about 6 Acres 22 Guntas and the same was approved vide Order No.6064 dated 10.01.202, issued by the office of the Commissioner, Bangalore Development Authority. On payment of the requisite fees, the Commissioner, Bangalore Development Authority vide the Plan Sanction Letter dated 18.01.2023 (Document No. 3) sanctioned the construction of the club house in the C.A site and the same is valid until 17.01.2025.

5. The Search Reports with regard to Survey No.129/1, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, issued by the concerned Sub-Registrar (Document Nos. 5 & 6) discloses the following transactions:

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
3459/22-23	15.11.2021	24.05.2022	Discharge Deed dated 17.11.2021	1	14	Canara Bank	B.S.N.Hari and others	7377
			Sale Deed dated 17.11.2021	0	37	B.S.N.Hari and others	M/s Rohan Builders	7384
				0	17			
			Development Agreement dated 17.11.2021	1	16	B.S.N.Hari and others	Mantri Developers Private Limited	7379
0	25							
Development Agreement dated 16.12.2021	0	25	B.S.N.Hari and others	Mantri Developers Private Limited	8661			

*Sunitha R*

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
			Deposit of Title Deeds dated 31.01.2022			Rohan Builders	IDBI Trusteeship Services Limited	6195
			130/3	1	37			
			129/6	1	38			
			129/1	0	17			
			129/1	0	37			
			Sale Deed dated 14.03.2022	1	20	B.S.N.Hari and others	Atul Dwivedi and others	989
			Discharge Deed dated 01.04.2022	1	20	Canara Bank	B.S.N.Hari	17
24068/22-23	24.05.2022	13.03.2023	Nil	1	16	-	-	-

6. We have reviewed the Search Reports for the period 15.11.2021 to 13.03.2023 with regard to Survey No.129/1 and observe as follows:

- (a) The Search Report bearing SA No.3459/22-23 covering the period from 15.11.2021 to 24.05.2022 discloses a Development Agreement dated 16.12.2021, Sale Deed dated 14.03.2022 and a Discharge Deed dated 01.04.2022 in addition to the transactions discussed in our ETR and this Report which pertain to the other portion of Survey No.129/1 and is not the subject matter of this Title Report. Hence, we have not gone into the details of the same.
- (b) The Search Report covering the period from 24.05.2022 to 13.03.2023 does not disclose any transactions.

7. The Search Report withp regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 6 Acres 24 Guntas (Document No. 7) discloses the following transactions:

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
24271/22-23	24.04.2022	15.03.2023	Nil	6	24	-	-	-

*Sunil R*

8. The Search Report covering the period from 24.02.2022 to 15.03.2023 with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6 does not disclose any transactions.

**VI. OBSERVATIONS AND SUGGESTIONS:**

Taking into consideration the documents and information furnished, the observations made herein above, subject to tax being paid upto date and search reports being obtained upto date, we are of the view that, all that piece and parcel of property presently a portion of Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal Khata No. 942/249/129/1, Gunjur, Ward No.149-Varthur, Bangalore, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru and carved out of residentially converted land being the north-eastern portion of Survey No.129/1, measuring about 37 Guntas ("Item No.1") and the south-eastern portion of Survey No.129/1, measuring about 17 Guntas ("Item No.2"), situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk), in all measuring about 1 Acre 14 Guntas or 58,806 square feet ("Property" or "Said Land"), vests with M/s Rohan Builders subject to the charge created under the Memorandum of Entry for Deposit of Title Deeds dated 31.01.2022.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,  
INDUSLAW,

  
(R. Sunitha)  
Advocate.

16<sup>th</sup> March, 2023

**M/s. Rohan Builders,**  
No. 1147, 3rd Floor, KP Icon Building,  
12th Main Road, HAL 2nd Stage,  
Indiranagar,  
Bangalore - 560 008.

Dear Sirs,

**Attn: Mr. Santosh Lunkad**

We have been furnished with the documents which have been listed herein below with regard to all that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 615/50/129/4, still earlier bearing Municipal No. 615, Gunjur, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.129/4, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) measuring about 1 Acre 13 Guntas or 57,717 square feet ("**Property**" or "**Said Land**") and is more fully set out in Para III below for scrutiny of title for issuing of an Additional Title Report in continuation of our earlier Title Report dated 05.01.2022 ("**ETR**") and Additional Title Report dated 26.04.2022 ("**ATR-1**").

I. DOCUMENTS FURNISHED		
Sl. No.	Date	Document Details
1.	31.01.2022	Memorandum of entry for Deposit of Title Deeds executed by Rohan Builders, represented by its partner Santosh B Lunkad in favour of IDBI Trusteeship Services Limited, acting as a security trustee for Arka Fincap Limited (registered as Document No. SHV-1-06195-2021-22 in Book 1, stored in CD No. SHVD1041 in the office of the Sub-Registrar, Shivajinagar) with regard to Survey No.129/4 measuring about 1 Acre 13 Guntas;
2.	23.09.2022	Sanction Plan bearing No. BDA/TPM/DLP-10/1495/2022-23, issued by the Commissioner, Bangalore Development Authority with regard to residential development at Survey Nos.129/1, 129/4, 129/6 & 130/3;

*Santosh R*

Sl. No.	Date	Document Details
3.	18.01.2023	Sanction Plan Letter bearing No. BDA/NaMa/ASa/A.A-1/TaSa-4/E/41/2022-23 addressed by the office of the Commissioner, Bangalore Development Authority to Rohan Builders with regard to Survey Nos.129/1, 129/4, 129/6 & 130/3;
4.	09.03.2023	Building License bearing LP No. BBMP/Addl.Dir/JD NORTH/0066/22-23 issued by the Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike with regard to construction of building at property bearing Municipal No.7684/292, Survey Nos.130/3, 129/4, 129/1, 129/6;
<b>Re: Search Reports with regard to Survey No.129/4:</b>		
5.	24.05.2022	Search Report bearing SA No.3457/22-23 covering the period from 15.11.2021 to 24.05.2022, issued by office of the Sub-Registrar, Shivajinagar, Bangalore with regard to Survey No.129/4;
6.	13.03.2023	Search Report bearing SA No.24363/22-23 covering the period from 24.05.2022 to 16.03.2023, issued by office of the Sub-Registrar, Shivajinagar, Bangalore with regard to Survey No.129/4 measuring about 1 Acre 13 Guntas;
<b>Re: Search Report with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6:</b>		
7.	15.03.2023	Search Report bearing SA No.24271/22-23 covering the period from 24.04.2022 to 15.03.2023, with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6 measuring about 6 Acres 24 Guntas;

**II. GLOSSARY (indicative)**

Sl. No.	Term	Description
1)	Acre	40 Guntas or 43,560 Square Feet;
2)	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
3)	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 square feet;

*Sunitha R*

Sl. No.	Term	Description
4)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
5)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
6)	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;

### III. PROPERTY DETAILS:

All that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 615/50/129/4, still earlier bearing Municipal No. 615, Gunjur, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.129/4, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) measuring about 1 Acre 13 Guntas or 57,717 square feet and bounded on as under:-

East by	:	Property bearing Survey Nos.128/1 & 127/1
West by	:	Property bearing Survey Nos.130/3 & 129/1
North by	:	Property bearing Survey Nos.129/6 & 129/5
South by	:	Property bearing Survey Nos.129/1 & 129/3

### IV. NOTE:

This Additional Report has been prepared for M/s Rohan Builders (our 'Client'), in continuation of the Title Report dated 05.01.2022 ("ETR") and Additional Title Report dated 26.04.2022 ("ATR-1"), issued by us with regard to the Property detailed hereinabove and should be read along with the said reports and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document or filed in court proceedings.

*Sunitha R*

This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. Our observation would undergo a change in the event of fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. We have not undertaken any physical searches at any Court or at the office of any other authority having judicial/ quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. Further, we have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We have not conducted any independent investigation of the documents or of the information provided for our review. This Report should not be assumed to state the general principles of law applicable to transactions of this kind.

V.

**FLOW OF TITLE:**

1. This Additional Title Report is in continuation of our Earlier Title Report dated 05<sup>th</sup> January 2022 and Additional Title Report dated 26<sup>th</sup> April 2022, wherein we had observed that, all that piece and parcel of residentially converted land bearing Survey No.129/4, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre 13 Guntas, bearing Municipal No. 615, Gunjur, Ward No.149-Varthur, Bengaluru vests with M/s Rohan Builders.

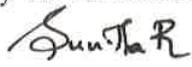
2. Rohan Builders secured the repayment of certain financial facility borrowed from Arka Fincap Limited by depositing the original title deeds with regard to the Said Land and adjacent lands with IDBI Trusteeship Services Limited, acting as a security trustee for Arka Fincap Limited under a Memorandum of Entry for Deposit of Title Deeds dated 31.01.2022 (Document No. 1). It is further gathered that the common title deeds with

*Sunil P*

regard to the Said Land and other lands which were originally deposited with Canara Bank for creation of equitable mortgage in favour of Canara Bank for securing the financial facility borrowed by M/s Abhishek Propbuild Private Limited and M/s Deeta Constructions Private Limited from Canara Bank were re-deposited with Canara Bank by way of constructive delivery by M/s Rohan Builders. The said mortgage is still subsisting.

3. M/s Rohan Builders made an application seeking for sanction of residential development plan for construction of a residential apartment complex known as "**Rohan Antara**" comprising of two buildings i.e., Building 1 comprising of ground floor (parking & units area) + 22 upper floors + a terrace area, in all having a built up area of 49,677.32 square metres or 5,34,726.67 square feet ("**Building-1**") and Building 2 comprising of ground floor (parking & units area) + 19 upper floors + a terrace area, in all having a built up area of 35,557 square metres or 3,82,735.55 square feet ("**Building-2**") along with common lower and upper basements for Building-1 & Building-2, in all having a built up area of 1,20,805.99 square metres or 13,00,355.68 square feet in Survey Nos.129/1, 129/4, 129/6 & 130/3 (i.e., presently Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore) which includes the Said Land and the same was approved vide Sanction Plan bearing No. BDA/TPM/DLP-10/1495/2022-23, dated 23.09.2022, issued by the Commissioner, Bangalore Development Authority (Document No. 2). The Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike issued a Building License dated 09.03.2023 (Document No.4) for the construction of Residential Apartment Building in the Said Land and the adjacent lands.

4. It is gathered from the Sanction Plan Letter bearing No. BDA/NaMa/ASa/A.A-1/TaSa-4/E/41/2022-23, dated 18.01.2023 (Document No. 3) that Rohan Builders applied for sanction of development plan for construction of a club house comprising of ground and three upper floors in the C.A site measuring about 1330.09 square metres or 14,317.09 square feet, that is part of the development plan in the Said Land and the adjacent lands i.e., Survey Nos.129/4, 129/6 & 130/3, in all measuring about 6 Acres 22 Guntas and the same was approved vide Order No.6064 dated 10.01.202, issued by the office of the Commissioner, Bangalore Development Authority. On payment of the requisite fees, the Commissioner, Bangalore Development Authority vide the Plan Sanction Letter dated 18.01.2023 (Document No.3) sanctioned the construction of the club house in the C.A site and the same is valid until 17.01.2025.

5. The Search Reports with regard to Survey No.129/4, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, issued by the concerned Sub-Registrar (Document Nos.5 & 6) disclose the following transactions: 

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
3457/ 22-23	15.11.2021	24.05.2022	Discharge Deed dated 17.11.2021	0	26.5	Canara Bank	B.S.N.Hari and others	7377
			Sale Deed dated 17.11.2021	1	13	B.S.N.Hari and others	M/s Rohan Builders	7384
			Development Agreement dated 17.11.2021	1	13	B.S.N.Hari and others	Mantri Developers Private Limited	7379
			Deposit of Title Deeds dated 31.01.2022	1	13	Rohan Builders	IDBI Trusteeship Services Limited	6195
24363/ 22-23	24.05.2022	16.03.2023	Nil	1	13	-	-	-

6. We have reviewed the Search Reports for the period 15.11.2021 to 16.03.2023 with regard to Survey No.129/4 and observe as follows:

- (a) The Search Report bearing SA No.3457/22-23 covering the period from 15.11.2021 to 24.05.2022 do not disclose any transactions other than those discussed in the ETR and this Report.
- (b) The Search Report covering the period from 24.05.2022 to 16.03.2023 does not disclose any transactions.

7. The Search Report with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 6 Acres 24 Guntas (Document No.7) discloses the following transactions:

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
24271/ 22-23	24.04.2022	15.03.2023	Nil	6	24	-	-	-

8. The Search Report covering the period from 24.02.2022 to 15.03.2023 with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6 does not disclose any transactions. *Sunthar*

**VI. OBSERVATIONS AND SUGGESTIONS:**

Taking into consideration the documents and information furnished, the observations made herein above, subject to tax being paid upto date and search reports being obtained upto date, we are of the view that all that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 615/50/129/4, still earlier bearing Municipal No. 615, Gunjur, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.129/4, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) measuring about 1 Acre 13 Guntas or 57,717 square feet ("Property" or "Said Land"), vests with M/s Rohan Builders subject to the charge created under the Memorandum of Entry for Deposit of Title Deeds dated 31.01.2022.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,  
INDUSLAW,

  
(R. Sunitha)  
Advocate.

**Survey No. 129/6**

16<sup>th</sup> March, 2023

**M/s. Rohan Builders,**  
No. 1147, 3rd Floor, KP Icon Building,  
12th Main Road, HAL 2nd Stage,  
Indiranagar,  
Bangalore - 560 008.

Dear Sirs,

**Attn: Mr. Santosh Lunkad**

We have been furnished with the documents which have been listed herein below with regard to all that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 7685/293/129/6, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.129/6 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) measuring about 1 Acre 38 Guntas or 84,492 square feet ("Property" or "Said Land") and is more fully set out in Para III below for scrutiny of title for issuing of an Additional Title Report in continuation of our earlier Title Report dated 05.01.2022 ("ETR") and Additional Title Report dated 26.04.2022 ("ATR-1").

I. DOCUMENTS FURNISHED		
Sl. No.	Date	Document Details
1.	31.01.2022	Memorandum of entry for Deposit of Title Deeds executed by Rohan Builders, represented by its partner Santosh B Lunkad in favour of IDBI Trusteeship Services Limited, acting as a security trustee for Arka Fincap Limited (registered as Document No. SHV-1-06195-2021-22 in Book 1, stored in CD No. SHVD1041 in the office of the Sub-Registrar, Shivajinagar) with regard to Survey No.129/6 measuring about 1 Acre 38 Guntas;
2.	23.09.2022	Sanction Plan bearing No. BDA/TPM/DLP-10/1495/2022-23, issued by the Commissioner, Bangalore Development Authority with regard to residential development at Survey Nos.129/1, 129/4, 129/6 & 130/3;

*Santosh R*

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*Privileged and Confidential*

Sl. No.	Date	Document Details
3.	18.01.2023	Sanction Plan Letter bearing No. BDA/NaMa/ASa/A.A-1/TaSa-4/E/41/2022-23 addressed by the office of the Commissioner, Bangalore Development Authority to Rohan Builders with regard to Survey Nos.129/1, 129/4, 129/6 & 130/3;
4.	09.03.2023	Building License bearing LP No. BBMP/Addl.Dir/JD NORTH/0066/22-23 issued by the Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike with regard to construction of building at property bearing Municipal No.7684/292, Survey Nos.130/3, 129/4, 129/1, 129/6;
<b>Re: Search Reports with regard to Survey No.129/6:</b>		
5.	24.05.2022	Search Report bearing SA No.3456/22-23 covering the period from 15.11.2021 to 24.05.2022, issued by office of the Sub-Registrar, Shivajinagar, Bangalore with regard to Survey No.129/6;
6.	13.03.2023	Search Report bearing SA No.24070/22-23 covering the period from 24.05.2022 to 13.03.2023, issued by office of the Sub-Registrar, Shivajinagar, Bangalore with regard to Survey No.129/6 measuring about 1 Acre 38 Guntas;
<b>Re: Search Report with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6:</b>		
7.	15.03.2023	Search Report bearing SA No.24271/22-23 covering the period from 24.04.2022 to 15.03.2023, with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6 measuring about 6 Acres 24 Guntas;

**II. GLOSSARY (indicative)**

Sl. No.	Term	Description
1)	Acre	40 Guntas or 43,560 Square Feet;
2)	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
3)	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 square feet;

*Sunil R*

Sl. No.	Term	Description
4)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
5)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
6)	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;

**III. PROPERTY DETAILS:**

All that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 7685/293/129/6, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.129/6 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) measuring about 1 Acre 38 Guntas or 84,492 square feet and bounded on as under:-

East by	:	Property bearing Survey No.129/5
West by	:	Property bearing Survey No.130/3
North by	:	Property bearing Survey No.131
South by	:	Property bearing Survey No.129/4

**IV. NOTE:**

This Additional Report has been prepared for M/s Rohan Builders (our 'Client'), in continuation of the Title Report dated 05.01.2022 ("ETR") and Additional Title Report dated 26.04.2022 ("ATR-1"), issued by us with regard to the Property detailed hereinabove and should be read along with the said reports and should not be relied upon for any other purpose. The contents of this Report shall not without our express written

*Sunil R*

consent be quoted or referred to in any public document or filed in court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. Our observation would undergo a change in the event of fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. We have not undertaken any physical searches at any Court or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. Further, we have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We have not conducted any independent investigation of the documents or of the information provided for our review. This Report should not be assumed to state the general principles of law applicable to transactions of this kind.

**V. FLOW OF TITLE:**

1. This Additional Title Report is in continuation of our Earlier Title Report dated 05<sup>th</sup> January 2022 and Additional Title Report dated 26<sup>th</sup> April 2022, wherein we had observed that, all that piece and parcel of residentially converted land bearing Survey No.129/6, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre 38 Guntas, being a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru vests with M/s Rohan Builders.

2. Rohan Builders secured the repayment of certain financial facility borrowed from Arka Fincap Limited by depositing the original title deeds with regard to the Said Land and adjacent lands with IDBI Trusteeship Services Limited, acting as a security trustee for Arka Fincap Limited under a Memorandum of Entry for Deposit of Title Deeds dated 31.01.2022 (Document No.1). It is further gathered that the common title deeds with

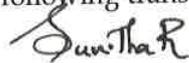


regard to the Said Land and other lands which were originally deposited with Canara Bank for creation of equitable mortgage in favour of Canara Bank for securing the financial facility borrowed by M/s Abhishek Propbuild Private Limited and M/s Deeta Constructions Private Limited from Canara Bank were re-deposited with Canara Bank by way of constructive delivery by M/s Rohan Builders. The said mortgage is still subsisting.

3. M/s Rohan Builders made an application seeking for sanction of residential development plan for construction of a residential apartment complex known as "**Rohan Antara**" comprising of two buildings i.e., Building 1 comprising of ground floor (parking & units area) + 22 upper floors + a terrace area, in all having a built up area of 49,677.32 square metres or 5,34,726.67 square feet ("**Building-1**") and Building 2 comprising of ground floor (parking & units area) + 19 upper floors + a terrace area, in all having a built up area of 35,557 square metres or 3,82,735.55 square feet ("**Building-2**") along with common lower and upper basements for Building-1 & Building-2, in all having a built up area of 1,20,805.99 square metres or 13,00,355.68 square feet in Survey Nos.129/1, 129/4, 129/6 & 130/3 (i.e., presently Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore) which includes the Said Land and the same was approved vide Sanction Plan bearing No. BDA/TPM/DLP-10/1495/2022-23, dated 23.09.2022, issued by the Commissioner, Bangalore Development Authority (Document No.2). The Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike issued a Building License dated 09.03.2023 (Document No.4) for the construction of Residential Apartment Building in the Said Land and the adjacent lands.

4. It is gathered from the Sanction Plan Letter bearing No. BDA/NaMa/ASa/A.A-1/TaSa-4/E/41/2022-23, dated 18.01.2023 (Document No.3) that Rohan Builders applied for sanction of development plan for construction of a club house comprising of ground and three upper floors in the C.A site measuring about 1330.09 square metres or 14,317.09 square feet, that is part of the development plan in the Said Land and the adjacent lands i.e., Survey Nos.129/4, 129/6 & 130/3, in all measuring about 6 Acres 22 Guntas and the same was approved vide Order No.6064 dated 10.01.202, issued by the office of the Commissioner, Bangalore Development Authority. On payment of the requisite fees, the Commissioner, Bangalore Development Authority vide the Plan Sanction Letter dated 18.01.2023 (Document No.3) sanctioned the construction of the club house in the C.A site and the same is valid until 17.01.2025.

5. The Search Reports with regard to Survey No.129/6, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, issued by the concerned Sub-Registrar (Document Nos.5 & 6) discloses the following transactions:



SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
3456/ 22-23	15.11.2021	24.05.2022	Discharge Deed dated 17.11.2021	1	38	Canara Bank	B.S.N.Hari and others	7377
			Sale Deed dated 17.11.2021	1	38	B.S.N.Hari and others	M/s Rohan Builders	7384
			Development Agreement dated 17.11.2021	1	38	B.S.N.Hari and others	Mantri Developers Private Limited	7379
			Deposit of Title Deeds dated 31.01.2022			Rohan Builders	IDBI Trusteeship Services Limited	6195
			130/3	1	37			
			129/6	1	38			
			129/1	0	17			
			129/1	0	37			
24070/ 22-23	24.05.2022	13.03.2023	Nil	1	38			

6. We have reviewed the Search Reports for the period 15.11.2021 to 13.03.2023 with regard to Survey No.129/6 and observe as follows:

- (a) The Search Report bearing SA No.3456/22-23 covering the period from 15.11.2021 to 24.05.2022 discloses no transactions other than those discussed in the ETR and this Report.
- (b) The Search Report covering the period from 24.05.2022 to 13.03.2023 does not disclose any transactions.

7. The Search Report with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 6 Acres 24 Guntas (Document No.7) discloses the following transactions:

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
24271/ 22-23	24.04.2022	15.03.2023	Nil	6	24	-	-	-

*Sunitha*

8. The Search Report covering the period from 24.02.2022 to 15.03.2023 with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6 does not disclose any transactions.

**VI. OBSERVATIONS AND SUGGESTIONS:**

Taking into consideration the documents and information furnished, the observations made herein above, subject to tax being paid upto date, we are of the view that, all that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 7685/293/129/6, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.129/6 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) measuring about 1 Acre 38 Guntas or 84,492 square feet ("Property" or "Said Land"), vests with M/s Rohan Builders subject to the charge created under the Memorandum of Entry for Deposit of Title Deeds dated 31.01.2022.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,  
INDUSLAW,

  
(R. Sunitha)  
Advocate.

**Survey No. 130/3**

16<sup>th</sup> March, 2023

**M/s. Rohan Builders,**  
No. 1147, 3rd Floor, KP Icon Building,  
12th Main Road, HAL 2nd Stage,  
Indiranagar,  
Bangalore - 560 008.

Dear Sirs,

**Attn: Mr. Santosh Lunkad**

We have been furnished with the documents which have been listed herein below with regard to all that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 7684/292/130/3, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.130/3 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) measuring about 1 Acre 37 Guntas or 83,853 square feet ("Property" or "Said Land") and is more fully set out in Para III below for scrutiny of title for issuing of an Additional Title Report in continuation of our earlier Title Report dated 05.01.2022 ("ETR") and Additional Title Report dated 26.04.2022 ("ATR-1").

I. DOCUMENTS FURNISHED		
Sl. No.	Date	Document Details
1.	31.01.2022	Memorandum of entry for Deposit of Title Deeds executed by Rohan Builders, represented by its partner Santosh B Lunkad in favour of IDBI Trusteeship Services Limited, acting as a security trustee for Arka Fincap Limited (registered as Document No. SHV-1-06195-2021-22 in Book 1, stored in CD No. SHVD1041 in the office of the Sub-Registrar, Shivajinagar) with regard to Survey No.130/3 measuring about 1 Acre 37 Guntas;
2.	23.09.2022	Sanction Plan bearing No. BDA/TPM/DLP-10/1495/2022-23, issued by the Commissioner, Bangalore Development Authority with regard to residential development at Survey Nos.129/1, 129/4, 129/6 & 130/3;

*Santosh*

Sl. No.	Date	Document Details
3.	18.01.2023	Sanction Plan Letter bearing No. BDA/NaMa/ASa/A.A-1/TaSa-4/E/41/2022-23 addressed by the office of the Commissioner, Bangalore Development Authority to Rohan Builders with regard to Survey Nos.129/1, 129/4, 129/6 & 130/3;
4.	09.03.2023	Building License bearing LP No. BBMP/Addl.Dir/JD NORTH/0066/22-23 issued by the Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike with regard to construction of building at property bearing Municipal No.7684/292, Survey Nos.130/3, 129/4, 129/1, 129/6;
<b>Re: Search Reports with regard to Survey No.130/3:</b>		
5.	24.05.2022	Search Report bearing SA No.3458/22-23 covering the period from 15.11.2021 to 24.05.2022, issued by office of the Sub-Registrar, Shivajinagar, Bangalore with regard to Survey No.130/3;
6.	13.03.2023	Search Report bearing SA No.24069/22-23 covering the period from 24.05.2022 to 13.03.2023, issued by office of the Sub-Registrar, Shivajinagar, Bangalore with regard to Survey No.130/3 measuring about 1 Acre 37 Guntas;
<b>Re: Search Report with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6:</b>		
7.	15.03.2023	Search Report bearing SA No.24271/22-23 covering the period from 24.04.2022 to 15.03.2023, with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6 measuring about 6 Acres 24 Guntas;

**II. GLOSSARY (indicative)**

Sl. No.	Term	Description
1)	Acre	40 Guntas or 43,560 Square Feet;
2)	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
3)	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 square feet;

*Sau. The R*

Sl. No.	Term	Description
4)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
5)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
6)	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;

### III. PROPERTY DETAILS:

All that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 7684/292/130/3, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.130/3 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) measuring about 1 Acre 37 Guntas or 83,853 square feet and bounded on as under:-

East by	:	Property bearing Survey Nos.131 & 129/6
West by	:	Property bearing Survey No.130/2
North by	:	Property bearing Survey No.131
South by	:	Property bearing Survey No.129/1

### IV. NOTE:

This Additional Report has been prepared for M/s Rohan Builders (our 'Client'), in continuation of the Title Report dated 05.01.2022 ("ETR") and Additional Title Report dated 26.04.2022 ("ATR-1") issued by us with regard to the Property detailed hereinabove and should be read along with the said reports and should not be relied upon for any other purpose. The contents of this Report shall not without our express written

*Sunil R*

consent be quoted or referred to in any public document or filed in court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. Our observation would undergo a change in the event of fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. We have not undertaken any physical searches at any Court or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. Further, we have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We have not conducted any independent investigation of the documents or of the information provided for our review. This Report should not be assumed to state the general principles of law applicable to transactions of this kind.

**V. FLOW OF TITLE:**

1. This Additional Title Report is in continuation of our Earlier Title Report dated 05<sup>th</sup> January 2022 and Additional Title Report dated 26<sup>th</sup> April 2022, wherein we had observed that, all that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 7684/292/130/3, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.130/3 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) vests with M/s Rohan Builders. *Sun. Tha R*

2. Rohan Builders secured the repayment of certain financial facility borrowed from Arka Fincap Limited by depositing the original title deeds with regard to the Said Land and adjacent lands with IDBI Trusteeship Services Limited, acting as a security trustee for Arka Fincap Limited under a Memorandum of Entry for Deposit of Title Deeds dated 31.01.2022 (Document No.1). It is further gathered that the common title deeds with regard to the Said Land and other lands which were originally deposited with Canara Bank for creation of equitable mortgage in favour of Canara Bank for securing the financial facility borrowed by M/s Abhishek Propbuild Private Limited and M/s Deeta Constructions Private Limited from Canara Bank were re-deposited with Canara Bank by way of constructive delivery by M/s Rohan Builders. The said mortgage is still subsisting.

3. M/s Rohan Builders made an application seeking for sanction of residential development plan for construction of a residential apartment complex known as "**Rohan Antara**" comprising of two buildings i.e., Building 1 comprising of ground floor (parking & units area) + 22 upper floors + a terrace area, in all having a built up area of 49,677.32 square metres or 5,34,726.67 square feet ("**Building-1**") and Building 2 comprising of ground floor (parking & units area) + 19 upper floors + a terrace area, in all having a built up area of 35,557 square metres or 3,82,735.55 square feet ("**Building-2**") along with common lower and upper basements for Building-1 & Building-2, in all having a built up area of 1,20,805.99 square metres or 13,00,355.68 square feet in Survey Nos.129/1, 129/4, 129/6 & 130/3 (i.e., presently Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore) which includes the Said Land and the same was approved vide Sanction Plan bearing No. BDA/TPM/DLP-10/1495/2022-23, dated 23.09.2022, issued by the Commissioner, Bangalore Development Authority (Document No.2). The Joint Director of Town Planning, Bruhat Bengaluru Mahanagara Palike issued a Building License dated 09.03.2023 (Document No.4) for the construction of Residential Apartment Building in the Said Land and the adjacent lands.

4. It is gathered from the Sanction Plan Letter bearing No. BDA/NaMa/ASa/A.A-1/TaSa-4/E/41/2022-23, dated 18.01.2023 (Document No.3) that Rohan Builders applied for sanction of development plan for construction of a club house comprising of ground and three upper floors in the C.A site measuring about 1330.09 square metres or 14,317.09 square feet, that is part of the development plan in the Said Land and the adjacent lands i.e., Survey Nos.129/4, 129/6 & 130/3, in all measuring about 6 Acres 22 Guntas and the same was approved vide Order No.6064 dated 10.01.202, issued by the office of the Commissioner, Bangalore Development Authority. On payment of the requisite fees, the Commissioner, Bangalore Development Authority vide the Plan Sanction Letter dated



18.01.2023 (Document No.3) sanctioned the construction of the club house in the C.A site and the same is valid until 17.01.2025.

5. The Search Reports with regard to Survey No.130/3, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, issued by the concerned Sub-Registrar (Document Nos.5 & 6) discloses the following transactions:

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
3458/ 22-23	15.11.2021	24.05.2022	Discharge Deed dated 17.11.2021	1	37	Canara Bank	B.S.N.Hari and others	7377
			Sale Deed dated 17.11.2021	1	37	B.S.N.Hari and others	M/s Rohan Builders	7384
			Development Agreement dated 17.11.2021	1	37	B.S.N.Hari and others	Mantri Developers Private Limited	7379
			Deposit of Title Deeds dated 31.01.2022			Rohan Builders	IDBI Trusteeship Services Limited	6195
			130/3	1	37			
			129/6	1	38			
			129/1	0	17			
			129/1	0	37			
24069/ 22-23	24.05.2022	13.03.2023	Nil	1	37	-	-	-

6. We have reviewed the Search Reports for the period 15.11.2021 to 13.03.2023 with regard to Survey No.130/3 and observe as follows:

- (a) The Search Report covering the period from 15.11.2021 to 24.05.2022 discloses no transactions other than those discussed in the ETR and this Report.
- (b) The Search Report covering the period from 24.05.2022 to 13.03.2023 does not disclose any transactions.

7. The Search Report with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 6 Acres 24 Guntas (Document No.7) discloses the following transactions:

*Sunitha R*

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
24271/ 22-23	24.04.2022	15.03.2023	Nil	6	24	-	-	-

8. The Search Report covering the period from 24.02.2022 to 15.03.2023 with regard to Municipal Khata No.7684/292/130/3, 129/4, 129/1, 129/6 does not disclose any transactions.

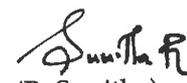
**VI. OBSERVATIONS AND SUGGESTIONS:**

Taking into consideration the documents and information furnished, the observations made herein above, subject to tax being paid upto date and search reports being obtained upto date, we are of the view that, all that piece and parcel of property presently a portion of amalgamated Municipal No. 7684/292/130/3, 129/4, 129/1, 129/6, Gunjur, Ward No.149-Varthur, Mahadevapura Range, Bangalore (earlier bearing Municipal No. 7684/292/130/3, still earlier a portion of Municipal No.612, Sy Nos. 207/3, 207/6, 116/6, 126/1, 126/5, 126/6, 125/4, 125/5, 127/3, 130/3, 129/6, 129/1, 130/1, 128/3, 127/3, 128/1, 128/5, 121/4, Ward No.149-Varthur, Bengaluru, and carved out of residentially converted land bearing Survey No.130/3 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk) measuring about 1 Acre 37 Guntas or 83,853 square feet ("Property" or "Said Land"), vests with M/s Rohan Builders subject to the charge created under the Memorandum of Entry for Deposit of Title Deeds dated 31.01.2022.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,  
INDUSLAW,

  
(R. Sunitha)  
Advocate.