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TITLE REPORT PREPARED FOR  
CONCORDE HOUSING CORPORATION  
PRIVATE LIMITED

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## INTRODUCTION

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

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## DESCRIPTION AND SCHEUDLE OF THE PROPERTIES

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All that piece and parcel of the the joint owners of the land being portion of Survey Nos. 1 and 2 together measuring 2 Acres 6.59 Guntas or 94,300 Square Feet both situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District ("**Properties**") and bounded on the –

East by: Gramatanna Property;  
West by: Road and remaining portion of Survey No. 2;  
North by: Road and remaining portion of Survey No. 1 and 2; and  
South by: Remaining portion of Survey No. 1 and 2.

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## DOCUMENTS PERUSED

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The documents which we have perused for the purpose of preparing Report is listed in **Annexure A** ("**Documents**"). The Documents cover various transactions in respect of the Properties for a period of Hundred and Fifteen years (115) years.

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## SCOPE OF INVESTIGATION AND LIMITATIONS

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The scope of work undertaken to prepare this Report, as mentioned above, is limited to review of information which was made available to us and is restricted to determining the marketability of the title of the Properties.

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 Properties or any part thereof;

- e) there are no acquisition proceedings initiated by any government authorities in respect of the Properties or any part thereof.

No physical inspection or survey of the Properties or any searches at any Office(s) of the Sub Registrar, courts of law, tribunals, the Office of the Registrar of Companies or before any other judicial or quasi-judicial authorities have been conducted, unless specified in this Report.

The Report does not cover any unregistered agreements or understandings if any, in relation to the Properties, 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.

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## TRACING THE TITLE

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### *Previous Transactions*

#### *Survey No.1*

On perusal of the documents provided to us, we note that the land bearing Survey No. 1, measuring 03 Acres with no kharab land, situated at Avalahalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District (hereinafter referred to as "Survey No.1") was originally owned by Chinnaswamy, son of Venkatappa. The said Chinnaswamy acquired the same under a Sale Deed dated March 14, 1908 registered as Document No. 681/1907-08 in Book I, Volume 103, at Pages 120 to 123, in the office of the Sub-Registrar, Hosakote from Nagamma and her son Munishami.

We note that Chinnaswamy had seven sons namely, (1) Venkatappa, (2) Ramaiah, (3) Munishamappa, (4) Sampangappa, (5) Venkataramanappa, (6) Sanjeevappa and (7) Master Papaiah.

On review of the Sale Deed dated January 29, 1948, we note that the sons of Chinnaswamy namely (1) Venkatappa, (2) Ramaiah, (3) Munishamappa, (4) Sampangappa, (5) Venkataramanappa and (6) Master Papaiah being minor represented by his brother Venkatappa conveyed the land in Survey No.1 in favour of their brother Sanjeevappa son of Chinnaswamy. The said Sale Deed is registered as Document No. 1607/1947-48 in Book I, Volume 651, at Pages 57 and 58, in the office of the Sub-Registrar, Hosakote.

*JSA Comments: We have not been provided with the death certificate and family tree of Chinnaswamy. Further, we have not been provided with the inheritance register extract transferring the katha of Survey No. 1 to Chinnaswamy's children. Taking into consideration the date of ownership of the Survey No.1 and sale of the Survey No. 1 in the year 1947, it can be construed that Venkatappa along with his brothers had owned and possessed the Survey No. 1 and has later conveyed valid title to their brother Sanjeevappa which is not disputed by any of the person/s who claimed title to the Survey No.1.*

We note that by the Lease Deed dated April 26, 1950 Sanjeevappa, son of Chinnaswamy leased Survey No. 1 measuring 2 Acres 23 Guntas in favour of Pattabaiah Shetty, son of Ramappa Shetty and received a sum of Two Hundred and Fifty Rupees. The said Lease Deed is registered as Document No. 315/1950-51 in Book I, Volume 705, at pages 110 and 111, in the office of the Sub-Registrar, Hosakote.

We note that by the Sale Deed dated April 03, 1959 Sanjeevappa, son of Chinnaswamy conveyed Survey No.1 measuring 2 Acres 23 Guntas in favour of **Venkatamma, daughter of Vemanna**. The said Sale Deed is registered as Document No. 31/1959-60 in Book I, Volume 931, at Pages 85 and 86, in the office of the Sub-Registrar, Hosakote. It is observed from the recitals of the sale

deed that Sanjeevappa sold the Survey No. 1 to repay an amount of Two Hundred and Fifty Rupees received from Pattabaiiah Shetty while executing the aforesaid Lease Deed dated April 26, 1950.

We note that by the Sale Deed dated July 29, 1959 Venkatamma, wife of Sanjeevappa conveyed the Survey No.1 measuring 2 Acres 23 Guntas in favour of Masthan Sabi, son of Mohammed Hussain Sabi. The said Sale Deed is registered as Document No. 1431/1959-60 of Book I, Volume 939, at pages 146 and 147, in the office of the Sub-Registrar, Hosakote.

We note that by the Sale Deed dated February 14, 1964 Masthan Sahib, son of Mohammed Hussain Sahib conveyed the Survey No.1 measuring 3 Acres in favour of Sanjeevappa, son of Chinnaswamappa. The said Sale Deed is registered as Document No. 3884/1963-64 in Book I, Volume 1080, at Pages 88 to 90, in the office of the Sub-Registrar, Hosakote.

*JSA Comment: As per the Lease Deed dated April 26, 1950 and the Sale Deed dated April 03, 1959 the extent of land sold in Survey No. 1 is 2 Acres 23 Guntas out of 3 Acres. We have verified the boundaries of the Sale Deed dated February 14, 1964 and we note that the boundaries mentioned in said sale deed reflect the same boundaries as dated (i) January 29, 1948 and (ii) April 03, 1959. Hence, we note that the extent sold to Sanjeevappa is 3 Acres in Survey No. 1.*

We note that by the Sale Deed dated February 14, 1964 Sanjeevappa, son of Chinnaswamappa conveyed Survey No. 1 measuring 3 Acres in favour of P. Bastimal Bhora, son of Pookraj. The said Sale Deed is registered as Document No. 3885/1963-64 in Book I, Volume 1081, at Pages 60 to 63, in the office of the Sub-Registrar, Hosakote. Pursuant to the said Sale Deed the khata / mutation of the Survey No. 1 is transferred and registered in the name of P. Bastimal Bhora, son of Pookraj and the same is recorded in the Mutation Register extract bearing MR No. 8/1963-64.

We note that by the Sale Deed dated March 23, 1965 P. Bastimal Bhora, son of Pookraj conveyed Survey No. 1 in favour of H. Bhawarilal, son of Himmath Mull. The said Sale Deed is registered as Document No. 3847/1964-65 in Book I, Volume 1112, at Pages 154 to 156, in the office of the Sub-Registrar, Hosakote. Pursuant to the said Sale Deed the khata / mutation of the Survey No. 1 is transferred and registered in the name of H. Bhovari Lal, son of Himmath Mull and the same is recorded in the Mutation Register extract bearing MR No. 12/1964-65.

### ***Survey No.2***

On perusal of the documents provided to us we note that the land bearing Survey No. 2, measuring 02 Acres 05 Guntas with no kharab land situated at Avalahalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District (hereinafter referred to as "**Survey No. 2**") was originally owned by Muniyappa, son of Korachara Errappa. The said Muniyappa acquired the same under a Sale Deed dated February 22, 1945 registered as Document No. 1333/1944-45 in Book I, Volume No 586, at Pages 160 and 161, in the office of the Sub-Registrar, Hosakote.

We note that by the Sale Deed dated May 13, 1952 executed by Muriyappa, son of Korachara Errappa conveyed the Survey No. 2 in favour of Chinnappa, son of Appajappa. The said Sale Deed is registered as Document No. 496/1952-53 in Book I, Volume 752, at Pages 65 to 67, in the office of the Sub-Registrar, Hosakote.

On the review of the Sale Deed dated July 14, 1961 executed by Chinnappa, son of Appajappa conveyed the Survey No. 2 in favour of Nadupanna, son of Jangamma Boyi. The said Sale Deed is registered as Document No. 1410/1961-62 in Book I, Volume 1000, at Pages 82 and 83, in the office of the Sub-Registrar, Hosakote.

On the perusal of the Sale Deed dated June 17, 1965 executed by Nadupanna, son of Jangamma Boyi conveyed the Survey No. 2 in favour of Chinnappa, son of Appajappa. The said Sale Deed is registered as Document No. 1028/1965-66 in Book I, Volume 1122, at Pages 41 to 43, in the office of the Sub-Registrar, Hosakote.

On the perusal of the Sale Deed dated June 17, 1965 executed by Chinnappa, son of Appajappa conveyed the Survey No. 2 in favour of H. Bhavarlal alias Bhovari Lal, son of Himmathmal. The said Sale Deed is registered as Document No. 1030/1965-66 in Book I, Volume 1121, at Pages 165 to 167, in the office of the Sub-Registrar, Hosakote.

Thus, accordingly by virtue of the abovementioned transactions H. Bhavarlal alias Bhovari Lal became the owner of the Survey No. 1, measuring 03 Acres and Survey No. 2, measuring 02 acres 05 Guntas, both measuring in total 05 Acres 05 Guntas ( hereafter referred to as "**Larger Extent**").

#### ***Title of Survey Nos. 1 and 2***

We note that by the Sale Deed dated April 30, 1969 executed by (1) H. Bhavarlal alias Bhovari Lal, son of Himmathmal (for self and his minors sons, (1a) B. Ramesh Kumar, (1b) B. Asoke, (1c) B. Rajesh) and (2) Monoharlal, son of H. Bhavarlal alias Bhovari Lal conveyed the Larger Extent in favour of S. Ranganayaki, wife of M.R. Sarangapani Iyengar. The said Sale Deed is registered as Document No. 397/1969-70 in Book I, Volume 1245, at Pages 157 to 160, in the office of the Sub-Registrar, Hosakote. Pursuant to the aforementioned Sale Deed the khata / mutation of the Larger Extent is transferred and registered in the name of S. Ranganayaki, wife of M.R. Sarangapani Iyengar.

On perusal of the Conversion Order dated 24/04/1970 in No. HO.E.DIS.ALN.SR.4674 issued by the Office of the Deputy Commissioner, Bangalore District, Bangalore and Conversion Order dated June 06, 1970 in No. E. DIS. ALN. SR: 25/1969-70 issued by the Thasildar, Hosakote it is observed that the Survey No. 1 measuring 3 Acres and Survey No. 2 measuring 2 Acres 05 Guntas together measuring 05 Acres 05 Guntas is converted from agricultural use to non-agricultural / Industrial use.

On the review of the Sale Deed dated January 10, 1972 we note that (1) Ranganayaki, wife of M.R. Sarangapani Iyengar sold the portion of the Larger Extent measuring 03 Acres 05 Guntas in favour of M/s. Apex Power Equipment Company, a Company registered under the Companies Act, 1956 represented by its Regional Manager P.E. Subramaniam. The said Sale Deed is registered as Document No. 3429/1971-72 in Book I, Volume 1320, at Pages 1 to 11, in the office of the Sub-Registrar, Hosakote. Pursuant to this transaction, the revenue records in respect of portion of the Larger Extent measuring 03 Acres 05 Guntas has been transferred in the name of M/s. Apex Power Equipment Company vide the Mutation Register extract bearing MR No. 15/1994-95.

On the review of the Sale Deed dated September 08, 1972 executed by (1) Ranganayaki, wife of M.R. Sarangapani Iyengar along with her husband (2) R. Sarangapani Iyengar, son of Late S. Ragavachari conveyed the portion of the Larger Extent, measuring 20 Guntas in favour of (1) K.H. Venkatagiri and (2) K.H. Subramani, both sons of K. Haridasulu. The said Sale Deed is registered as Document No. 2641/1972-73 in Book I, Volume 1341, at Pages 153 to 157, in the office of the Sub-Registrar, Hosakote.

On the review of the Sale Deed dated October 20, 1972 executed by (1) Ranganayaki, wife of M.R. Sarangapani Iyengar along with her husband (2) R. Sarangapani Iyengar, son of Late S. Ragavachari conveyed the portion of the Larger Extent, measuring 22 ½ Guntas in favour of M/s. Indo Tech Sales and Service, a partnership firm, represented by its managing partner P.E. Subramaniam. The said Sale Deed is registered as Document No. 3071/1972-73 in Book I, Volume 1337, at Pages 209 to 216, in the office of the Sub-Registrar, Hosakote.

We note that by the Sale Deed dated August 24, 1973 executed by (1) Ranganayaki, wife of M.R. Sarangapani Iyengar along with her husband (2) R. Sarangapani Iyengar, son of Late S. Ragavachari conveyed the portion of the Larger Extent, measuring 01 Acre along with two factory sheds and pumpsets in favour of M/s. Apex Electrical Private Limited, a Company registered under the Indian Companies Act 1956, represented by its Sales Director P.E. Subramaniam. The said Sale Deed is registered as Document No. 1818/1973-74 in Book I, Volume 1356, at Pages 151 to 160, in the office of the Sub-Registrar, Hosakote and the same is recorded in the Mutation Register extract bearing MR No. 2/1974-75.

Thus, by virtue of the above transactions (1) M/s. Apex Electrical Private Limited, a Company registered under the Indian Companies Act 1956, became the owner of the portion of the Larger extent, measuring 04 Acres 05 Guntas, (2) K.H. Venkatagiri and K.H. Subramani, both sons of K. Haridasulu, became the owner of the portion of the Larger extent, measuring 20 Guntas and (3) M/s. Indo Tech Sales and Service, a partnership firm, represented by its managing partner P.E. Subramaniam became the owner of the portion of the Larger extent, measuring 22 ½ Guntas.

We note that by the Sale Deed dated February 13, 1974 executed by M/s. Apex Electricals Private Limited, a Company registered under the Companies Act, 1956 represented by its Principal Officer P.E. Subramaniam conveyed the portion of the Larger extent, measuring 01 Acre along with two factory sheds and pumpsets in favour of M/s. Eltra Equipment Co, a Partnership firm represented

by its Partner N.S. Patel. The said Sale Deed is registered as Document No. 2165/1974-75 in Book I, Volume 1402, at Pages 180 to 187, in the office of the Sub-Registrar, Hosakote.

We note that by the Sale Deed dated May 03, 2001 executed by M/s. Apex Power Equipment Company, a Partnership firm represented by its Partner H.S. Nayak conveyed the portion of the Larger extent measuring 01 acre 20 Guntas or 65,340 square feet in favour of M/s. Mantra Exports Private Limited, a Company registered under Companies Act 1956, represented by its Director Deepa Tracy. The said Sale Deed is registered as Document No. 1230/2001-02 in Book I, Volume 1982, at pages 175 to 185, in the office of the Sub-Registrar, Krishnarajapura, Bengaluru.

We note that by the Sale Deed dated May 05, 2010 executed by M/s. Apex Power Equipment Company, a Partnership firm represented by its Partners (1) Nitin Nayak, (2) Nita Nayak and (3) Priya Nayak conveyed the portion of the Larger extent measuring 01 acre 17.13 gunats or 62,214.57 square feet in favour of M/s. Srinidhi Properties, a Partnership firm, represented by its Partners (1) Dinesh Srinivas and (2) Nitin Nayak. The said Sale Deed is registered as Document No. BDHD-1-01253/2010-11 of Book I, stored in CD No. BDH45, in the office of the Sub-Registrar, Bidarahalli, Bengaluru.

We have been provided with the Certification of Incorporation issued by Register of Companies, Karnataka which indicates that M/s. Eltra Equipments Company (India) Private Limited was incorporated on February 12, 1998 under the Companies Act, 1956 and that the company is limited.

We have reviewed the Memorandum of Association ("MOA") of M/s. Eltra Equipments Company (India) Private Limited and we note that one of its main objectives is to manufacture and/or procure for trading all electrical and electronic equipment's like transformers, capacitors, switches, integrated circuits, printed circuit boards diodes resistors and other related equipments in low/high voltages ranges. Further, to buy, lease or otherwise acquire lands, building and moveable property and to sell lease, mortgage or hypothecate or otherwise dispose off all or any of the property and assets of the company on such terms and conditions as the company may think fit.

On the review of the title and revenue documents we are unable to confirm the individual extents sold in Survey Nos. 1 and 2. Further, the Sketch issued by the Taluk Surveyor, Bangalore East Taluk, KR Puram reflects the available extents in Survey No. 1 is 1 Acre 21 Guntas and in Survey No. 2 is 12 ½ Guntas.

We note that the Client is proposing to acquire a land being portion of Survey No. 1 and 2 total admeasuring about 2 Acres 6.59 Guntas or 94,300 Square Feet, situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District ("**Properties**") from M/s. Srinidhi Properties and M/s. Eltra Equipment Co.

*Joint Development Agreement and General Power of Attorney:*

**Land being portion of Survey No. 1 and 2 measuring about 80,000 Square Feet**

M/s. Eltra Equipments Company Private Limited, a Company incorporated under the Companies Act, 1956 (previously known as M/s. Eltra Equipments Co., a partnership firm) represented by its Director Nitin Nayak and M/s. Srinidhi Properties, a partnership firm represented by its partners Nitin Nayak and Dinesh Srinivas (hereinafter referred to as “Owners”) have entered into the Joint Development Agreement dated July 19, 2023 with M/s. Concorde Housing Corporation Private Limited, a Company incorporated under the Companies Act 1956, represented by its Directors B.S. Shivarama and R.G. Anil (hereinafter referred to as “Developer”) for development of the land being portion of Survey No. 1 and 2 measuring about 80,000 Square Feet by constructing a residential apartment/ building. It is agreed between the parties that the Developer shall develop the land being portion of Survey No. 1 and 2 measuring about 80,000 Square Feet at its costs and expenses and deliver 41% of the saleable super built up area in the development made on the land being portion of Survey No. 1 and 2 measuring about 80,000 Square Feet together with car parking spaces and other amenities and the Developer is entitled to the balance 59% of the saleable super built up area together with car parking spaces and other amenities and facilities. The said Joint Development is registered as Document No. HLS-1-01702/2023-24 in Book I, in the office of the Sub-Registrar, Halasooru, Bengaluru.

Pursuant to the Joint Development Agreement the Owners have executed the General Power of Attorney dated July 19, 2023 in favour of the Developer empowering the Developer to obtain all necessary permissions and sanctions for the development of the land being portion of Survey No. 1 and 2 measuring about 80,000 Square Feet and also to transfer, convey the Developer’s share of super built up area with proportionate undivided share in the land being portion of Survey No. 1 and 2 measuring about 80,000 Square Feet. The said General Power of Attorney is registered as Document No. HLS-4-00814/2023-24 in Book IV, in the office of the Sub-Registrar, Halasooru, Bengaluru.

**Land being portion of Survey No. 1 and 2 measuring 14,300 Square Feet**

Owners have entered into the Joint Development Agreement dated January 24, 2024 with Developer for development of the land being portion of Survey No. 1 and 2 measuring 14,300 Square Feet for constructing a semi commercial/residential complex/building. It is agreed between the parties that the Developer shall develop the land being portion of Survey No. 1 and 2 measuring about 14,300 Square Feet at its costs and expenses and deliver 41% of the saleable super built up area in the development made on the land being portion of Survey No. 1 and 2 measuring about 14,300 Square Feet together with car parking spaces and other amenities and the Developer is entitled to the balance 59% of the saleable super built up area together with car parking spaces and other amenities and facilities. The said Joint Development is registered as Document No. HLS-1-5874/2023-24 in Book I, in the office of the Senior Sub-Registrar, Halasooru, Bengaluru.

Pursuant to the Joint Development Agreement the Owners also have executed the General Power of Attorney dated January 24, 2024 in favour of the Developer thereby authorizing the Developer to obtain all necessary permissions and sanctions for the development of the land being portion of Survey No. 1 and 2 measuring about 14,300 Square Feet and also to transfer, convey the Developer's share of super built up area with land being proportionate undivided share in the land being portion of Survey No. 1 and 2 measuring about 14,300 Square Feet. The said General Power of Attorney is registered as Document No. HLS-4-00494/2023-24 in Book IV, in the office of the Senior Sub-Registrar, Halasooru, Bengaluru.

### ***Partnership Documents***

On perusal of the Partnership dated November 15, 1971 H.S. Nayak, son of Narayan Nayak and R.N. Sanghavi, son of Nagardas Sanghavi have formed a partnership firm in the name and Style of "M/s. Apex Power Equipment Co." to carry on the business of manufacture and distribution of Capacitors, electricals transformers and accessories or such other business. The duration of the partnership is at will and the profits and losses arising from the partnership firm will be shared equally between the partners.

One of the partner i.e., R.N. Sanghvi, son of Nagardas has decided to retire from the partnership firm "M/s. Apex Power Equipment Co." and accordingly has executed the Deed of Release on April 17, 1997 in favour of H.S. Nayak (i.e., the partner of M/s. Apex Power Equipment Company) wherein he has relinquished all his right, title and interest in the partnership firm and acknowledges that he has received shares of Capital and Profit in full and final settlement.

On April 18, 1997 the partnership firm was reconstituted by admitting Nita S. Nayak, wife of H.S. Nayak as a partner and consequent to which the partnership firm was reconstituted by the Deed of Reconstitution of Partnership. The name and style of the partnership firm was changed to "M/s. Apex Power Equipment Company" to carry on the business of manufacture and distribution of Capacitors, electricals transformers and accessories or such other business.

H.S. Nayak alias H. Sridhar Nayak died on March 25, 2002 and his death certificate is registered as No. 401/2002 in the office of the Registrar of Birth and Death issued by the Health Officer, Ulsoor Range, Bangalore Mahanagara Palike.

Upon the death of H.S. Nayak alias H. Sridhar Nayak on march 26, 2002 the Partnership firm was reconstituted by admitting (1) Nita S. Nayak, wife of H.S. Nayak, (2) Nitin Nayak, son of Late H.S. Nayak and (3) Priya Nayak, wife of Nitin Nayak as partners and consequent to which the partnership firm was reconstituted by the Deed of Reconstitution of Partnership to carry on the business of manufacture and distribution of Capacitors, electricals transformers and accessories or such other business.

The partners of "M/s. Apex Power Equipment Company" have executed the Deed of Re-Constitution dated September 2, 2010 wherein the partners have mutually decided to change the place of business and change in the address of the partners and accordingly have recorded the said changes in the Deed of Re-Constitution.

On perusal of the Partnership dated February 04, 2005 Nitin Nayak and Dinesh Srinivas have formed a partnership firm in the name and style of "Srinidhi Properties" to carry on the business of ands and selling lands, building, and other immovable properties and to develop commercial and residential buildings or such other businesses. The duration of the partnership firm is at Will.

#### ***Acquisition Proceedings***

From the Notification dated June 23, 1999 in No. S.O. 1900 issued by the Government of India, we note that an extent of 07 guntas in Survey No. 2 along with other properties were notified for lying the pipelines for the transport of petroleum products from Mangalore to Bangalore in the State of Karnataka by Hindustan Petroleum Corporation Limited.

From the Notification dated February 08, 2010 in No. No. LAQ. NH. CR: 148/ 2009-10 issued by the National Highways Authority of India, - 4, Kolar Sub-division, Kolar, we note that The National Highways Authority of India has notified certain lands along with Survey Nos. 1 and 2 has been acquired for the formation of the National Highway - 4. Accordingly, an extent of 315 square meters in Survey No. 1 and an extent of 751 square meters in Survey No. 2 forming part of the Larger Extent has been acquired. The said acquisition is recorded in the Mutation Register extract bearing No. H9/2011-12.

On the review of the Mutation Register extrat bearing MR No. T8/2022-23 we note that Apex Power Equipment Company is registered as khatedar of Survey No. 2 measuring 1 Acre 17 ½ Guntas and 27 ½ Guntas in Survey No. 2 has been acquired by the National Highways of India.

#### ***Revenue Records***

The Index of Lands and Record of Rights in serial Nos. 498 and 499, reflects the name of M/s. Apex Electrical Private Limited Company and M/s. Eltra Equipments Company as the owners with respect to Survey Nos. 1 and 2, respectively.

#### ***Survey No. 1***

The Record of Tenancy and Crops (RTC) discloses the total and the actual extent in Survey No. 1 as 3 Acres and there being no kharab land. The RTC further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant

1979-80 to 1981-82	Ranganayakamma	By way of Sale Deed	Apex Electrical	Land conversion
1984-85 to 1988-89	Ranganayakamma, Apex Power Equipment Company and M/s/ Eltra Equipments	Conversion	Illegible	Industrial
1989-90 to 1995-96	(i)Ranganayakamma, (ii)Apex Power Equipment Company (1 Acre 16 Guntas), (iii)M/s Indotech Sales Service (20 Guntas) and (iv) Apex Eltra	ASLR Mo. 214/70-71, MR No. 15/94- 95 MR No. 16/94- 95	Nil	Industrial
2002-03 to 2008-09	(i)Ranganayakamma, (ii)Apex Power Equipment Company (1 Acre 16 Guntas), (iii)M/s Indotech Sales and Service (20 Guntas)	ASLR Mo. 214/70-71, MR No. 15/94- 95 MR No. 16/94- 95	Nil	Land Conversion
2009-10	Ranganayakamma, Apex Power Equipment Company (1 Acre 16 Guntas), M/s Indotech Sales and Service (20 Guntas)	ASLR Mo. 214/70-71, MR No. 15/94- 95 MR No. 16/94- 95	Nil	Ranganayakamma, M/s Indoteck Sales and Service
2010-11	Ranganayakamma, Apex Power Equipment Company (1 Acre 16 Guntas), M/s Indotech Sales and Service (20 Guntas)	ASLR Mo. 214/70-71, MR No. 15/94- 95 MR No. 16/94- 95	Nil	Nil

2011-12	(i)Ranganayakamma, (ii)Apex Power Equipment Company (1 Acre 16 Guntas), (iii)M/s Indotech Sales and Service (20 Guntas), (iv)National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008 – 11 Guntas	ASLR Mo. 214/70-71, MR No. 15/94-95 MR No. 16/94-95 MR No. H9/2011-12	Nil	Ranganayakamma, Apex Power Equipment, National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008
2012-13	(i)Ranganayakamma, (ii)Apex Power Equipment Company (1 Acre 16 Guntas), (iii)M/s Indotech Sales and Service (20 Guntas), (iv)National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008 – 11 Guntas	ASLR Mo. 214/70-71, MR No. 15/94-95 MR No. 16/94-95 MR No. H9/2011-12	Nil	Nil
2013-14 to 2014-15	(i)Ranganayakamma, (ii)Apex Power Equipment Company (1 Acre 16 Guntas), (iii)M/s Indotech Sales and Service (20 Guntas), (iv)National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008 – 11 Guntas	ASLR Mo. 214/70-71, MR No. 15/94-95 MR No. 16/94-95 MR No. H9/2011-12	Nil	Ranganayakamma, Apex Power Equipment, National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008

2014-15 to 2022-23	(i)Ranganayakamma, (ii)Apex Power Equipment Company (1 Acre 16 Guntas), (iii)M/s Indotech Sales and Service (20 Guntas), (iv)National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008 – 11 Guntas	ASLR Mo. 214/70-71, MR No. 15/94-95 MR No. 16/94-95 MR No. H9/2011-12	Nil	Ranganayakamma, Apex Power Equipment, National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008
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The RTCs for the period 1979-80 to 1981-82, 1984-85 to 1995-96 and 2002-03 to 2022-23 regarding Survey No. 1 does not corroborate with the documents of title furnished. Further, the total extent of Survey No. 1 mentioned in Column No. 3 of the RTC is 3 Acres and the extent mentioned in Column No. 9 is 02 Acres 07 Guntas. We had sought for clarification in respect of the said discrepancy in extent and in this regard, we have been informed that pursuant to the conversion of Survey Nos. 1 and 2 admeasuring 5 Acres 5 Guntas in the year 1970, the RTC/pahani of Survey Nos. 1 and 2 are not updated. Hence, the discrepancy in extent in the RTCs can be ignored.

### Survey No. 2

The Record of Tenancy and Crops (RTC) discloses the total and the actual extent in Survey No. 2 as 2 Acres 5 Guntas and there being no kharab land. The RTC further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1979-80 to 1981-82	Ranganayakamma	By way of Sale Deed	Apex Equip	Alienation, land conversion
1989-90 to 1995-96	(i)Apex, Eltra (ii)Apex Power Equipment Company (1 Acre 29 Guntas)	ASLR Mo. 214/70-71, MR No. 15/94-95	Nil	Industrial

2001-02	Apex Poxer Equipment Company - 1 Acre 29	MR No. 15/1994-95	Nil	Land Conversion
2002-03 to 2010-11	(i) Apex Poxer Equipment Company (1 Acre 29 Guntas), (ii) National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008 - 27 ½ Guntas	MR No. 14/2001-02, MR No. H9/2011-12	Govt of India Gazette notification No. SO 1900 dated July 30, 1999 and SO 2046 dated September 16, 2000 - land acquisition right 7 Guntas	Land Conversion
2011-12 to 2022-23	(i) Apex Poxer Equipment Company (1 Acre 29 Guntas), (ii) National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008 - 27 ½ Guntas	MR No. 14/2001-02, MR No. H9/2011-12	Govt of India Gazette notification No. SO 1900 dated July 30, 1999 and SO 2046 dated September 16, 2000 - land acquisition right 7 Guntas	Land Conversion, Apex Power Equipment Company, National Highway land Acquisition Order No. SO 1929 dated November 14, 2009 and SO2597E dated November 5, 2008

The RTC for the periods 1979-80 to 1981-82, 1989-90 to 1995-96, 2001-02 to 2022-23 with regard to Survey No. 2 corroborates with the documents of title furnished.

#### ***Endorsements***

We have perused the Endorsement dated March 17, 2023 bearing No. RK/CR/51/2023-24 issued by the Tahsildar (G-2), Bangalore East Taluk, Krishnarajapura which indicates that the RTC/Pahnai for the period 1968-69 to 1983-84 and 1996-97 to 2000-01 are not available with respect to Survey Nos. 1 and 2.

#### ***Survey Records***

We have perused the Karda in respect of Survey No. 1 it indicates the name of Muniranga, son of Muniswamy (since minor represented by his Natural guardian and mother Muniyamma alias Thayamma) as the Kardadar.

We have perused the Karda in respect of Survey No. 2, it indicates the name of Appajappa as the Kardadar.

The Village Map of Avalahalli village and Tippani of Survey Nos. 1 and 2 confirms the shape of Survey Nos.1 and 2. Further Survey No. 1 and 2 are bounded as follows

- Survey No. 1 is bounded on the east by Survey No. 28 and village, on the west by Survey No. 2 and road, on the north by Road and on the South by village; and
- Survey No. 2 is bounded on the east by Survey No. 1, on the west by Road, on the north by Road and on the South by Survey No. 3;

We have perused the Karnataka Revision Settlement Akarbandh in respect of Survey No. 1 which indicates the total and actual extent of Survey No. 1 as 3 Acres there being no kharab land.

We have perused the Karnataka Revision Settlement Akarbandh in respect of Survey No. 2 which indicates the total and actual extent of Survey No. 2 as 02 Acres 05 Guntas there being no kharab land.

On the review of the Patta Book we note that the total and actual extent of Survey No. 1 as 3 Acres and total and actual extent of Survey No. 2 is 2 Acres 05 Guntas. Further, H. Bhawarilal, son of Himmathmal is shown as the pattadar of Survey Nos. 1 and 2.

### ***Encumbrance Certificates***

#### ***Survey No. 1***

On perusal of the Encumbrance Certificate in SA No. 548/2023-24 issued for the periods from April 01, 1900 to March 31, 1972 we note that apart from the above said transaction, following transaction is reflected in respect of:

- Mortgage Deed dated December 19, 1930 and registered as Document No. 918 in respect of Survey No. 1 measuring 03 Acres.

On perusal of the Encumbrance Certificate in SA No. 441/81-82 issued for the periods from February 9, 1979 to June 12, 1981 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No.1 and 2

On perusal of the Encumbrance Certificate in SA No. 442/94-95 issued for the periods from April 1, 1972 to July 31, 1986 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No.1 and 2

On perusal of the Encumbrance Certificate in SA No. 6854/2023-24 issued for the period August 01, 1986 to May 31, 1989 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 1 and 2, measuring 03 Acres.

On perusal of the Encumbrance Certificate in SA No. 11089/2023-24 issued for the period June 01, 1989 to March 31, 2004 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 1 and 2, measuring 1 Acre 20 Guntas.

On perusal of the Encumbrance Certificate in SA No. 38307/2015-16 issued for the periods from April 01, 2004 to November 18, 2015 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 1 and 2, measuring 01 Acre 20 Guntas.

On perusal of the Encumbrance Certificate in SA No. 4552/04-05 issued for the periods from December 29, 1994 to May 17, 2004 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 1 measuring 1 Acre.

On perusal of the Encumbrance Certificate in SA No. 1434/23-24 issued for the periods from December 19, 2015 to May 2, 2023 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 1 measuring 3 Acres.

On perusal of the Encumbrance Certificate in SA No. 539497/2023-24 issued for the periods from May 03, 2023 to July 13, 2023 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 1 measuring 3 Acres.

On perusal of the Encumbrance Certificate in SA No. 652156/2023-24 issued for the periods from July 19, 2023 to July 20, 2023 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 1 measuring 3 Acres.

#### *Survey No. 2*

On perusal of the Encumbrance Certificate in SA No. 549/23-24 issued for the periods from April 1, 1900 to March 31, 1972 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 2.

On perusal of the Encumbrance Certificate in SA No. 2160/23-24 issued for the period from April 1, 1972 to July 31, 1986 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 2.

On perusal of the Encumbrance Certificates in SA Nos. 7616/23-24 and 14193/23-24 issued for the periods from August 1, 1986 to May 31, 1989 and June 1, 1989 to March 31, 2000 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 2 measuring 2 Acres 5 Guntas.

On perusal of the Encumbrance Certificate in SA No. 1435/23-24 issued for the periods from December 19, 2015 to May 2, 2023 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 2 measuring 2 Acres 5 Guntas.

*Survey Nos. 1 and 2*

On perusal of the Encumbrance Certificate in SA No. 9025/95-96 issued for the periods from October 11, 1995 to December 22, 1995 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey Nos. 1 and 2 measuring 1 Acre 20 Guntas.

On perusal of the Encumbrance Certificate in SA No. 5250/97-98 issued for the periods from December 22, 1995 to September 4, 1997 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey Nos. 1 and 2 measuring 1 Acre 20 Guntas.

On perusal of the Encumbrance Certificate in SA No. 2705/98-99 issued for the periods from September 1, 1997 to June 8, 1998 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey Nos. 1 and 2 measuring 1 Acre.

On perusal of the Encumbrance Certificate in SA No. 8161/23-24 issued for the periods from April 1, 2000 to March 31, 2004 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey Nos. 1 and 2 measuring 1 Acre.

On perusal of the Encumbrance Certificate in SA No. 8105/23-24 issued for the periods from April 1, 2000 to March 31, 2004 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey Nos. 1 and 2 measuring 1 Acre.

On perusal of the Encumbrance Certificate in SA No. 38031/15-16 issued for the periods from April 1, 2004 to November 18, 2015 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 1 measuring 24 Guntas and Survey No. 2 measuring 16 Guntas.

On perusal of the Encumbrance Certificate in SA No. 1435/2023-24 issued for the periods from December 19, 2015 to May 02, 2023 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 2, measuring 02 Acres 05 Guntas;

On perusal of the Encumbrance Certificate in SA No. 539397/2023-24 issued for the periods from May 03, 2023 to July 13, 2023 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 2, measuring 02 Acres 05 Guntas.

On perusal of the Encumbrance Certificate in SA No. 649105/2023-24 issued for the periods from July 19, 2023 to July 20, 2023 we note that apart from the above said transaction, no other transactions are reflected in respect of Survey No. 2 measuring 2 Acres 05 Guntas.

*Khata No.4/324/264*

On perusal of the Encumbrance Certificate in SA No. 6854/2023-24 issued for the periods from August 01, 1986 to May 31, 1989 we note that apart from the above said transaction, no other transactions are reflected in respect of Khata No.4/324/264, measuring 03 Acres.

*Khata No. 341/263*

On perusal of the Encumbrance Certificate in SA No. 38037/2015-16 issued for the periods from April 01, 2004 to November 18, 2015 we note that apart from the above said transaction, no other transactions are reflected in respect of Khata No. 341/263, measuring 01 Acre 17.13 Guntas.

On perusal of the Online Encumbrance Certificate issued for the periods from November 11, 2015 to July 03, 2024 we note that apart from the above said transaction, no other transactions are reflected in respect of Khata No. 341/263, measuring 01 Acre 17.13 Guntas.

***Public Notice***

We had issued the Public Notice August 31, 2023 in the Bangalore edition of Times of India and Vijaya Karnataka pertaining to the Properties and have not received any objections as on date.

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## CONCLUSION

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Subject to our comments and observations above, and deposit of title deeds to Canara Bank, Indiranagar Branch, Bangalore we are of the opinion that M/s. Eltra Equipments Company Private Limited, a Company incorporated under the Companies Act, 1956 (previously known as M/s. Eltra Equipments Co., a partnership firm) represented by its Director Nitin Nayak and M/s. Srinidhi Properties, a partnership firm represented by its partners Nitin Nayak and Dinesh Srinivas are the joint owners of the land being portion of Survey Nos. 1 and 2 together measuring 2 Acres 6.59 Guntas or 94,300 Square Feet both situated at Avalahalli Village, Bidarahalli Hobli, Bangalore East Taluk.

Further in terms of the Joint Development Agreement dated July 19, 2023 and Joint Development Agreement dated January 24, 2024, M/s. Concorde Housing Corporation Private Limited, a Company incorporated under the Companies Act 1956, represented by its Directors B.S. Shivarama and R.G. Anil is entitled to develop the land being portion of Survey Nos. 1 and 2 together measuring 2 Acres 6.59 Guntas or 94,300 square feet and is entitled to 59% of the saleable super built up area made on the land being portion of Survey Nos. 1 and 2 together measuring 2 Acres 6.59 Guntas or 94,300 square feet and the M/s. Eltra Equipments Company Private Limited and M/s. Srinidhi Properties are collectively entitled to 41% saleable super built up area of the total development made on the land being portion of Survey Nos. 1 and 2 together measuring 2 Acres 6.59 Guntas or 94,300 square feet.

For J. Sagar Associates,

  

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Gerald Manoharan  
Partner

Date: July 04, 2024

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## DISCLAIMER

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*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 Properties, 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 documents reviewed
<i>Survey No. 1</i>	
1.	Sale Deed dated March 14, 1908 and registered as Document No. 681, Book I, volume 103, page 120 to 123, in the office of the Sub Registrar, Hoskote;
2.	Sale Deed dated January 29, 1948 and registered as Document No. 1607/1947-48, Book I, volume 651, page 57 to 58, in the office of the Sub Registrar, Hoskote;
3.	Lease Deed dated April 26, 1950 and registered as Document No. 315/1950-51, Book I, volume 705, page 110 to 111, in the office of the Sub Registrar, Hoskote;
4.	Sale Deed dated April 2, 1959, and registered as Document No. 31, Book I, volume 931, page 85 to 86, in the office of the Taluk Treasury, Hoskote;
5.	Sale Deed dated July 29, 1959 and registered as Document No. 1431, Book I, volume 939, page 146 to 147, in the office of the Taluk Treasury, Hoskote;
6.	Sale Deed dated February 14, 1964 and registered as Document No. 3884/1963-64, Book I, volume 1080, page 88 to 90, in the office of the Sub Registrar, Hoskote;
7.	Sale Deed dated February 14, 1964 and registered as Document No. 3885/1963-64, Book I, volume 1080, page 60 to 63, in the office of the Sub Registrar, Hoskote;
8.	Mutation Register extract bearing MR No. 8/1963-64;
9.	Sale Deed dated March 23, 1965 and registered as Document No. 3847, Book I, volume 1112, page 154 to 156, in the office of the Sub Registrar, Hoskote;
10.	Mutation Register extract bearing MR No. 12/64-65;
<i>Survey No. 2</i>	
11.	Sale Deed dated February 22, 1945 registered as Document No. 1333/1944-45 in Book I, Volume No 586, at Pages 160 and 161, in the office of the Sub-Registrar, Hosakote;
12.	Sale Deed dated May 13, 1952 and registered as Document No. 496/52-53, Book I, volume 752, page 65 to 67, in the office of the Sub Registrar, Hoskote;
13.	Sale Deed dated July 14, 1969 and registered as Document No. 1410, Book I, volume 1000, page 82 to 83, in the office of the Sub Registrar, Hoskote;
14.	Sale Deed dated June 17, 1965 and registered as Document No. 1028/65-66, Book I, volume 1122, page 41 to 43, in the office of the Sub Registrar, Hoskote;
15.	Sale Deed dated June 17, 1965 and registered as Document No. 1030/65-66, Book I, volume 1121, page 165 to 167, in the office of the Sub Registrar, Hoskote;
<b>Common Documents</b>	
16.	Sale Deed dated April 30, 1969 and registered as Document No. 397/1969-70, Book I, volume 1245, page 157 to 160, in the office of the Sub Registrar, Hoskote;
17.	Conversion Order dated June 06, 1970 in No. E. DIS. ALN. SR: 25/1969-70 issued by the Thasildar, Hosakote;

18.	Sale Deed dated January 10, 1972 and registered as Document No. 3429/1971-72 in Book I, Volume 1320, at Pages 1 to 11, in the office of the Sub-Registrar, Hosakote;
19.	Mutation Register extract bearing MR No. 15/94-95;
20.	Absolute Sale Deed dated September 8, 1972 and registered as Document No. 2641/1972-73, Book I, volume 1341, page 153 to 157 in the office of the Sub Registrar, Hoskote;
21.	Absolute Sale Deed dated October 20, 1972 and registered as Document No. 3071/1972-73, Book I, volume 1337, page 209 to 216, in the office of the Sub Registrar, Hoskote;
22.	Absolute Sale Deed dated August 24, 1973 and registered as Document No. 1818/1973-74, Book I, volume 1356, page 151 to 160, in the office of the Sub Registrar, Hoskote;
23.	Mutation Register extract bearing MR No. 2/74-75;
24.	Absolute Sale Deed dated February 13, 1974 and registered as Document No. 2165/74-75, Book I, volume 1402, page 180 to 187, in the office of the Sub Registrar, Hoskote;
25.	Absolute Sale Deed dated May 3, 2001 and registered as Document No. 1230/2001-02, Book I, volume 1982, page 175 to 185, in the office of the Senior Sub Registrar, Krishnarajapura, Bangalore;
26.	Absolute Sale Deed dated May 28, 2010 and registered as Document No. BDH-1-01253-2010-11, Book I, stored in CD No. BDHd45, in the office of the Sub Registrar, Bidarahalli, Bangalore;
27.	Joint Development dated July 19, 2023 registered as Document No. HLS-1-01702/2023-24 in Book I, in the office of the Sub-Registrar, Halasooru, Bengaluru;
28.	General Power of Attorney dated July 19, 2023 and registered as Document No. HLS-4-00814/2023-24 in Book IV, in the office of the Sub-Registrar, Halasooru, Bengaluru;
29.	Joint Development Agreement dated January 24, 2024, registered as Document No. HLS-1-5874/2023-24 in Book I, in the office of the Senior Sub-Registrar, Halasooru, Bengaluru;
30.	General Power of Attorney dated January 24, 2024, registered as Document No. HLS-4-00494/2023-24 in Book IV, in the office of the Senior Sub-Registrar, Halasooru, Bengaluru;
31.	Unregistered Partnership Agreement dated November 15, 1971;
32.	Unregistered Release Deed dated April 17, 1997;
33.	Deed of Re- Constitution of Partnership dated April 18, 1997;
34.	Death certificate dated April 11, 2002 of Sridhar Nayak H the office of the Registrar of Birth and Death issued by the Health Officer, Ulsoor Range, Bangalore Mahanagara Palike;
35.	Deed of Re- Constitution of Partnership dated March 26, 2002;
36.	Deed of Partnership dated February 4, 2005;

37.	Deed of Re- Constitution of Partnership dated September 2, 2010;
38.	Certification of Incorporation issued by Register of Companies, Karnataka; s
39.	Memorandum of Association of M/s. Eltra Equipments Company (India) Private Limited
40.	Notification dated June 23, 1999 in No. S.O. 1900 issued by the Government of India;
41.	Notification dated February 08, 2010 in No. No. LAQ. NH. CR: 148/ 2009-10 issued by the National Highways Authority of India, - 4, Kolar Sub-division, Kolar;
42.	Mutation Register extract bearing MR No. H9/2011-12;
43.	Mutation Register extract bearing MR No. T8/2022-23;
44.	Official Memorandum dated June 6, 1970 bearing No. ALN.SR/25/69-70 issued by Tahsildar, Hoskote;
45.	RTC for the periods 1979-80 to 1981-82, 1984-85 to 1995-96, 2002-03 to 2022-23 with regard to Survey No. 1;
46.	RTC for the periods 1979-80 to 1981-82, 1989-90 to 1995-96, 2001-02 to 2022-23 with regard to Survey No. 2;
47.	Endorsement dated February 8, 2010 bearing No. LAQ.NH4/SR/148/2009-10 issued by Assistant Commissioner and Competent Authority, NH-4, Kolar;
48.	Endorsement dated March 17, 2023 bearing No. RK/CR/51/2023-24 issued by Tahsildar G-2, Bangalore East Taluk, Krishnarajpura;
49.	Village Map of Avalahalli village;
50.	Hissa Tippani of Survey Nos. 1 and 2;
51.	Land Tax Assessment in Form 1 for the year 1999-2000 issued by the Secretary, Avalahalli Village, Bidrahalli Hobli, Bengaluru East Taluk;
52.	Demand Register in Form 12 for the year --- issued by the Panchayath Development Officer, Avalahalli Village, Bidrahalli Hobli, Bengaluru East Taluk;
53.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 1;
54.	Karnataka Revision Settlement Akarbandh in respect of Survey No. 2;
55.	Patta Book in respect of Survey Nos. 1 and 2;
56.	Encumbrance Certificate in SA No. 548/2023-24 issued for the periods from April 01, 1900 to March 31, 1972;
57.	Encumbrance Certificate in SA No. 441/81-82 issued for the periods from February 9, 1979 to June 12, 1981;
58.	Encumbrance Certificate in SA No. 442/94-95 issued for the periods from April 1, 1972 to July 31, 1986 in respect of Survey No. 1;
59.	Encumbrance Certificate in SA No. 6854/2023-24 issued for the period August 01, 1986 to May 31, 1989;
60.	Encumbrance Certificate in SA No. 11089/2023-24 issued for the period June 01, 1989 to March 31, 2004;
61.	Encumbrance Certificate in SA No. 38307/2015-16 issued for the periods from April 01, 2004 to November 18, 2015;

62.	Encumbrance Certificate in SA No. 4552/04-05 issued for the periods from December 29, 1994 to May 17, 2004 in respect of Survey No. 1;
63.	Encumbrance Certificate in SA No. 1434/23-24 issued for the periods from December 19, 2015 to May 2, 2023 in respect of Survey No. 1;
64.	Encumbrance Certificate in SA No. 539497/2023-24 issued for the periods from May 03, 2023 to July 13, 2023 in respect of Survey No. 1;
65.	Encumbrance Certificate in SA No. 549/23-24 issued for the periods from April 1, 1900 to March 31, 1972 in respect of Survey No. 2;
66.	Encumbrance Certificate in SA No. 2160/23-24 issued for the period from April 1, 1972 to July 31, 1972 in respect of Survey No. 2;
67.	Encumbrance Certificates in SA Nos. 7616/23-24 and 14193/23-23 issued for the periods from August 1, 1986 to May 31, 1989 and June 1, 1989 to March 31, 2000 in respect of Survey No. 2;
68.	Encumbrance Certificate in SA No. 1435/23-24 issued for the periods from December 19, 2015 to May 2, 2023 in respect of Survey No. 2;
69.	Encumbrance Certificate in SA No. 9025/95-96 issued for the periods from October 11, 1995 to December 22, 1995 in respect of Survey Nos. 1 and 2;
70.	Encumbrance Certificate in SA No. 5250/9-98 issued for the periods from December 22, 1995 to September 4, 1997 in respect of Survey Nos. 1 and 2;
71.	Encumbrance Certificate in SA No. 2705/98-99 issued for the periods from September 1, 1997 to June 8, 1998 in respect of Survey Nos. 1 and 2;
72.	Encumbrance Certificate in SA No. 8161/23-24 issued for the periods from April 1, 2000 to March 31, 2004 in respect of Survey Nos. 1 and 2;
73.	Encumbrance Certificate in SA No. 8105/23-24 issued for the periods from April 1, 2000 to March 31, 2004 in respect of Survey Nos. 1 and 2;
74.	Encumbrance Certificate in SA No. 38031/15-16 issued for the periods from April 1, 2004 to November 18, 2015 in respect of Survey Nos. 1 and 2;
75.	Encumbrance Certificate in SA No. 1435/2023-24 issued for the periods from December 19, 2015 to May 02, 2023 in respect of Survey No. 2;
76.	Encumbrance Certificate in SA No. 539397/2023-24 issued for the periods from May 03, 2023 to July 13, 2023 in respect of Survey No. 2;
77.	Encumbrance Certificate in SA No. 649105/2023-24 issued for the periods from July 19, 2023 to July 20, 2023;
78.	Encumbrance Certificate in SA No. 6854/2023-24 issued for the periods from August 01, 1986 to May 31, 1989 in respect of Khata No.4/324/264;
79.	Encumbrance Certificate in SA No. 38037/2015-16 issued for the periods from April 01, 2004 to November 18, 2015 in respect of Khata No. 341/263;
80.	Online Encumbrance Certificate issued for the periods from November 11, 2015 to July 03, 2024
81.	Public Notice August 31, 2023 in the Bangalore edition of Times of India and Vijaya Karnataka

**ANNEXURE – B**  
**LIST ORIGINALS VERIFIED**

Sl. No.	Particulars of documents reviewed	Original Documents verified
1.	Sale Deed dated February 13, 1974 and registered as Document No. 2165/74-75, Book I, volume 1402, page 180 to 187, in the office of the Sub Registrar, Hoskote;	Original
2.	Mutation Register extract in serial No. 3/1974-75;	Certified Copy
3.	Deed of Partnership dated 03 February, 1987;	Original
4.	Re-constitution of Partnership dated March 25, 1993;	Original
5.	General License with NC 6 issued by the Village Accountant, Avalahalli	Certified Copy
6.	Tax paid Receipts in No. 4172 for the year 1994-95 paid by M/s. Eltra Equipment Company;	Certified Copy
7.	Tax paid Receipts in No. 4181 for the year 1994-95 paid by M/s. Eltra Equipment Company;	Certified Copy
8.	Encumbrance certificate from April 01, 1972 to July 31, 1986 with respect to Survey No. 1, measuring 01 acre;	Certified Copy
9.	Encumbrance certificate from August 01, 1986 to May 31, 1989 with respect to Survey No. 1, measuring 01 acre;	Certified Copy
10.	Encumbrance certificate from June 01, 1989 to December 29, 1994 with respect to Survey No. 1, measuring 01 acre;	Certified Copy
11.	Encumbrance certificate from August 01, 1986 to May 31, 1989 with respect to Survey No. 1, measuring 01 acre;	Certified Copy
12.	Encumbrance certificate from June 01, 1989 to October 11, 1995 with respect to Survey No. 1, measuring 01 acre;	Certified Copy
13.	Encumbrance certificate from October 11, 1995 to December 22, 1995 with respect to Survey No. 1, measuring 01 acre;	Certified Copy
14.	Encumbrance certificate from April 01, 1972 to July 31, 1986 with respect to Survey No. 1 and 2;	Certified Copy
15.	Absolute Sale Deed dated October 20, 1972 and registered as Document No. 3071/1972-73, Book I, volume 1337, page 209 to 216, in the office of the Sub Registrar, Hoskote;	Original
16.	Absolute Sale Deed dated September 8, 1972 and registered as Document No. 2641/1972-73, Book I, volume 1341, page 153 to 157 in the office of the Sub Registrar, Hoskote;	Original
17.	Joint Development Agreement dated January 24, 2024, registered as Document No. HLS-1-5874/2023-24 in Book I, in the office of the Senior Sub-Registrar, Halasooru, Bengaluru; and	Photocopy

18.	General Power of Attorney dated January 24, 2024, registered as Document No. HLS-4-00494/2023-24 in Book IV, in the office of the Senior Sub-Registrar, Halasooru, Bengaluru.	Photocopy
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