



11.11.2021

Preliminary Requisition

This title due diligence checklist (the "Checklist") has been prepared to seek information and documents relating to all that piece and parcel of the residential property bearing Municipal No. 383/381/145/237/331, situated at Whitefield Main Road, Whitefield, Ward No. 84, Bangalore measuring about 32,484 square feet for "M/s. Skav".

Please note that the contents of this Checklist are not exhaustive and additional documents/ information may be required, based on the responses to the Checklist from time to time and our review of the documents provided pursuant to this Checklist. If any of the above is not generally available, please apprise us of their unavailability as soon as possible.

This Checklist has been prepared exclusively for use by "M/s. Skav" in connection with the afore-said due diligence exercise and should not be used or relied upon for any other purposes generally.

The following documents have been furnished for the review:-

RE: Common Documents for Municipal Nos. 383/381/145/237/331 and 206/330.		
1.	11.05.2012	Gift Deed executed by Mr. Shabbir Saifuddin Ezzy in favour of Mr. Aliasger Saifuddin Ezzy (registered as Document No. 385/2012-13 of Book I, stored in CD No. HLSD53, in the office of Sub-Registrar, Halasuru, Bangalore) with regard to residential properties in: "Roma Villa" bearing Municipal No. 83/381/145/237/331 and "Cleome" bearing Municipal No. 206/330, Whitefield Main Road, Whitefield, Ward No. 17, Bangalore measuring in all about 32,484 square feet and bounded on as follows: East: Whitefield Main Road and Inner Circular Road; West: Private Property; North: Private Property in No. 332; and South: Whitefield Institute and Whitefield Main Road.
2.	11.10.2012	Khata extract bearing No. 96 of Book 2 for the period 2012-2013 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike discloses that khata stands in the name of

		Mr. Aliasger Saifuddin Ezzy as the khatadar of Property bearing Municipal No. 383 situated in Whitefield Road, Whitefield measuring 32,424 square feet;
3.	11.10.2012	<p>Deed of Partnership executed amongst Mr. Aliasger Saifuddin Ezzy, Mr. Shabir Saifuddin Ezzy and M/s. Ezzy Infratech Private Limited (registered as Document No.2307/2012-13 of Book-I, in the office of Sub-Registrar, Halasuru, Bangalore) with regard to residential properties in "Roma Villa", presently vacant land bearing Municipal No. 83/381/145/237/331 measuring 23,334 square feet and "Cleome", presently vacant land bearing Municipal No. 206/330 measuring 9150, Whitefield Main Road, Whitefield, Ward No. 17, Bangalore measuring in all about 32,484 square feet and bounded on as follows:          East: Whitefield Main Road and Inner Circular Road;          West: Private Property;          North: Private Property in No. 332; and          South: Whitefield Institute and Whitefield Main Road.</p> <p><b>Note:</b>          The measurement of Roma Villa and Cleome are wrongly mentioned. The measurement of Roma Villa is 9150 square feet and Cleome is 23,334 square feet.</p> <p>Please explain why was the gift deed done and in 5 month the same was seeded in the partnership by the donor and the donee?</p>
4.	29.04.2013	Form C - Acknowledgement of Registration of Firms bearing No. SJN-F 97/2013-14 discloses the name of the firm as Ezzy White Field having its registered office at Oracle Orbit, 3 <sup>rd</sup> floor, No. 7/5, Clarke Road, Richards Town, Bangalore 560005.
5.	01.12.2011	Certificate of Incorporation of M/s. Ezzy Infratech Private Limited bearing CIN No. U45209KA2011PTC061459 issued by the Registrar of Companies, Karnataka.
6.		Memorandum of Association of M/s. Ezzy Infratech Private Limited.
7.		Articles of Association of M/s. Ezzy Infratech Private Limited.
8.	26.11.2013	Licence bearing No. BBMP/Addl. Dis/JD North/0589/12-13 issued by the Joint Director Town Planning (North), Bruhat Bengaluru Mahanagara Palike to M/s. Ezzy Whitefield with regard to property bearing Municipal No. 383/381/145/237/331, Hagaduru Village, K R Puram Hobli, Ward No. 84, Bangalore.

9.	20.05.2014	Khata Certificate issued the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike discloses that khata stands in the name of M/s. Ezzy Whitefield as the khatadar of Property bearing New Municipal No. 383/381/145/237/331 Whitefield, Ward No. 84.
10.	28.05.2014	Khata extract bearing No. 96 of Book 2 for the period 2014-2015 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike discloses that khata stands in the name of M/s. Ezzy Whitefield as the khatadar of Property bearing Municipal No. 383 situated in Whitefield Road, Whitefield measuring 32,424 square feet;
11.	25.10.2014	Letter issued by ICICI Bank to M/s. Ezzy Whitefield for the project 'The Avenue' with regard to property bearing Municipal No.383/381/145/237/331, Hagaduru Village, K R Puram Hobli, Ward No. 84, Bangalore.
12.	29.11.2014	Letter issued by Axis Bank to M/s. Ezzy Whitefield for the project 'The Avenue' with regard to property bearing Municipal No. 383/381/145/237/331, Hagaduru Village, K R Puram Hobli, Ward No. 84, Bangalore.
13.	25.07.2017	Letter issued by State Bank of India to M/s. Ezzy Whitefield for the project 'The Avenue' with regard to property bearing Municipal No. 383/381/145/237/331, Hagaduru Village, K R Puram Hobli, Ward No. 84, Bangalore.
RE: NOC		
14.	09.01.2013	No Objection Certificate bearing No. EEE/INR/AEE(O)/NOC/AET-1 Encl:7276-77 issued by Bangalore Electricity Supply Company Limited to M/s. Ezzy Infratech Private Limited for arranging power supply to an extent of 353 KVA to the proposed residential project with regard to property bearing Municipal No. 383/381/145/237/331, Hagadur Village, K R Puram Hobli, Ward No. 84, Mahadevapura, Bangalore.
15.	29.01.2013	No Objection Certificate bearing No. BWSSB/EIC/ACE(R)/DCE(M)-I/TA(M)-I/7504/2012-13 issued by Bangalore Water Supply and Sewerage Board to M/s. Ezzy Infratech Private Limited with regard to the proposed residential building in property bearing Municipal No. 383/381/145/237/331, Hagadur Village, K R Puram Hobli, Ward No. 84, Mahadevapura, Bangalore.
16.	28.02.2013	No Objection Certificate for construction of high rise building bearing No. GBC (1)29/2013 issued by the Director General of

		Police and Director General, Karnataka Fire and Emergency Services to the Commissioner, Bruhat Bengaluru Mahanagara Palike with regard to property bearing Municipal No. 383/381/145/237/331, Hagadur Village, K R Puram Hobli, Ward No. 84, Mahadevapura, Bangalore.
17.	27.03.2013	No Objection Certificate High Rise Building bearing No. AGM (TP)/S-6/XX/2012-13/26 issued by Bharat Sanchar Nigam Limited to M/s. Ezzy Infratech Private Limited issuing clearance for contraction of residential Apartment at property bearing Municipal No. 383/381/145/237/331, Hagadur Village, K R Puram Hobli, Ward No. 84, Mahadevapura, Bangalore.
18.	25.10.2013	Receipt bearing No. TP/JDTPNRT/01/2013-14/Oct/0068 issued by Bruhat Bengaluru Mahanagara Palike for payment of license fees by M/s. Ezzy Infratech Private Limited with regard to property bearing Municipal No. 383/381/145/237/331, Hagadur Village, K R Puram Hobli, Ward No. 84, Mahadevapura, Bangalore.
19.	23.10.2013	Letter issued by Joint Director (City Development-North), Bruhat Bengaluru Mahanagara Palike, to M/s. Ezzy Infratech Private Limited for payment of licence fees with regard to property bearing Municipal No. 383/381/145/237/331, Hagadur Village, K R Puram Hobli, Ward No. 84, Mahadevapura, Bangalore.
20.	23.09.2020	Consent for establishment bearing Consent order No. CTE-320329 issued by Karnataka State Pollution Control Board to M/s. Ezzy Infratech Private Limited with regard to property bearing khata No. 383/381/145/237/331, Whitefield Main Road, Whitefield, BBMP Ward No. 84, Bangalore East Taluk, the validity of the said consent is upto 02.09.2025.
21.	01.02.2021	Commencement Certificate bearing No. BBMP/Addl.Dir/JD North/0589/2012-13 issued by Assistant Director of Town Planning (North), Bruhat Bengaluru Mahanagara Palike to M/s. Ezzy Infratech Private Limited with regard to property bearing Municipal No. 383/381/145/237/331, Hagadur Village, K R Puram Hobli, Ward No. 84, Mahadevapura, Bangalore to construct 2 (Basement) + Ground+13 Floors with 36 residential apartments.
<b>RE: Title Documents for Municipal No. 206/330.</b>		
22.	12.09.1923	Sale Deed executed by Mrs. Alice Blanchard administratrix to the estate of late Mr. Hunter Mackenzie Stewart in favour of Mr. Charles Henry Pettigrew (registered as Document No. 1040/23-24, Volume 550, pages 482 to 489 of Book I, in the office of Sub-Registrar Bangalore) with regard to property known as "Sunny

		<p>Side” in the settlement of Whitefield forming part of Plot No. 16, Bangalore Taluk and bounded as follows:          North: Mr. Braig’s Property;          South: Whitefield Memorial Church and Institute;          East: Government Road from Bangalore; and          West: Inner circle of the settlement.</p> <p>Measuring in extent more or less 3/4<sup>th</sup> of an acre.</p>
23.	19.08.1925	Letter of Administration issued by the High Court of Judicature, Bombay in the matter of Last will and testament of Mr. Charles Henry Pettigrew of Lonavala.
24.	15.10.1920	Will of Mr. Charles Henry Pettigrew of Lonavala wherein he bequeathed all his movable and immovable property to his daughters namely (a) Daisy Eriite Russell; (b) Lillian Blanche Pettigrew; (c) Myrtle Caroline Pettigrew; and(d) Violet Doreon Pettigrew.
25.	14.02.1931	<p>Sale Deed executed by Mrs. D Russell, Mrs. V Fitzpatrick, Mrs. L Watkins represented by their agent Mrs. Seton Smith and Mrs. M Seton Smith in favour of Mrs. Eunice O’ Doherty (registered as Document No. 2023, Volume 197, Page No. 42 to 47 in the office of Sub-Registrar, Bangalore Taluk) with regard to property known as “Sunnyside Cottage” in the settlement of Whitefield forming part of Plot No. 16, Bangalore Taluk and bounded as follows:          North: Mr. Braig’s Property;          South: Whitefield Memorial Church and Institute;          East: Government Road from Bangalore; and          West: Inner circle of the settlement.</p> <p><b>Note: The Sale deed does not provide the measurement of the property.</b></p>
26.	29.04.1932	General Power of Attorney executed by Mrs. Eunice O’ Doherty in favour of Mrs. S C O’ Doherty with regard to property known as “Sunnyside Cottage” in the settlement of Whitefield forming part of Plot No. 16, Bangalore Taluk and bounded as follows: North: Mr. Braig’s Property; South: Whitefield Memorial Church and Institute; East: Government Road from Bangalore; and West: Inner circle of the settlement.
27.	05.05.1932	Sale Deed executed by Mrs. Eunice O’ Doherty represented by her agent Mrs. Sophia O’ Doherty in favour of Mrs. Ivy Linette Scanlon (registered as Document No. _____, Volume ____, Pages No. ____ to ____ of Book I, _____, in the office of Sub-Registrar, _____) with regard to property known as

		<p>"Sunnyside Cottage" in the settlement of Whitefield forming part of Plot No. 16, Bangalore Taluk and bounded as follows:  North: Mr. Braig's Property;  South: Whitefield Memorial Church and Institute;  East: Government Road from Bangalore; and  West: Inner circle of the settlement.</p> <p><b>Incomplete Copy the registration details missing .</b></p>
28.	24.11.1941	<p>Sale Deed executed by Mrs. Ivy Scanlon in favour of Ms. Agnes Julia Barnes (registered as Document No. 1752/41-42, Volume 566, Pages 214 to 217 of Book I, in the office of Sub-Registrar Bangalore Taluk) with regard to property known as "Sunnyside" forming part of Plot No. 16, in the settlement of Whitefield, Hagadur Village, Bangalore Taluk and bounded as follows:  North: Mr. Braig's Property;  South: Whitefield Memorial Church and Institute;  East: Government Road from Bangalore; and  West: Inner circle of the settlement.</p> <p><b>Note: The Sale deed does not provide the measurement of the property.</b></p>
29.	11.05.1948	<p>Sale Deed executed by Ms. Agnes Julia Barnes in favour of Major Henry Joseph Luxa and Mrs. Elizabeth May Luxa (registered as Document Ni. 571, Volume 98, Page Nos. 66 to 69, in the office of Sub-Registrar Bangalore Taluk) with regard to property known as "Sunnyside" forming part of Plot No. 16, in the settlement of Whitefield, Hagadur Village, Bangalore Taluk and bounded as follows:  North: Mr. Braig's Property;  South: Whitefield Memorial Church and Institute;  East: Government Road from Bangalore; and  West: Inner circle of the settlement.</p> <p><b>Note: The Sale deed does not provide the measurement of the property.</b></p>
30.	11.07.1963	<p>Probate issue by the Court of District Judge, Bangalore Division in the Miscellaneous Case No. 279 of 1962 filed by Mrs. Elizabeth May Luxa and Mr. Harry George Nicker in the matter of Will of Mr. Henry Joseph Luxa who died on 09.01.1951.</p>
31.	11.07.1963	<p>Will of Mr. Henry Joseph Luxa wherein he has bequeathed the property known as "Sunnyside" forming part of Plot No. 16, in the settlement of Whitefield, Hagadur Village, Bangalore Taluk to his wife for her life and after her death to his four children namely Stanley James Harman Luxa; Joyce Ellen Richetts; Mervyn George Luxa and Harold William Luxa.</p>

32.	04.12.1963	Will of Mrs. Elizabeth Mary Luxa wherein she has bequeathed all her moveable and immoveable property to her four children namely Stanley James Luxa; Joyce Ellen Luxa; Mervyn George Luxa and Harold William Luxa.
33.	15.12.1967	Probate issue by the Court of District Judge, Bangalore in the case of P & S.C. No. 15 of 1967 filed by Lt. Col. Stanley James Luxa and Mrs. Merwyn George Luxa in the matter of Will of Late Mrs. Elizabeth Mary Luxa.
34.	14.06.1989	Will of Mr. Harold William Luxa with regard to his quarter share in the property known as 'Cleome', bearing Panchayat Khata No. 206, situated in Hagaduru Village, Bangalore South Taluk, Bangalore wherein he bequeathed his share in the said property to his niece Mrs. Penelope Ann Vyse and her husband Mr. John Chelmsford Vyse.
35.	29.11.1990	Letter of Administration issued by the Court of the XVIII Additional City Civil Judge, Mayo hall, Bangalore in P & S C No. 10016/1990 in the matter of Will dated 22.11.1988 of Mr. Stanley James Luxa filed by Mr. Mervyn George Luxa wherein he bequeathed his share in the property known as 'Cleome', bearing Panchayat Khata No. 206, situated in Hagaduru Village, Bangalore South Taluk, Bangalore to his wife Mrs. Una Gertrude Luxa.
36.	22.03.1989	Form 10 for the year 1989 issued by the Secretary, Whitefield Gram Panchayat, Bangalore South Taluk in the name of Mr. Luxa with regard to property bearing No. 206.
37.	17.04.1995	Power of Attorney executed by Mrs. Joyce Ellen Ricketts in favour of _____, sworn before Mr. John Parnall, Solicitor Parnall Langford 13-19 Westgate Street, Launceston Cornwall PL157AB with regard to her 1/4 <sup>th</sup> share in the land bearing Municipal No. 330 (Old No. 16), formerly known as 'Sunny Side' and presently known as 'Cleome', bearing Panchayat Khata No. 206, situated in Hagaduru Village, Bangalore South Taluk, Bangalore measuring _____ square feet.  <b>Incomplete details of the agent.</b>
38.	14.06.1995	Notarized General Power of Attorney executed by Mrs. Una Gertrude Luxa in favour of Ly. Col. Mervyn George Luxa before Marry Evan Same, Notary Public, ___Australia.  <b>Incomplete.</b>

39.	10.02.1999	<p>Gift Deed executed by (a) Lt. Col. Mervyn George Luxa; (b) Mrs. Joyce Ellen Ricketts represented by her attorney holder Lt. Col. Mervyn George Luxa and (c) Mrs. Una Gertrude Luxa represented by her attorney holder Lt. Col. Mervyn George Luxa in favour of Mr. John Chelmsford Vyse (registered as Document No. _____ of Book I, stored in CD No. _____, in the office of Sub-Registrar _____) with regard to land bearing Municipal No. 330 (Old No. 16), formerly known as 'Sunny Side' and presently known as 'Cleome', bearing Panchayat Khata No. 206, situated in Hagaduru Village, Bangalore South Taluk, Bangalore measuring 8,280 square feet.</p> <p><b>Incomplete copy registration details not available .</b></p>
40.	11.02.1999	<p>Gift Deed executed by (a) Lt. Col. Mervyn George Luxa; (b) Mrs. Joyce Ellen Ricketts represented by her attorney holder Lt. Col. Mervyn George Luxa and (c) Mrs. Una Gertrude Luxa represented by her attorney holder Lt. Col. Mervyn George Luxa in favour of Mr. John Chelmsford Vyse (registered as Document No. _____ of Book I, stored in CD No. _____, in the office of Sub-Registrar _____) with regard to land bearing Municipal No. 330 (Old No. 16), formerly known as 'Sunny Side' and presently known as 'Cleome', bearing Panchayat Khata No. 206, situated in Hagadur Village, Bangalore South Taluk, Bangalore measuring 8,280 square feet.</p> <p><b>Incomplete copy.</b></p>
41.	12.02.1999	<p>Agreement executed by Lt. Col. Mervyn George Luxa in favour of Mr. John Chelmsford Vyse with regard to possession of the residential property known as "Cleome" bearing BBMP Khata No. 206/330, Whitefield Main Road, Whitefield, Bangalore (Old No. 16, Village Panchayat Khata No. 206, Hagadur Village, Krishnarajapuram Hobli, Bangalore East Taluk) measuring 23,334 square feet.</p>
42.	17.02.2003	<p>Letter of Administration issued by the Court of the IV Additional City Civil Judge, Mayo hall, Bangalore in P &amp; S C No. 10035/1998 in the matter of Will dated 14.06.1989 of Mr. Harold William Luxa filed by Mr. John Chelmsford Vyse and Mrs. Penelope Ann Vyse represented by their power of attorney holder Lt. Col. M. G. Luxa.</p>
43.	26.03.2003	<p>Form 3 (Rule 20) Property Tax Register issued by the Commissioner, Mahadevapura, Hoodi, Bangalore discloses that Mr. John Chelmsford Vyse is the khatedar with regard to the property bearing Municipal No. 330, Whitefield Main Road,</p>

		Whitefield, Bangalore 560066 for the period 2002-2003 measuring 23,334 square feet.
44.	23.12.2011	<p>Sale Deed executed by Mr. John Chelmsford Vyse and Mrs. Penelope Ann Vyse in favour of Mr. Shabbir Saifuddin Ezzy (registered as Document No. 6010/2011-12 of Book I, stored in CD No. MDPD 05, in the office of Sub-Registrar Shivajinagar (Mahadevapura) with regard to residential property known as "Cleome" bearing BBMP Khata No. 206/330, Whitefield Main Road, Whitefield, Bangalore (Old No. 16, Village Panchayat Khata No. 206, Hagaduru Village, Krishnarajapuram Hobli, Bangalore East Taluk) measuring 23,334 square feet and bounded as follows:</p> <p>East by: Government Raod;          West by: Inner Circular Road;          North by: Mr. Braig's Property; and          South by: Whitefield Institute.</p>
<b>RE: Title Documents for Municipal No. 383/381/145/237/331.</b>		
45.	17.09.1951	<p>Sale Deed executed by Mrs. Joyce C M Tapsall in favour of Mrs. Anne Vida Phillips and Mr. Donald James Phillips (registered as Document No. 4033/1951-52, Volume No. 1235, Pages 16 to 18 of Book I, in the office of Sub-Registrar, Bangalore Taluk) with regard to premises known as "Roma" situated in the Outer Circle, Whitefield, Hagadur Village, Krishnarajapuram Hobli, Bangalore Taluk and bounded as follows:</p> <p>North: Villa Maria;          South: Major Luxa's house;          East: Outer Circle; and          West: Tiverton owned by Mrs. Jones</p> <p>Measuring 124 feet 6 Inches on the North, 122 feet 10 Inches on South, 88 feet on the East and 63 feet 4 Inches on the West.</p>
46.	14.12.1956	Extract from the Register of Burials kept at Our Lady of Lourdes Whitefield, Bangalore discloses that Mrs. Anne Vida Phillips died on 04.11.1956.
47.	12.05.1971	Certificate of Marriage issued by Marriage Officer, Registrar of Special Marriage, Civil Station, Bangalore District certifies that Mr. D J Phillips and Mrs. V M Swain were married under the Special Marriages Act in the presence of Mr. I B Linge Gowda.
48.	17.12.1977	Certificate of Death issued by Surgeon cum Sub-Registrar for Commisssioner, Broadway, Registration centre, Corporation of City of Bangalore discloses that Mr. Donald James Phillips died on 18.03.1977.

49.	18.10.1979	Probate issue by the Court of the II Addl. District Judge at Bangalore City in P and S.C. No. 20 of 1979 filed by Mrs. Verna Maude Phillips in the matter of Will of Late Mr. Donald James Phillips dated 22.09.1973.
50.	13.06.1981	<p>Agreement to Sell executed by Mrs. Verna Maude Phillips in favour of Mrs. Amy Sarkies with regard to premises known as "Villa Roma" bearing Municipal No. 145, situated in the Outer Circle of Whitefield, Bangalore South Taluk, Bangalore and bounded as follows:</p> <p>North: Outer Circle Road;          South: Property of Mr. Padua;          East: Property of Mr. Luxa; and          West: Property of Mr. B A Rao.</p>
51.	09.01.1987	<p>Sale Deed executed by Mrs. Verna Maude Phillips in favour of Mrs. Amy Sarkies (registered as Document No. 4535/1987-88, Volume 2657, Pages 64 to 88 of Book I, in the office of Sub-Registrar Bangalore South Taluk with regard to premises known as "Villa Roma" bearing Municipal No. 145, situated in the Outer Circle of Whitefield, Bangalore South Taluk, Bangalore measuring about 9000 square feet and bounded as follows:</p> <p>North: Outer Circle Road and measuring 124 feet 6 Inches;          South: Property of Mr. Padua and measuring 122 feet 10 Inches;          East: Property of Mr. Luxa and measuring 88 feet; and          West: Property of Mr. B A Rao and measuring 63 feet 4 Inches.</p>
52.	16.09.1987	<p>Sale Deed executed by Mrs. Amy Sarkies in favour of Mrs. Marie Mascarenhas (registered as Document No. 4537/87-88, Volume 2657, Pages 69-78 of Book I, in the office of Sub-Registrar Bangalore South Taluk) with regard to premises known as "Villa Roma" bearing present khata No. 237, House No. 33 (Old No. 145), situated in the Inner side of the Outer Circle Road of Whitefield, Bangalore South Taluk, Bangalore measuring about 9000 square feet and bounded as follows:</p> <p>North East : Outer Circle Road and measuring 88 feet;          South West: Property of Mr. Padua and measuring 63 feet 4 Inches;          South East: Property of Mr. Luxa and measuring 122 feet 10 Inches; and          North West: Property of Mr. B A Rao and measuring 124 feet 6 Inches.</p>
53.	06.03.2004	Sale Deed executed by Mrs. Marie Mascarenhas in favour of Mr. Nirad Muthanna and Mrs. Deepa Muthanna (registered as

		<p>Document No. 26291/2003-04 of Book I, stored in CD No. KRID8, in the office of Sub-Registrar KR Puram) with regard to premises known as "Villa Roma" bearing present khata No. 237, House No. 33 (Old No. 145), situated in the Inner side of the Outer Circle Road of Whitefield, Bangalore South Taluk, Bangalore measuring about 9000 square feet and bounded as follows:</p> <p>North East : Outer Circle Road and measuring 88 feet;          South West: Property of Mr. Padua and measuring 63 feet 4 Inches;          South East: Property of Mr. Luxa and measuring 122 feet 10 Inches; and          North West: Property of Mr. B A Rao and measuring 124 feet 6 Inches.</p>
54.	08.10.2004	<p>Rectification Deed executed by Mrs. Marie Mascarenhas in favour of Mr. Nirad Muthanna and Mrs. Deepa Muthanna (registered as Document No. 18846/2004-05 of Book I, stored in CD No. KRID76, in the office of Sub-Registrar Krishnaraapura) with regard to premises known as "Villa Roma" bearing present khata No. 381 (old khata No. 237), House No. 33 (Old No. 145), situated in the Inner side of the Outer Circle Road of Whitefield, Bangalore South Taluk, Bangalore measuring about 9000 square feet and bounded as follows:</p> <p>North East: Outer Circle Road and measuring 88 feet;          South West: Property of Mr. Padua and measuring 63 feet 4 Inches;          South East: Property of Mr. Luxa and measuring 122 feet 10 Inches; and          North West: Property of Mr. B A Rao and measuring 124 feet 6 Inches.</p> <p><b>Incomplete copy.</b></p>
55.	20.02.2008	<p>Khata Certificate issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike discloses that khata stands in the name of Mr. Nirad Muthanna and Mrs. Deepa Muthanna as the khatadars of Property bearing Municipal No. 383/381/145/237/331 situated in Whitefield Road, Whitefield.</p>
56.	20.02.2008	<p>Register of houses and vacant sites of Bruhat Bengaluru Mahanagara Palike for the period 2007-08 discloses that khata stands in the name of Mr. Nirad Muthanna and Mrs. Deepa Muthanna as the khatadars of Property bearing Municipal No. 383/381/145/237/331 situated in Whitefield Road, Whitefield measuring 9,000 square feet.</p>

57.	09.04.2008	<p>Sale Deed executed by Mr. Nirad Muthanna and Mrs. Deepa Muthanna in favour of Mr. John Chelmsford Vyse (registered as Document No. 114/2008-09 of Book I, stored in CD No. MDPD 20, in the office of Sub-Registrar Mahadevapura) with regard to premises known as "Villa Roma" bearing present Municipal No. 383/381/145/237/331, Whitefield, Ward No. 17, Bangalore (earlier bearing khata No. 381 still earlier bearing village panchayat No. 237/331, still earlier No. 145, situated in Outer Circle Road of Whitefield, Hagadur Village, Krishnarajapuram Hobli, Bangalore South Taluk, Bangalore measuring about 9000 square feet and bounded as follows:</p> <p>North East: Outer Circle Road and measuring 88 feet;          South West: Property of Mr. Padua and measuring 63 feet 4 Inches;          South East: Property of Mr. Luxa and measuring 122 feet 10 Inches; and          North West: Property of Mr. B A Rao and measuring 124 feet 6 Inches.</p>
58.	13.06.2008	<p>Khata Endorsement bearing No. MR No. 07/2008-09, KTCR No. 07/2008-09 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike discloses that khata stands in the name of Mr. John Chelmsford Vyse as the khatadars of Property bearing Municipal No. 383/381/145/237/331 situated in Whitefield Road, Whitefield;</p>
59.	13.06.2008	<p>Khata extract bearing No. 96 of Book 2 for the period 2008-09 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike discloses that khata stands in the name of Mr. John Chelmsford Vyse as the khatadar of Property bearing Municipal No. 383/381/145/237/331 situated in Whitefield Road, Whitefield measuring 9,000 square feet;</p>
60.	25.08.2011	<p>Khata Endorsement bearing No. ARO (3)/WP/11-12 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike discloses that khata stands in the name of Mr. John Chelmsford Vyse as the khatadar of Property bearing Municipal No. 383/381/145/237/331 situated in Whitefield Road, Whitefield;</p>
61.	25.08.2011	<p>Khata extract bearing No. 96 of Book 2 for the period 2011-12 issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike discloses that khata stands in the name of Mr. John Chelmsford Vyse as the khatadar of Property bearing Municipal No. 383/381/145/237/331 situated in Whitefield Road, Whitefield measuring 9,000 square feet;</p>

62.	23.12.2011	<p>Sale Deed executed by Mr. John Chelmsford Vyse in favour of Mr. Shabbir Saifuddin Ezzy (registered as Document No. 6008/2011-12 of Book I, stored in CD No. MDPD105, in the office of Sub-Registrar Mahadevapura) with regard to premises known as "Villa Roma" bearing present Municipal No. 383/381/145/237/331, Whitefield, Ward No. 17, Bangalore (earlier bearing khata No. 381 still earlier village panchayat No. 237/331, still earlier No. 145, Outer Circle Road of Whitefield, Hagadur Village, Krishnarajapuram Hobli, Bangalore South Taluk, Bangalore measuring about 9150 square feet and bounded as follows:</p> <p>North East: Outer Circle Road and measuring 88 feet;          South West: Property of Mr. Padua and measuring 63 feet 4 Inches;          South East: Property of Mr. Luxa and measuring 122 feet 10 Inches; and          North West: Property of Mr. B A Rao and measuring 124 feet 6 Inches.</p> <p><b>Note:</b>  <b>The measurement of the property sold is increased by 150 square feet check physical.</b></p>
<b>Re: Litigation Documents</b>		
63.	09.11.1981	Suit bearing O.S. No. 188/1981 in the Court of Principle Civil Judge Bangalore District, Bangalore filed by Mrs. Amy Sarkies against Mrs. Verna Maude Phillips filed for specific performance of an agreement dated 13.06.1981.
64.	08.07.1986	<p>Suit bearing Regular First Appeal No. 95 of 1989 in the High Court of Karnataka filed by Mrs. Verna Maude Phillips against Mrs. Amy Sarkies.</p> <p><b>Note: post the appeal – Mrs. Phillips sold the property to Mrs Sarkies based on the memo filed.</b></p>
<b>Re: Search Reports for Municipal No. 383/381/145/237/331:</b>		
65.	23.07.2014	Search Report bearing No. 17784/14-15 covering the period from 01.01.2014 to 15.07.2014 issued by the Sub-Registrar Shivajinagar (KR Puram) with regard to property bearing Municipal No. 383/381/145/237/331, Whitefield Main Road, Whitefield measuring about 32484 square feet.
66.	18.07.2017	Search Report bearing No. 3378/17-18 covering the period from 03.08.2014 to 17.07.2017 issued by the Sub-Registrar Ulsoor (Shivajinagar) with regard to bearing new khata No. 206/330,

		Panchayat khata No. 206, Roma Villa bearing Municipal No. 383/381/145/237/331 and Cleome bearing Municipal No. 206/330 situated in Whitefield.
67.	06.12.2017	Search Report bearing No. 7252/17-18 covering the period from 18.07.2017 to 05.12.2017 issued by the Sub-Registrar Ulsoor with regard to bearing new khata No. 206/330, Panchayat khata No. 206, Roma Villa bearing Municipal No. 383/381/145/237/331 and Cleome bearing Municipal No. 206/330 situated in Whitefield.
68.	08.08.2018	Search Report bearing No. 4247/18-19 covering the period from 06.12.2017 to 07.08.2018 issued by the Sub-Registrar Ulsoor with regard to bearing new khata No. 206/330, Panchayat khata No. 206, Roma Villa bearing Municipal No. 383/381/145/237/331 and Cleome bearing Municipal No. 206/330 situated in Whitefield.
69.	30.05.2019	Search Report bearing No. 1911/19-20 covering the period from 08.08.2018 to 29.05.2019 issued by the Sub-Registrar Shivajinagar (Ulsoor) with regard to bearing new khata No. 206/330, Panchayat khata No. 206, Roma Villa bearing Municipal No. 383/381/145/237/331 and Cleome bearing Municipal No. 206/330 situated in Whitefield.
70.	07.12.2019	Search Report bearing No. 8008/19-20 covering the period from 30.05.2019 to 06.12.2019 issued by the Sub-Registrar Shivajinagar (Ulsoor) with regard to bearing new khata No. 206/330, Panchayat khata No. 206, Roma Villa bearing Municipal No. 383/381/145/237/331 and Cleome bearing Municipal No. 206/330 situated in Whitefield.
71.	03.08.2021	Search Report bearing No. 5157/21-22 covering the period from 07.12.2019 to 30.07.2021 issued by the Sub-Registrar Shivajinagar with regard to New Khata No. 206, New Municipal No. 383, situated in Hagadur Village, KR Puram Hobli.
<b>Re: Search Reports for Municipal No. 206/330:</b>		
72.	11.08.2011	Search Report bearing No. 21150/14-15 covering the period from 01.04.2011 to 02.08.2014 issued by the Sub-Registrar Shivajinagar (KR Puram) with regard to Municipal No. 206/330, situated in Whitefield Main Road, Whitefield measuring 23,334 square feet.
73.	13.12.2011	Search Report bearing No. 10169/11-12 covering the period from 01.04.2004 to 12.12.2011 issued by the Sub-Registrar Shivajinagar with regard to Municipal No. 330, formerly known as Sunnyside and presently known as Cleome, bearing

		panchayat khata No. 206, situated in Hagadur Village, KR Puram Hobli and measuring about 23,334 square feet.
74.	15.12.2011	<p>Search Report bearing No. _____ covering the period from 01.06.1989 to 31.03.2004 issued by the Sub-Registrar Shivajinagar (KR Puram) with regard to Municipal No. 330, Old No. 16, bearing panchayat khata No. 206, situated in Hagadur Village, KR Puram Hobli and measuring about 8280 square feet.</p> <p><b>Incomplete</b></p>
<b>Re: Search Reports for Municipal No. 383/381/145/237/331:</b>		
75.	29.03.2008	<p>Search Report bearing No. 35456/2007-08 covering the period from 01.04.1951 to 14.02.1957 issued by the Sub-Registrar _____ with regard to Municipal No. premises known as 'Roma' measuring 124 feet 6 Inches on the North, 122 feet 10 Inches on the South, 88 feet on the East and 63 feet 4 Inches on the West.</p> <p><b>Illegible copy</b></p>
76.	11.08.2014	<p>Faulty Search Report bearing No. 8469/2014-15 covering the period from 15.02.1957 to 31.05.1989 issued by the Sub-Registrar Bommanahalli (Jayanagar) with regard to Panchayat No. 145, present khata No. 237, House No. 331, Old No. 145, Whitefield measuring 124 feet 6 Inches on the North, 122 feet 10 Inches on the South, 88 feet on the East and 63 feet 4 Inches on the West.</p> <p><b>Note:</b>  <b>The Sale Deed executed between Mrs. Verna Maude Phillips and Mrs. Amy Sarkies is wrongly dated.</b></p>
77.	04.08.2014	Search Report bearing No. 21151/14-15 covering the period from 01.06.1989 to 31.03.2004 issued by the Sub-Registrar Shivajinagar with regard to Panchayat No. 145, present khata No. 237, House No. 331, Old No. 145, Whitefield measuring 9000 square feet.
78.	04.08.2014	Search Report bearing No. 21152/14-15 covering the period from 01.04.2004 to 01.08.2014 issued by the Sub-Registrar Shivajinagar with regard to property bearing Municipal No. 383/381/145/237/331, Whitefield Main Road, Whitefield measuring 9150 square feet.

**Municipal No. 206/330:**

SA No.	From	To	Transaction	Extent feet	By	In favour of	Doc. No.
36674/1 1-12	15.02.1957	31.05.1989	Nil	23334 sq. ft.			
	01.06.1989	31.03.2004	Gift Deed dated 10.02.1999	8280 sq. ft.	Mervyn George Luxa, Joyce Ellen Ricketts and Una Gortrude Luxa represented by GPA holder Mervyn George Luxa	Mr John Chelmsford Vyse	7905/98-99
			Gift Deed dated 10.02.1999	8280 sq. ft.	Mervyn George Luxa, Joyce Ellen Ricketts and Una Gortrude Luxa represented by GPA holder Mervyn George Luxa	Mr John Chelmsford Vyse	7931/98-99
13.12.2 011	01.04.2004	12.12.2011	Nil	23334 sq. ft.			
21150/1 4-15	01.04.2011	02.08.2014	Sale Deed dated 23.12.2011	23334 sq. ft.	Mr. John Chelmsford Vyse and Mrs. Penelope Ann Vyse	Mr. Shabbir Saifuddin Ezzy	600/2011-12
			Gift Deed dated 11.05.2012	32484 sq. ft.	Mr. Shabbir Saifuddin Ezzy	Mr. Aliasger Saifuddin Ezzy	385/2012-13

**Municipal No. 383/381/145/237/331:**

SA No.	From	To	Transaction	Extent feet	By	In favour of	Doc. No.
3378/17 -18	03.08.2014	17.07.2017	Nil				
7252/17 -18	18.07.2017	05.12.2017	Nil				
4247/18 -19	06.12.2017	07.08.2018	Nil				
1911/19 -20	08.08.2018	29.05.2019	Nil				

8008/19-20	30.05.2019	06.12.2019	Nil				
5157/21-22	07.12.2019	30.07.2021	Release Deed dated 18.01.2021	667.52 sq. mtrs.	M/s. Ezzy Whitefield	The Commissioner, BBMP	5890/2020-21

**Municipal No. 383/381/145/237/331:**

SA No.	From	To	Transaction	Extent	By	In favour of	Doc. No.
				feet			
35456/07-08	01.04.1951	14.02.1957	Sale Deed dated 17.09.1951		Joyce M Tapsall	Anne Vida Phillips and Donald James Phillips	4033/51-52
8469/2014-15	15.02.1957	31.05.1989	Sale Deed dated 16.09.1987	(88+63)/2 * (124.6 + 122.10)/2	Mrs. Verna Maude Phillips	Mrs. Amy Sarkies	4535/87-88
			Sale Deed dated 16.09.1987	(88+63)/2 * (124.6 + 122.10)/2	Mrs. Amy Sarkies	Mrs. Marie Mascaranhas	4537/87-88
21151/14-15	01.06.1989	31.03.2004	Sale Deed dated 06.03.2004	9000 sq. ft.	Mrs. Marie Mascarenhas	Mr. Nirad Muthanna and Mrs. Deepa Muthanna	26291/2003-04
21152/14-15	01.04.2004	01.08.2014	Rectification Deed dated 08.10.2004		Mr. Nirad Muthanna and Mrs. Marie Mascarenhas	Mr. Nirad Muthanna and Mrs. Deepa Muthanna	18846/2004-05
			Sale Deed dated 09.04.2008	9150 square feet	Mr. Nirad Muthanna and Mrs. Deepa Muthanna	Mr. John Cheilmsford Vyse	114/2008-09
			Sale Deed dated 23.12.2011	9150 square feet	Mr. John Cheilmsford Vyse	Mr. Shabbir Saifuddin Ezzy	6008/2011-12
17784/14-15	01.01.2014	15.07.2014	Gift Deed dated 11.05.2012	32484 sq. ft.	Mr. Shabbir Saifuddin Ezzy	Mr. Aliasger Saifuddin Ezzy	383/2012-13
			Partnership Deed dated 11.10.2012	32484 sq. ft.		Mr. Aliasger Saifuddin Ezzy, Mr. Shabbir Saifuddin Ezzy, M/s. Ezzy	2307/2012-13

						Infratech Private Limited	
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<b>Re: Tax Paid Receipts:</b>		
1.	20.04.2011	Tax Paid Receipt for the year 2011-2012, issued by the Revenue Department, Bruhat Bangalore Mahanagara Palike, to Mr. John Chelmsford Vyse, with regard to property bearing Municipal No. 330, Whitefield Main Road, Whitefield.
2.	06.10.2009	Tax Paid Receipt for the year 2009-10, issued by the Revenue Department, Bruhat Bangalore Mahanagara Palike, to Mr. John Chelmsford Vyse, with regard to property bearing Municipal No. 330, Whitefield Main Road, Whitefield.
3.	08.02.1999	Tax Paid Receipt for the period 1994-95 to 1998-99, issued by the Revenue Department, Bangalore Mahanagara Palike, to Col. Luxa, with regard to property bearing Municipal No. 173, Mahadevapura.
4.	09.06.1983	Tax Paid Receipt for the period 1981-82 to 1982-83, issued by the Revenue Department, Bangalore South Taluk, Whitefield Gram Panchayat to Col. Luxa, with regard to property bearing Municipal No. 206, Whitefield.
5.	19.07.1988	Tax Paid Receipt for the period 1988-89, issued by the Revenue Department, Bangalore South Taluk, Whitefield Gram Panchayat to Col. Luxa, with regard to property bearing Municipal No. 206, Whitefield.
6.		Tax Paid Receipt for the period 1991-92 to 1992-93 issued by the Revenue Department, Bangalore South Taluk, Whitefield Gram Panchayat to Col. Luxa, with regard to property bearing Municipal No. 206, Whitefield.
7.	04.03.2002	Receipt bearing No. 0362349 issued by the Bangalore Mahanagara Palike, Mahadevapura in the name of Mrs. Marie Mascarenhas for the payment of miscellaneous taxes with regard to Municipal No. 331, Whitefield, measuring 9,000 square feet.
8.	22.10.2002	Receipt bearing No. 0368352 issued by the Bangalore Mahanagara Palike, Mahadevapura in the name of Mrs. Marie Mascarenhas for the payment of miscellaneous taxes with regard to Municipal No. 331, Whitefield, measuring 9,000 square feet.

9.	11.10.2002	Tax paid receipt for the period 2001-02 issued by Assistant Revenue office, Mahadevapura, in the name of Mrs. Marie Mascarenhas for the payment of property tax with regard to Municipal No. 331, Whitefield, measuring 9,000 square feet.
10.		Tax paid receipt for the period 2008-09 to 2010-11 issued by Assistant Revenue office, Bruhat Bengaluru Mahanagara Palike, Mahadevapura, in the name of Mr. John Chelmsford Vyse for the payment of property tax with regard to Municipal No. 331, khata No. 282/381-145/237/331, Whitefield.
11.		Tax paid receipt for the period 2013-14 and 2014-15 issued by Assistant Revenue office, Bruhat Bengaluru Mahanagara Palike, Mahadevapura, in the name of M/s. Ezzy Whitefield for the payment of property tax with regard to Municipal No. 331, khata No. 282/381-145/237/331, Whitefield.

**Please arrange to have the following information and documents prepared for review. We would appreciate if you could, wherever appropriate, indicate the fact of such non-applicability**

**Re: Title Deeds**

1. Complete Copy of the power of attorney executed dated 17.04.1995 by Mrs. Joyce Ellen Ricketts sworn before Mr. John Parnall, Solicitor Parnall Langford 13-19 Westgate Street, Launceston Cornwall PL157AB with regard to her 1/4<sup>th</sup> share in the land bearing Municipal No. 330 (Old No. 16), formerly known as 'Sunny Side' and presently known as 'Cleome', bearing Panchayat Khata No. 206, situated in Hagaduru Village, Bangalore South Taluk, Bangalore.
2. Notarized General Power of Attorney dated 10.02.1995 executed by Mrs. Una Gertrude Luxa in favour of Lt. Col. Mervyn George Luxa.
3. Complete copy of the Gift Deed dated 10.02.1999 executed by (a) Lt. Col. Mervyn George Luxa; (b) Mrs. Joyce Ellen Ricketts represented by her attorney holder Lt. Col. Mervyn George Luxa and (c) Mrs. Una Gertrude Luxa represented by her attorney holder Lt. Col. Mervyn George Luxa in favour of Mr. John Chelmsford Vyse with regard to land bearing Municipal No. 330 (Old No. 16), formerly known as 'Sunny Side' and presently known as 'Cleome', bearing Panchayat Khata No. 206, situated in Hagaduru Village, Bangalore South Taluk, Bangalore measuring 8,280 square feet.

4. Complete copy of the Gift Deed dated 11.02.1999 executed by (a) Lt. Col. Mervyn George Luxa; (b) Mrs. Joyce Ellen Ricketts represented by her attorney holder Lt. Col. Mervyn George Luxa and (c) Mrs. Una Gertrude Luxa represented by her attorney holder Lt. Col. Mervyn George Luxa in favour of Mr. John Chelmsford Vyse with regard to land bearing Municipal No. 330 (Old No. 16), formerly known as 'Sunny Side' and presently known as 'Cleome', bearing Panchayat Khata No. 206, situated in Hagaduru Village, Bangalore South Taluk, Bangalore measuring 8,280 square feet.
5. Rectification Deed dated 08.10.2004 executed by Mrs. Marie Mascarenhas in favour of Mr. Nirad Muthanna and Mrs. Deepa Muthanna (registered as Document No. 18846/2004-05 of Book I, stored in CD No. KRID76, in the office of Sub-Registrar Krishnarajapura).
6. Release deed dated 18.01.2021 executed by M/s. Ezzy Whitefield in favour of the Commissioner, BBMP registered as Document No. 5890/2020-21.
7. The special notice issued by Bruhat Bengaluru Mahanagara Palike for amalgamation of Municipal Nos. 206/330 and 383/381/145/237/331, Whitefield Main Road, Whitefield and assessing the property tax.
8. Latest khata certificate and khata extract in the name of M/s. Ezzy Whitefield issued by Bruhat Bengaluru Mahanagara Palike with regard to property bearing Municipal No. 383/381/145/237/331, Whitefield Main Road, Whitefield measuring about 32484 square feet.
9. Khata endorsement in the name of M/s. Ezzy Whitefield issued by Bruhat Bengaluru Mahanagara Palike with regard to property bearing Municipal No. 383/381/145/237/331, Whitefield Main Road, Whitefield measuring about 32484 square feet.
10. Challans for payment of betterment or development charges.
11. Has the building Licence been renewed, If yes please provide the renewed building Licence.
12. Copy of sanction plan of the proposed residential project with regard to property bearing Municipal No. 383/381/145/237/331, Whitefield Main Road, Whitefield measuring about 32484 square feet.
13. Form A Extract issued by the Registrar of Firms showing the names of the partners of the partnership firm M/s. Ezzy White field.
14. Certificate from the Company Secretary, certifying as under for M/s. Ezzy Infratech Private Limited:
  - a. That there are no mortgages, charges or liens, registered or unregistered;

- b. That there are no winding up proceedings filed or threatened winding up proceedings;
  - c. That the company has passed the necessary resolutions for the transaction, which is as per the requirement of the Memorandum and Articles of Association;
  - d. That the company has not made any reference under any of the prevailing statutes for voluntary winding up / restricting / amalgamation / demerger or any scheme with creditors;
  - e. The names of members of board of directors;
  - f. The names of the shareholders of the company;
15. ROC search by the Company Secretary / Company Auditor of M/s. Ezzy Infratech Private Limited.
16. We are not able to ascertain the present measurement of the properties known as "Cleome" measuring  $\frac{3}{4}$  acres / 32,670 square feet or "Roma Villa" measuring 9,000 square feet and how much extent has now been acquired / relinquished for road widening and extent of the land currently available for the development. Clarification for the same to be provided with documents.
17. Due to orientation error of north in the title deeds pertaining to Municipal No. 383/381/145/237/331 known as "Roma Villa", we are unable to ascertain contiguity and boundaries of the consolidated portions. Same needs to be clarified with documents.

**Re: Encumbrances:**

18. Search Report covering the period from 01.06.1989 to 31.03.2004 with regard to Municipal No. 330, Old No. 16, bearing panchayat khata No. 206, situated in Hagadur Village, KR Puram Hobli and measuring about 8280 square feet.
19. Search Report covering the period from 01.04.1951 to 31.05.1989 with regard to Panchayat No. 145, present khata No. 237, House No. 331, Old No. 145, Whitefield.
20. Search Reports / Encumbrance certificate from 30.07.2021 to till date with regard to property bearing Municipal No. 383/381/145/237/331, Whitefield Main Road, Whitefield measuring about 32484 square feet.

**Re: Survey :**

21. Please get the land surveyed for ascertaining the exact area , the boundaries and superimposition on the CDP to check if there are any road etc crossing the land.
22. Village Map of Hagaduru.



**Re: CONFIRMATIONS :**

23. Are there any litigations, if so details with certified copies of papers and proceeding and order sheets;
24. Are there any other mortgages, including Rental Discounting Term Loan facility, if so details, with copies;
25. Any agreements entered into earlier, if so details with copies;
26. Any easements, if so details with copies;

**Note:**

1. The Property bearing Municipal No. 383/381/145/237/331 is classified as Mutation Corridor in the existing Interim Master Plan of Bangalore Development Authority 2015 [Planning District 3.15] and Whitefield Main Road, is passing in northeast portion of Property bearing Municipal No. 383/381/145/237/331 and a major urban road is passing on the northern portion of the Property bearing Municipal No. 383/381/145/237/331;
2. Please answer all the requisitions in writing.