
TITLE REPORT

PREPARED FOR

BRIGADE ENTERPRISES LIMITED

Housiey.com



J. S. A. | advocates & solicitors

18th Floor, SKAV 909, No. 9/1, Residency Road, Richmond Circle, Bengaluru-560025, India

Tel: (91-080) 4350 3600 Fax: (91-080) 4350 3617 Email: bangalore@jsalaw.com

Also, at: Gurgaon | New Delhi | Mumbai | Hyderabad | Chennai | Ahmedabad

INTRODUCTION

This Title Verification Report (the “**Report**”) has been prepared under instructions and at the instance of Brigade Enterprises Limited (the “**Client**”) and is based on the Documents and information provided to us by the Client.

PROPERTY DETAILS

All that piece and parcel of the agricultural land bearing Survey No. 23/1A measuring total extent 5 Acres 23 Guntas situated at Whitefield Village, K.R Puram Hobli, Bangalore East Taluk (“**Property**”) and bounded as under:

East by: Road and Survey Nos. 56 and 57;
West by: Survey No. 23/1B;
North by: Survey Nos. 55, 56; and
South by: Survey No. 23/1B.

DOCUMENTS PERUSED

The list of the photocopies of documents reviewed for the purpose of this report is attached hereto as Annexure A (“**Documents**”). These documents are in reference to transactions relating to the Property for a period of 120 (hundred and Twenty Years).

SCOPE OF INVESTIGATION AND LIMITATIONS

We have prepared this report based on information and Documents which have been made available to us and also certain Documents which we have directly procured from governmental authorities. The Report is limited to the purpose of determining marketability of the title of the Property.

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

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

We have not undertaken: (i) physical measurement or survey of the Property; (ii) verification of records and documents maintained with any court, tribunal, registrar of companies, or other quasi-judicial authorities.

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

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

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

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

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

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

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

TRACING THE TITLE

Previous Transactions

Based on the review of the documents provided to us, we observe that Anna Archer, wife of Edward Henry Archer is the owner of the land measuring 24 Acres 25 Guntas in Survey No. 41 situated at Hagadur/ Whitefield Village, K.R Puram Hobli, Bangalore East Taluk. The said Anna Archer acquired the same under a Sale Deed dated April 01, 1903 registered as Document No. 917 in Book-I, Volume 41 at Pages 74 to 77 in the office of the Sub-Registrar executed by Samuel Heppobette.

Kindly note the above sale deed does not indicate the survey number. However, we have the copy of the Extract of Index of Lands issued in respect of Survey No. 23/1 and the same reflects Anna Archer as the kathedar and in possession of Survey No. 23/1 measuring 20 Acres 33 Guntas situated at Whitefield Village, K.R Puram Hobli, Bangalore East Taluk (“**Larger Property**”). *The first page of the Sale deed dated April 07, 1903 indicates that the sale deed was annexed to a case bearing O.S. No. 489/1958. We have been informed that the same is not available. However, we have been informed that the case file is unavailable. Considering the case was filed 67 years ago and is now barred by the statute of limitations, we have not recommended pursuing its retrieval.*

JSA Comments: As per the sale deed dated April 07, 1903 the village name is shown as Hagadur/ Whitefield village. We had sought for the clarifications in respect of the same and we have been informed that the same is not available.

The said Anna Archer executed a Will dated March 25, 1957 wherein she bequeathed the portion of the Larger Property comprising of 20 Acres 24 Guntas out of 20 Acres 33 Guntas to her unmarried daughters namely Catherine Archer and Agnes Smith. The said Anna Archer died on June 03, 1959 as evident from the Burial Certificate bearing No. 137 issued by the Lourdes Church, Whitefield. The said Will was probated before the First Additional District Judge, Bangalore in Miscellaneous Case No. 255/ 1959, by its Order dated April 13, 1960.

On the review of the Sale Deed dated November 21, 1963 we note that Catherine Archer and Agnes Smith sold southern portion of Survey No. 23/1 measuring 15 Acres 10 Guntas to M/s. Bombay Burma Trading Company Limited. The said Sale Deed is registered as Document No. 4059/1963-64, in Book-I at page No. 155 to 159 in the office of the Sub-Registrar Bangalore South Taluk.

We have been provided with the Hissa Survey Tippany dated April 05, 1971 we note that Survey No. 23/1 measuring 20 Acres 33 Guntas is bifurcated into two portions i.e., Survey Nos. 23/1A and 23/1B. Further it is observed that the hissedar name of Survey No. 23/1A is shown as per index of land and Bombay Burma Trading Company Limited is registered as hissedar of Survey No. 23/1B. Further, the RTC/pahani for the period 1988-89 to 1989-90 reflects Catherine Archer

and Agnes Smith as the joint khatedars of Survey No. 23/1A measuring 5 Acres 23 Guntas Whitefield Village, K.R Puram Hobli, Bangalore East Taluk (**"Property"**).

On the perusal of the Burial Certificate bearing No. 137 issued by the Lourdes Church we note that Agnes Smith died on April 02, 1971 and she was unmarried and does not have any children.

Further, Catherine Archer alias C Archer bequeathed the Property to her grandnephews namely Christopher Patrick Bryan Archer and John Rodney Michael Archer under a Will dated February 04, 1982. The said Will was probated before the District Judge, Bangalore Rural in P &Se No. 3/1984, by its Order dated the February 27, 1985.

John Rodney Michael Archer executed a Power of Attorney dated October 14, 2019 in favour of her his sister-in-law Renuka Laroia Mehra empowering her to sign and execute release deed in favour of Christopher Patrick Bryan Archer and to present before the appropriate Sub-Registrar for registration and to admit, execution of the same with respect to the Property. The said General Power of Attorney is duly attested before the High Commission of India. London and is duly adjudicated before the District Registrar, Shivajinagar, Bengaluru.

On the review of the Release Deed dated November 22, 2019 registered as Document No. SHV-1-05673/2019-20 in Book-I stored in CD No. SHVD514 in the office of the Sub-Registrar Shivajinagar read with Rectification Deed dated September 14, 2023 registered as Document No. INR-1-08172/2023-24 in the office of the Senior Sub-Registrar Shivajinagar we note John Rodney represented by his attorney holder Renuka Laroia Mehra released his undivided 50% of share in the Property to his brother Christopher Patrick Bryan Archer.

Further, Christopher Patrick Bryan Archer has entered into a registered Agreement of Sale dated February 21, 2024 registered as Document No. HLS-1-06284-2023-24 in Book-I stored in C.D No. SHVD514 in the office of the Senior Sub-Registrar Halasur, Bangalore with Brigade Enterprises Limited whereunder he has agreed to convey the land bearing Survey No. 23/1A measuring 4 Acres 14 Guntas thereof.

On review of the Sale Deed dated March 21, 2025, we note that Christopher Patrick Bryan Archer conveyed the land bearing Survey No. 23/1A measuring 4 Acres 14 Guntas in favour of Brigade Enterprises Limited. The said document is registered as Document No. INR-1-09994-2024-25, in Book-I, stored in Central Repository, in the office of the Senior Sub-Registrar Halasur, Bangalore.

Revenue Records

The Record of Tenancy and Crops (RTC) discloses the total and the actual extent in Survey No. 23 is 20 Acres 33 Guntas and there being no Kharab. The RTC further discloses the following owners and occupants: -

Period	Owner	Column No. 10	Column No. 11	Occupant
1967-68 to 1971-72	Smith and Archer, Bombay Burma Tea Factory	By way of sale deed	Nil	Smith and Archer, Tea Factory
1972-73	Smith and Archer, Bombay Burma Tea Factory	By way of sale deed	Nil	M.A Gaham, T. Mackay, E.J Mackay

JSA Comments: *We note that the RTCs issued for the period 1972-73 reflects the names of (i) M.A Gaham, (ii) T. Mackay and (iii) E.J Mackay as the occupants in respect of Survey No. 23. We have not been provided with any documents / deeds evidencing the mode and manner in which they came to hold the rights and interests over the land bearing Survey No. 23. Additionally, we have been informed that neither (i) M.A Gaham, (ii) T. Mackay and (iii) E.J Mackay nor their family members have made any claims in respect of the land bearing Survey No. 23 since 1972-73 till date.*

The Record of Tenancy and Crops (RTC) discloses the total and the actual extent in Survey No. 23/1A is 5 Acres 23 Guntas and there being no Kharab. The RTC further discloses the following owners and occupants: -

Period	Owner	Column No. 10	Column No. 11	Occupant
1977-78 to 1987-88	C. Archer	By way of sale deed	Nil	Archer
1988-89 to 1989-90	(C. Archer) Christopher Patrick Bryan Archer John Rodney Michael Archer	By the way of Will MR No. 4/1989-90	Nil	Archer
1990-91 to 1991-92	(C. Archer) Christopher Patrick Bryan Archer John Rodney Michael Archer	By the way of Will MR No. 4/1989-90	Nil	Christopher Patrick Bryan Archer John Rodney Michael Archer
1992-93 to 2021-22	Christopher Patrick Bryan Archer John Rodney Michael Archer	MR No. 4/1989-90	Nil	Christopher Patrick Bryan Archer John Rodney Michael Archer
2022-23 to 2023-24	Christhopher Patrick Bryan Archer son of Noel Christoper Archer	MR No. T5/2022-23	Nil	Christhopher Patrick Bryan Archer

The RTC for the periods 1977-78 to 2023-24 with regard to Survey No. 23/1A corroborates with the documents of title furnished and do not disclose any change or deviation in the ownership.

Conversion Order:

We have been provided with the Official Memorandum dated July 05, 2024 bearing No. 676701 issued by the District Commissioner, Bangalore Urban District issued in respect of the land bearing Survey No. 23/1A measuring 1 Acres 9 Guntas out of 5 Acres 23 Guntas thereof. Further, we have reviewed the Conversion Sketch which demarks the portion of the land converted under the aforesaid conversion order.

We have been provided with the Official Memorandum dated July 05, 2024 bearing No. 676702 issued by the District Commissioner, Bangalore Urban District issued in respect of the land bearing Survey No. 23/1A measuring 4 Acres 14 Guntas out of 5 Acres 23 Guntas thereof. Further, we have reviewed the Conversion Sketch which demarks the portion of the land converted under the aforesaid conversion order.

Survey Records

The village map of Whitefield we note Survey No. 23 is bounded on the east by road and Survey Nos. 56 and 57; on the west by Survey Nos. 48, 47, 41 and 24, on the north Survey Nos. 55, 56 and on the south by Survey Nos. 21 and 22.

We have been provided with a copy of the Moola Tippiany issued in respect of the land bearing Survey No. 23 which reflects the shape of the land thereof.

From the Hissa Survey Tippani, we note that the land bearing Survey No. 23/1A is bounded on the east by road and Survey Nos. 56 and 57, on the west by Survey No. 23/1B, on the north by Survey Nos. 55, 56 and South by Survey No. 23/1B.

Endorsement

From the Endorsement dated September 29, 2023 bearing No. Bangalore/SLAQ-2/1898/2023-24 issued by the Public Information Officer, Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Bangalore which indicates that there are acquisition proceedings with respect to Survey No. 23/1A measuring 5 Acres 23 Guntas.

We have been provided with Endorsement dated September 5, 2023 bearing No. LAQ/NH-75 RTI/09/2023-24 issued by Special Land Acquisition Officer and Competent Authority, National Highway Authority of India, which indicates that there are no acquisition for the development and formation of road in respect of NH-75 in respect of Survey No. 23/1A.

We have been provided with the Endorsement dated September 13, 2023 bearing No. R.K/CR/1967/2023-24 issued by the Tahsildar Grade-2, Bangalore East Taluk which indicates that the Preliminary index copy in respect of Survey No. 23/1A are not available.

We have been provided with the Endorsement dated September 11, 2019 bearing No. RD0039270086441 issued by the Tahsildar, Bangalore East Taluk, which indicates that there are no tenancy applications which are filed under Form 7 and Form 7A of the Karnataka Land Reforms Act with respect to Survey No. 23/1A measuring 5 Acres 23 Guntas.

From the letter dated September 11, 2023 bearing No. KTCDA/B/03(a)/Adm/RTI/2023-24/488 issued by Karnataka Tank Conservation and Development Authority, which indicates that there is no acquisition proceedings in respect of the property bearing Survey No. 23/1A measuring 5 Acres 23 Guntas.

From the letter dated September 11, 2023 bearing No. BMRCL/147/RTI/2023/211 issued by Bangalore Metro Rail Company Limited, which indicates that there is no acquisition proceedings in respect of the property bearing Survey No. 23/1A measuring 5 Acres 23 Guntas.

Khata and Tax paid receipts

On review of the tax paid receipt dated December 12, 2022 bearing No. 0864765 which indicates that Christopher Patrick Bryan Archer has paid property taxes for the year 2022-23 in respect of the Property.

We have been provided with the copy of Khata Certificate and Khata Extract both dated October 24, 2024, bearing No. 1970 issued by Bruhat Bengaluru Mahanagara Palike (BBMP) in the name of Christopher Patrick Bryan Archer son of Noel Christopher Archer for an extent of 1 Acre 9 Guntas thereof.

Further, we have been provided with the copy of Khata Certificate and Khata Extract both dated October 24, 2024 bearing No. 1971 issued by Bruhat Bengaluru Mahanagara Palike (BBMP) in the name of Christopher Patrick Bryan Archer son of Noel Christopher Archer for an extent of 4 Acre 14 Guntas thereof.

We have been provided with the copy of E-Khata bearing E-PID No. 2545210931 through Form-A dated January 20, 2025 issued by the BBMP in the name of Christopher Patrick Bryan Archer son of Noel Christopher Archer for an extent of 4 Acre 14 Guntas thereof.

Further, we have reviewed the tax paid receipt dated December 11, 2024 bearing No. 24254260537 which indicates that Christopher Patrick Bryan Archer has paid property taxes for the year 2024-25 in respect of the Property.

Encumbrance Certificates

On perusal of the Encumbrance Certificates in SA No. 1597/23-24 issued for the period from April 1, 1900 to June 30, 1924 we note that the above encumbrance certificate does not reflect the Sale Deed dated April 07, 1903 registered as Document No. 917.

On perusal of the Encumbrance Certificates in SA No. 14189/23-24 issued for the period from July 1, 1924 to February 14, 1957 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 23 measuring 24 Acres 34 Guntas.

On perusal of the Encumbrance Certificates in SA No. 14192/23-24 issued for the period from July 1, 1930 to February 14, 1957 we note that the above Sale Deed dated November 21, 1963 registered as Document No. 4059/1963-64 of Survey No. 23.

On perusal of the Encumbrance Certificates in SA Nos. 10862/23-24 and 17438/23-24 issued for the period from April 1, 1970 to May 31, 1989 and June 1, 1989 to March 31, 2004 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 23/1A measuring 5 Acres 23 Guntas.

On perusal of the Encumbrance Certificates in SA No. 967923/2023-24 issued for the period from April 1, 2004 to August 29, 2023 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 23/1A measuring 5 Acres 23 Guntas.

On perusal of the Encumbrance Certificates issued for the period from August 29, 2023 to June 04, 2025 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 23/1A measuring 5 Acres 23 Guntas

Public Notice:

We have issued the Public Notice in Times of India (English Edition), Deccan Herald (English Edition), and Kannada Prabha (Kannada Edition) on February 09, 2024) calling for objections (if any) pertaining to the Property and we have not received any objections / claims in respect of the Property as on June 04, 2025.

CONCLUSION

Subject to our comments and observations above, we are of the opinion that:

- (a) Brigade Enterprises Limited is the absolute owner of the land bearing Survey No. 23/1A measuring 4 Acres 14 Guntas situated at Whitefield Village, K.R Puram Hobli, Bangalore East Taluk;
- (b) Christopher Patrick Bryan Archer is the absolute owner of the land bearing Survey No. 23/1A measuring 1 Acre 9 Guntas situated at Whitefield Village, K.R Puram Hobli, Bangalore East Taluk.

For **J. Sagar Associates,**


Gerald Manoharan
Partner

Date: June 04, 2025

DISCLAIMER

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavouring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the 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 furnished
1.	Sale Deed dated April 01, 1903 registered as Document No. 917 in Book-I, Volume 41 at Pages 74 to 77 in the office of the Sub-Registrar;
2.	Index of land issued in respect of Survey No. 23/1
3.	Will dated March 25, 1957;
4.	Order dated April 13, 1960 bearing Case No. 255/ 1959 before the First Additional District Judge, Bangalore;
5.	Sale Deed dated November 21, 1963 registered as Document No. 4059/1963-64, in Book-I at page No. 155 to 159 in the office of the Sub-Registrar Bangalore South Taluk;
6.	Moola Tippani issued in respect of the land bearing Survey No. 23;
7.	Hissa Survey Tippany dated April 05, 1971 of Survey No. 23/1;
8.	Burial certificate bearing No. 137 issued by the Lourdes Church of Agnes Smith;
9.	Will dated February 04, 1982;
10.	Order sheet dated the February 27, 1985 bearing case No. P & Se No. 3/1984;
11.	Power of Attorney dated October 14, 2019 executed by John Rodney Michael in favour of his sister-in-law Renuka Laroia Mehra;
12.	Release Deed dated November 22, 2019 registered as Document No. SHV-1-05673/2019-20 in Book-I stored in CD No. SHVD514 in the office of the Sub-Registrar Shivajinagar
13.	Rectification Deed dated September 14, 2023 registered as Document No. INR-1-08172/2023-24 in the office of the Senior Sub-Registrar Shivajinagar;
14.	Agreement of Sale dated February 21, 2024 registered as Document No. HLS-1-06284-2023-24 in Book-I stored in C.D No. SHVD514 in the office of the Senior Sub-Registrar Halasur, Bangalore;
15.	Sale Deed dated March 21, 2025, registered as Document No. INR-1-09994-2024-25, in Book-I, stored in Central Repository, in the office of the Senior Sub-Registrar Halasur, Bangalore;
16.	RTC/Pahani for the period 1967-68 to 1972-73 of Survey No. 23;
17.	RTC/Pahani for the period 1977-78 to 2023-24 of Survey No. 23/1A;
18.	Official Memorandum dated July 05, 2024 bearing No. 676701 issued by the District Commissioner, Bangalore Urban District;
19.	Conversion Sketch issued pursuant to the conversion order bearing No. 676701;
20.	Official Memorandum dated July 05, 2024 bearing No. 676702 issued by the District Commissioner, Bangalore Urban District
21.	Conversion Sketch issued pursuant to the conversion order bearing No. 676702;
22.	Endorsement dated September 29, 2023 bearing No. Bangalore/SLAQ-2/1898/2023-24 issued by the Public Information Officer, Special Land Acquisition Officer,

	Karnataka Industrial Area Development Board, Bangalore;
23.	Endorsement dated September 5, 2023 bearing No. LAQ/NH-75 RTI/09/2023-24 issued by Special Land Acquisition Officer and Competent Authority, National Highway Authority of India;
24.	Endorsement dated September 13, 2023 bearing No. R.K/CR/1967/2023-24 issued by the Tahsildar Grade-2, Bangalore East Taluk;
25.	Endorsement dated September 11, 2019 bearing No. RD0039270086441 issued by the Tahsildar, Bangalore East Taluk;
26.	Letter dated September 11, 2023 bearing No. KTCDA/B/03(a)/Adm/RTI/2023-24/488 issued by Karnataka Tank Conservation and Development Authority
27.	Letter dated September 11, 2023 bearing No. BMRCL/147/RTI/2023/211 issued by Bangalore Metro Rail Company Limited;
28.	Village map of Whitefield;
29.	Tax paid receipt bearing No. 0864765 dated December 12, 2022 for the year 2022-23;
30.	Khata Certificate and Khata Extract both dated October 24, 2024 bearing No. 1970 issued by Bruhat Bengaluru Mahanagara Palike (BBMP);
31.	Khata Certificate and Khata Extract both dated October 24, 2024 bearing No. 1971 issued by Bruhat Bengaluru Mahanagara Palike (BBMP)
32.	E-PID No. 2545210931 through Form-A or E-Khata dated January 20, 2025;
33.	Encumbrance Certificates in SA No. 1597/23-24 issued for the period from April 1, 1900 to June 30, 1924;
34.	Encumbrance Certificates in SA No. 14189/23-24 issued for the period from July 1, 1924 to February 14, 1957 of Survey No. 23;
35.	Encumbrance Certificates in SA No. 14192/23-24 issued for the period from July 1, 1930 to February 14, 1957 of Survey No. 23;
36.	Encumbrance Certificates in SA No. 10862/23-24 for the period from April 1, 1970 to May 31, 1989 of Survey No. 23/1A;
37.	Encumbrance Certificates in SA No. 17438/23-24 for the period from June 1, 1989 to March 31, 2004 of Survey No. 23/1A; and
38.	Encumbrance Certificates in SA No. 967923/2023-24 for the period from April 1, 2004 to August 29, 2023; and
39.	Encumbrance Certificates for the period from August 29, 2023 to June 04, 2025.