

K.B. DURGA PRASAD
ADVOCATE

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31st August 2024

TO WHOMSOEVER IT MAY CONCERN

Ref: Title Opinion in respect of Property bearing Municipal no. given below and situated at Bhattarahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore and measuring as follows:-

Sr. No.	Municipal No	Area (in acres)
1	BBMP khata No. 149 (Comprising of Survey Nos. 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 8/1, 8/3, 8/4, 9/2, 9/3, 9/4, 9/5, 10/1, 10/2, 10/3, 10/4, 4, 5/1, 5/2, 6/1 and 6/2, 6/3, 4, 6/4, 12/2, 16/1, 16/2, 16/4, 16/3 and 17)	06 Acres 37.92 Guntas residentially converted vacant land being undivided share, right, title and interest from and out of the total land admeasuring 15 Acres 23.08 Guntas.
TOTAL		06 Acres 37.92 Guntas

I have prepared this title opinion in respect of the above property (the "Said Property") on the basis of title searches carried out with respect to the above mentioned property, having reviewed and examined the following documents and the documents executed in favour of M/s Lily Realty Private Limited that have been furnished to me.

With respect Sy.no. 4

DOC NO.	DATE OF ISSUE/EXECUTION	DESCRIPTION OF DOCUMENTS PROVIDED
1.	04/07/1960	Certified Copy of Orders passed in Case No.7 by The Special Deputy Commissioner for Abolition of Inams, Bangalore.
2.		Certified Copy of Endorsement issued by The Special Deputy Commissioner for Abolition of Inams.
3.	24/12/1979	Partition Deed registered as document No 1924/1979-80, between (i) Mr Guruvaiah, (ii) Mr Venkatagiriyappa and (iii) Mr Narasimhaiah (all sons of Late Mr Ayyappa), (iv) legal heirs of Late Mr Ramaiah
4.	01/09/2005	Sale Deed registered as document No KRI-1-06776-2005-06 stored in CD No KRID151 at the office of Sub-Registrar, Krishnarajapuram for portion of land measuring 1 acre 10½ guntas in Survey No 4 infavour of Mr L Umesh.



5.		Mutation Register Extract bearing MR No 19/2005-06 mutating the name of Sri. Mr L Umesh in respect of property measuring 1 acre 10½ guntas in Survey No 4.
6.	04/05/2006	Sale Deed registered as document No KRI-1-04395-2006-07, stored in CD No KRID151, at the office of the Sub-Registrar, K R Puram for portion of land measuring 1 acre 10½ guntas in Survey No 4 infavour of Mr L Umesh
7.		Mutation Register Extract bearing MR No 44/2005-06 mutating the name of Sri. L Umesh in respect of property measuring 1 acre 10½ guntas in Survey No 4.
8.	14/02/2002	Sale Deed dated, registered as document No 13386/2001-02, stored in Book-I, Volume 2326, pages 30-34, at the office of the Sub-Registrar, Krishnarajapuram in favour of Mr G N Krishnappa a portion of land measuring 30 guntas (from out of 1 acre 10 ½ guntas).
9.	04/07/2005	Sale Deed registered as document No KRI-1-05125-2005-06, stored in CD No KRID144, at the office of the Sub-Registrar, KR Puram, Bangalore in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff) for balance portion of land admeasuring 20½ guntas (from and out of 1 acre 10 ½ guntas) in Sy.No.4
10.		Mutation Register Extract bearing MR No 3/2005-06 mutating the name of Ms Nishat daughter of Mr Abbas Khan for balance portion of land admeasuring 20½ guntas (from and out of 1 acre 10 ½ guntas) in Sy.No.4.
11.	12/07/2004	Sale Deed registered as document No KRD-1-09999-2004-05, stored in CD No KRID02, at the office of the Sub-Registrar, KR Puram for portion of land measuring 30 guntas in favour of Mr L Muniswamy
12.		Mutation Register Extract bearing MR No 7/2004-05 mutating the name of Mr L Muniswamy for portion of land measuring 30 in Sy.No.4.
13.	11/08/2005	Sale Deed dated 11 August 2005 registered as document No KRI-1-05926-2005-06, stored in CD No KRID147, at the office Sub-Registrar, KR Puram for portion of land measuring 30 guntas in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff)
14.		Mutation Register Extract bearing MR No 9/2005-06 mutating the name of Mr L Muniswamy for portion of land measuring 30 in Sy.No.4.
15.	15/12/2003	Sale Deed, registered as document No BNG (U) KRP/18869/2003-04 at the office of Sub-Registrar, Krishnarajapuram, Bangalore Urban for land measuring 1 acre 10½ guntas in favour of Ms B V Lalitha
16.		Mutation Register Extract bearing MR No 3/2005-06 mutating the name of Ms B V Lalitha for land measuring 1 acre 10½ guntas in Sy.No.4.



17.	21/05/2005	Ms B V Lalitha, under the Sale Deed dated 21 May 2005, registered as document No KRI-1-04035/2005-06, stored in CD No KRID139 at the office of the Sub-Registrar, KR Puram, Bangalore for land measuring 1 acre 10½ guntas in favour of Mr H B Abdul Azeem.
18.		Mutation Register Extract bearing MR No 21/2004-05 mutating the name of Sri. H B Abdul Azeem.in respect of property measuring 1 acre 10½ guntas in Sy.No.4.
19.	07/09/2011	Sale Deed registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli in favour of Lily Realty Pvt Ltd for land measuring 2 acres 21 guntas in Survey No 4, along with other properties
20.	14/07/2010	Sale Deed registered as document No 2355/2010-11, Book I, stored in CD No BDHD48 at the office of the Sub-Registrar, Bidarahalli in favour of Lily Realty Pvt Ltd for land measuring 2 acres 21 guntas in Survey No 4, along with other properties.
21.		Pahanies for the period between 1969-70 and 2013-14 issued by the Revenue Authorities in respect of property in Sy.No.4 of Bhattarahalli Village.
22.		Tippani & Akarbandh issued by the Revenue Authorities in respect of property in Sy.No.4 of Bhattarahalli Village.
23.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in Sy.No.4

With respect to Sy.No.5/1 & 5/2

DOC NO.	DATE OF ISSUE/EXECUTION	DESCRIPTION OF DOCUMENTS PROVIDED
1.	16/10/1976	Gift Deed registered as document No 1917/1976-77, book-1, volume 1494, pages 130 to 140, at the office of the Sub-Registrar, Anekal bequeathed Property in favour of Mr Narayanappa
2.	29/01/1994	Partition Deed registered as document No BNG(U) KRP 4499/1993-94, book-1, volume 742, pages 161 to 167, at the office of the Sub-Registrar, K R Puram, Bangalore between Mr Munikempakka wife of Late Mr Hanumantharayappa and along with her children namely Ms Muniyamma, Mr Narayanappa, Ms Jayamma and Ms Sharadhamma, for 20 guntas in sy.no.5/2 along with other properties.
3.		Mutation Register Extract bearing MR No 6/2002-03 in the name of Ms Sharadhamma in revenue records as the owner
4.	01/08/2003	Partition Deed registered as document No BNG(U) KRP 8050/2003-04, book-1, at the office of the Sub-Registrar, K R Puram, Bangalore.
5.		Mutation Register Extract bearing MR No 15/2003-04 mutated



		in the name of Mr Lakshmana in the revenue records.
6.	03/08/2005	Sale Deed registered as document No KRI-1-05719-2005-06, book-1, stored in CD No KRID147, at the office of the Sub-Registrar, K R Puram, Bangalore for land measuring 8 guntas in Survey No 5/1 infavour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat)
7.	03/08/2005	Sale Deed 05 registered as document No KRI-1-05718/2005-06, book-1, stored in CD No KRID147, at the office of the Sub-Registrar, K R Puram, Bangalore infavour of Ms Nishat for land measuring 8 guntas in Survey No 5/1.
8.		Mutation Register extract bearing MR No 32/2005-06
9.		Inheritance Certificate bearing IHC No 2/1991-92 in the name of Mr B H Narayanappa as the owner of Survey No 5/2 measuring 20 guntas
10.	29/01/1994	Partition Deed dated 29 January 1994 registered as document No BNG(U) KRP 4499/1993-94, book-1, volume 742, pages 161 to 167, at the office of the Sub-Registrar, K R Puram, Bangalore.
11.	01/09/2005	Sale Deed dated 16 November 2005 registered as document No KRI-1-09205/2005-06, book-1, stored in CD No KRID159, at the office of the Sub-Registrar, K R Puram, Bangalore for portion of land measuring 20 guntas in Survey No 5/2 infavour of Mr L Umesh.
12.		Mutation Register Extract bearing MR No 27/2005-06 mutated the name of Sri. L Umesh in respect of property measuring 20 guntas in Survey No 5/2.
13.	14/07/2010	Sale Deed registered as document No 2355/2010-11, Book I, stored in CD No BDHD48 at the office of the Sub-Registrar, Bidarahalli for land measuring 36 guntas in Survey No 5/1 & 5/2, along with other properties.
14.		Pahanies for the period between 1968-1969 and 2015-16 issued by the Revenue Authorities in respect of property in Sy.No.5/1 & 5/2 of Bhattarahalli Village.
15.		Tippani & Akaraband issued by the Revenue Authorities in respect of property in Sy.No.5/1 & 5/2 of Bhattarahalli Village.
16.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in Sy.No.5/1 & 5/2

With respect to Sy.No.6/1, 6/2,6/3 & 6/4

DOC NO.	DATE OF ISSUE/EXECUT	DESCRIPTION OF DOCUMENTS PROVIDED



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1.	16/10/1976	Mutation Register extract bearing MR No 2/97-98
2.	03/05/2007	Sale Deed dated 3 May 2007 registered as document No BDH-1-583/2007-08 stored in CD No BDHD2 at the office of the Sub-Registrar Bidarahalli with respect to 10 guntas excluding 2 guntas of kharabh in Survey No 6/1
3.		Mutation Register extract bearing MR No 21/2006-07
4.		Inheritance Certificate bearing IHC No 2/91-92
5.	21/06/2006	Sale Deed dated 21 June 2006 registered as document No KRI-1-9551/2006-07 stored in CD No KRID226 at the office of the Sub-Register K R Puram with respect to Sy.No. 6/2 measuring 20 guntas
6.		Mutation Register Extract bearing MR No 4/2006-07 mutated in the name of Sri. M.L Umesh in the revenue records.
7.	21/06/2006	Sale Deed dated 21 June 2006 registered as document No KRI-1-9558/2006-07 stored in CD No KRID226 at the office of the Sub-Register K R Puram infavour of Mr. L Umesh for 20 guntas in Sy.No.6/2
8.		Mutation Register extract bearing MR No 5/2006-07 mutated in the name of Sri. M.L Umesh in the revenue records.
9.		Inheritance Certificate bearing IHC No 209/1979-80
10.		Family Tree of Mr Malliyappa & Mr Govindappa issued by the Village Accountant, Bhatarahalli Hobli, Bangalore East Taluk
11.	15/11/2007	Agreement to Sell dated 15 November 2007 agreeing to convey the 6 guntas in favour of Ms Nishat
12.		Power of Attorney dated 15 February 2008 registered as document No BDH-4-91/2007-08 stored in CD No BDHD9 at the office of the Sub-Registrar Bidarahalli appointing Mr H B Abdul Azeem as their constituted attorney granting him powers to deal and alienate their 1/3 rd undivided interest in 6 guntas in Survey No 6/3.
13.	13/07/2010	Sale Deed dated 13 July 2010 registered as document No BDH-1-2344/2010-11 stored in CD No BDHD48 at the office of the Sub-Registrar Bidarahalli in favour of Ms Nishat land measuring 6 guntas in Survey No 6/3
14.	4/7/1960	Order passed by Special Deputy Commissioner on 4 July 1960 under the provisions of the Inam Act registered one Ms Kamalabai was registered as the occupant and khatedar in respect of land measuring 1 acre 17 guntas in Survey No 6 (new sy.no.6/4).
15.		Endorsement issued by the by Special Deputy Commissioner for Inam Abolition that one Ms Kamalabai was registered as the occupant and khatedar in respect of land measuring 1 acre 17 guntas in Survey No 6(new sy.no.6/4).
16.	21/07/1997	Will executed by Ms Kamala Bai wife of late Mr. D R Narayana Rao infavour her brother Mr B R Gururaj.
17.		Mutation Register Extract bearing MR No 13/2005-06 in the



		name of Mr B R Gururaj.
18.	26/11/2005	Sale Deed dated 26 November 2005 registered as document No KRI-1-09647/2005-06, book-1, stored in CD No KRID161, at the office of the Sub-Registrar, KR Puram in favour of Mr L Muniswamy for land measuring 1 acre 15 guntas
19.	18/01/2005	Sale Deed dated 18 January 2006 registered as document No KRI-1-12811/2005-06, book-1, stored in CD No KRID171, at the office of the Sub-Registrar, KR Puram in favour of Mr L Umesh for land measuring 1 acre 15 guntas in Sy.No.6/4.
20.		Mutation Register Extract bearing MR No 33/2005-06 in the name of Mr L Umesh.
21.	14/07/2010	Sale Deed dated 14 July 2010 registered as document No 2355/2010-11, Book I, stored in CD No BDHD48 at the office of the Sub-Registrar, Bidarahalli for land measuring 10 guntas (excluding 2 guntas of kharab) in Survey No 6/1 and an extent of land measuring 1 acre in Survey No 6/2, along with other properties infavour of Lily Realty.
22.		Sale Deed dated 24 December 2010 registered as document No 4706/2010-11, Book I, stored in CD No BDHD57 at the office of the Sub-Registrar, Bidarahalli for land measuring 6 guntas in Survey No 6/3, along with other properties infavour of Lily Realty.
23.		Sale Deed dated 7 September 2011 registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli for land measuring 1 acre 15 guntas in Survey No 6/4, along with other properties infavour of Lily Realty.
24.		Pahanies for the period between 1968-1969 and 2015-16 issued by the Revenue Authorities in respect of property in Sy.No.6/1 to 6/4 of Bhattarahalli Village.
25.		Tippani & Akaraband issued by the Revenue Authorities in respect of property in Sy.No6/1 to 6/4 of Bhattarahalli Village.
26.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in Sy.No.6/1 to 6/4.

With respect to Sy.No.7/1, 7/2,7/3,7/4,7/5 & 7/6

DOC NO.	DATE OF ISSUE/EXECUTION	DESCRIPTION OF DOCUMENTS PROVIDED
1.	4/7/1960	Order passed by Special Deputy Commissioner on 4 July 1960 under the provisions of the Inam Act registered one Mr Ayyappa <i>alias</i> Venkatappa was registered as the occupant and khatedar in respect of land measuring 10 guntas in Survey No 7(new sy.no.7/1).
2.		Endorsement issued by the by Special Deputy Commissioner for



		Inam Abolition that one Ms Kamalabai was registered as the occupant and khatedar in respect of land measuring 10 guntas in Survey No 7(new sy.no.7/1).
3.	24/12/1997	Partition Deed dated 24 December 1979 registered as document No 1924/1979-80, book 1, volume 1573, pages 169 to 174, at the office of the Sub-Registrar, Hoskote in respect of land measuring 10 guntas in Survey No 7(new sy.no.7/1).
4.	15/12/2003	Sale Deed dated 15 December 2003, registered as document No BNG (U) KRP/18869/2003-04 at the office of Sub-Registrar, Krishnarajapuram, Bangalore Urban in favour of Ms B V Lalitha <i>alias</i> B V Srilalitha in respect of land measuring 10 guntas in Survey No 7(new sy.no.7/1).
5.		Mutation Register Extract bearing MR No 13/2003-04 in the name of in favour of Ms B V Lalitha <i>alias</i> B V Srilalitha
6.	21/05/2005	Sale Deed dated 21 May 2005, registered as document No KRI-1-04035/2005-06, stored in CD No KRID139 at the office of the Sub-Registrar, KR Puram, Bangalore in respect of land measuring 10 guntas in Survey No 7(new sy.no.7/1) in favour of Mr H B Abdul Azeem
7.		Mr Chikkavenkatappa conveyed 18 guntas in Survey No 7/2. in favour of Mr L Muniswamy in terms Sale Deed dated 03 June 2004 registered as document No KRI-1-05723-2004-05, book-1, stored in CD No KRID53, at the Office of the Sub-Registrar, K R Puram, Bangalore with respect to 18 guntas in Survey No 7/2.
8.		Sale Deed dated 03 June 2004 registered as document No KRI-1-05723-2004-05, book-1, stored in CD No KRID53, at the Office of the Sub-Registrar, K R Puram, Bangalore in favour of Mr L Muniswamy with respect to 18 guntas in Survey No 7/2.
9.	11/08/2005	Sale Deed dated 11 August 2005 registered as document No KRI-1-05924/2005-06, book-1, stored in CD No KRID147, at the office of the Sub-Registrar, KR Puram, Bangalore in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr. Omar Sheriff son of Ms Nishat), for land measuring 18 guntas in Sy.No.7/2
10.		Mutation Register extract bearing MR No 8/2005-06 mutated in the name of Ms Nishat, in the revenue records.
11.	02/04/1994	General Power of Attorney dated 2 April 1994 registered as document No 1/94-95 at the Office of the Sub-Registrar, KR Puram, Bangalore executed in favour of her son Mr N Venkatagiriappa has <i>inter alia</i> appointed Mr N Venkatagiriappa as her constituted attorney granting him several powers including the sale of 5 guntas land in Sy.No. 7/3
12.	9/12/2003	Sale Deed dated 9 December 2003 registered as document No BNG(U) KRP/18066/2003-04, book-1, stored in CD No 121 at the Office of the Sub-Registrar, K R Puram, Bangalore in favour of Ms B V Lalitha <i>alias</i> B V Srilalitha 5 guntas land in Sy.No. 7/3
13.		Sale Deed dated 21 May 2005 registered as document No 4035/2005-06, book-1, stored in CD No 139, at the office of the



		Sub-Registrar, K R Puram, Bangalore in favour of Mr H B Abdul Azeem under the 5 guntas land in Sy.No. 7/3.
14.	03/06/2004	Sale Deed dated 03 June 2004 registered as document No KRI-1-05723/2004-05, book-1, stored in CD No KRID53 at the office of the Sub-Registrar, K R Puram, Bangalore in favour of Mr L Muniswamy for land measuring 10 guntas in Sy.No.7/4
15.	11/08/2005	Sale Deed dated 11 August 2005 registered as document No KRI-1-05924/2005-06, book-1, stored in CD No KRID147, at the office of the Sub-Registrar, K R Puram, Bangalore in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat) for land measuring 10 guntas in Sy.No.7/4.
16.	15/04/1974	Sale Deed dated 15 April 1974, registered as document No 164/1974-75, stored in Book-I, at pages 150-152, Volume 1384, at the office of the Sub-Registrar Hoskote in favour of Mr Chikkavenkatappa for 10 guntas land in Sy.No.7/5.
17.	04/07/2005	Sale Deed dated 4 July 2005 registered as document No KRI-1-05126-2005-06, book-1, stored in CD No KRID144, at the Office of the Sub-Registrar, K R Puram Bangalore in favour of Mr Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat) for 10 guntas land in Sy.No.7/5.
18.		Family tree issued by the Village Accountant reflects that Mr Munishamappa was married to Ms Gowramma
19.		Family Tree of Mr Malliyappa & Mr Govindappa issued by the Village Accountant, Bhattarahalli Hobli, Bangalore East Taluk
20.	03/05/2007	Ms Gowramma along with her children Mr B M Bachegowda, Ms Varalakshmamma, Ms Chinnamma, Mr B Sale Deed dated 3 May 2007 registered as document No BDH-1-00583/2007-08, book-1, stored in CD No BDHD2, at the office of the Sub-Registrar, Bidarahalli, Bangalore in favour of Mr H B Abdul Azeem for land measuring 10 guntas in Sy.No.7/6.
21.	16/04/2010	Sale Deed dated 16 April 2010 registered as document No 282/2010-11, Book I, stored in CD No BDHD41 at the office of the Sub-Registrar, Bidarahalli infavour of Lily Realty Pvt Ltd for land measuring 10 guntas in Survey No 7/1, land measuring 18 guntas in Survey No 7/2, land measuring 5 guntas in Survey No 7/3, land measuring 10 guntas in Survey No 7/4, land measuring 10 guntas in Survey No 7/5, and land measuring 10 guntas in Survey No 7/6, along with other properties
22.		Pahanies for the period between 1968-1969 and 2015-16 issued by the Revenue Authorities in respect of property in Sy.No.7/1 to 7/6 of Bhattarahalli Village.
23.		Tippani & Akaraband issued by the Revenue Authorities in respect of property in Sy.No6/1 to 6/4 of Bhattarahalli Village.
24.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in Sy.No.7/1 to 7/6.



With respect to Sy.No. 8/1,8/3 & 8/4.

DOC NO.	DATE OF ISSUE/EXECUTION	DESCRIPTION OF DOCUMENTS PROVIDED
1.	03/03/1973	Will dated 3 March 1973 registered as document No 1/1973-74 in respect of land measuring 10 guntas in Survey No 8(new sy.no.8/1) executed by Mr Munishamappa in favour of Ms Narayamma
2.		Mutation Register Extract bearing MR No 30/1996-97 in the name of Ms Narayamma
3.		Sale Deed dated 9 August 2006 registered as document No KRI-1-15425/2006-07, CD No KRID240, Book-1-, at the office of the Sub-Registrar, KR Puram Bangalore in favour of Mr H B Abdul Azeem in respect of land measuring 10 guntas in Survey No 8(new sy.no.8/1).
4.		Inheritance Certificate bearing IHC No 209/1979-80
5.	30/12/1991	Partition Deed dated 30 December 1991 registered as document No 6700/1991-92, book I, volume 447, pages 6 to 11, at the Office of the Sub-Registrar, K R Puram, Bangalore between Mr Malliyappa, Mr Hanumantharayappa and Ms Rukkamma wife of Late Mr Govindappa have partitioned the in respect of land measuring 15 guntas in Survey No 8(new sy.no.8/3 along with other properties
6.		MR No 14/2003-04 in the name of Ms Rukkamma measuring 7½ guntas in Survey No 8/3
7.	29/03/2007	Sale Deed dated 29 March 2007 registered as document No KRI-1-01604/2010-11, book-1, stored in CD No KRID345, at the office of the Sub-Registrar, KR Puram, Bangalore in favour of Mr Abdul Azeem land measuring 7½ guntas in Survey No 8/3
8.	03/-03/2004	Sale Deed dated 3 March 2004 registered as document No KRI-1-25988/2003-04, book-1, stored in CD No KRID7 at the office of the Sub-Registrar KR Puram, Bangalore in favour of Ms Vasantha Harish wife of Mr K Harish a portion of land measuring 6 guntas in Survey No 8/3.
9.		Confirmation Deed dated 31 March 2004, registered as document No KRI-1-28805/2003-04, book-1, stored in CD No KRID26, at the office of the Sub-Registrar, Krishnarajapuram.
10.	24/12/1997	Sale Deed dated 21 May 2005 registered as document No KRI-1-04034/2005-06, book-1, stored in CD No KRID139, at the office of the Sub-Registrar, KR Puram, Bangalore in favour of Abdul Azeem for portion of land measuring 6 guntas in Survey No 8/3
11.	13/07/2010	Sale Deed dated 13 July 2010 registered as document No BDH-1-02344/2010-11, stored in CD No BDHD48, at the Office of the Sub-Registrar, Bidarahalli in favour of Ms Nishat with respect to balance portion of land measuring 1 ½ guntas in Sy.no.8/3.



12.	21/07/1997	Unregistered Will dated 21 July 1997 by Ms Kamala Bai in favour of her brother Mr B R Gururaj with respect to 3 guntas in Sy.No.8/4.
13.		Mutation Register Extract bearing MR No 13/2005-06 in the name of Mr B R Gururaj with respect to 3 guntas in Sy.No.8/4.
14.	26/11/2005	Sale Deed dated 26 November 2005 registered as document No KRI-1-09647/2005-06, book-1, stored in CD No KRID161, at the office of the Sub-Registrar, KR Puram in favour of Mr L Muniswamy with respect to 3 guntas in Sy.No.8/4
15.	18/11/2006	Sale Deed dated 18 January 2006 registered as document No KRI-1-12811/2005-06, book-1, stored in CD No KRID171, at the office of the Sub-Registrar, KR Puram in favour of Mr L Umesh with respect to 3 guntas in Sy.No.8/4.
16.	16/04/2010	Sale Deed dated 16 April 2010 registered as document No 282/2010-11, Book I, stored in CD No BDHD41 at the office of the Sub-Registrar, Bidarahalli in favour of Lily Realty under four different sale deeds, which included the land measuring 28 guntas excluding 2 guntas of kharab), land measuring 10 guntas in Survey No 8/1, land measuring 15 guntas in Survey No 8/3, and land measuring 3 guntas in Survey No 8/4, along with other properties
17.		Pahanies for the period between 1968-1969 and 2015-16 issued by the Revenue Authorities in respect of property in Sy.No. 8/1, 8/3 & 8/4 of Bhattarahalli Village.
18.		Tippanni & Akaraband issued by the Revenue Authorities in respect of property in Sy.No. 8/1, 8/3 & 8/4 of Bhattarahalli Village.
19.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in Sy.No. 8/1, 8/3 & 8/4.

With respect to Survey Nos 9/2, 9/3, 9/4 and 9/5

DOC NO.	DATE OF ISSUE/EXECUTION	DESCRIPTION OF DOCUMENTS PROVIDED
1.	03/03/1973	Sale Deed dated 19 June 1975 registered as document No 1022/1975-76, at the office of Sub-Registrar, Hosakote in favour of Mr B H Narayanappa for land measuring 5 guntas in Survey No 9/2
2.	11/08/2005	Sale Deed dated 11 August 2005 registered as document No KRI-1-05931/2005-06 in book 1 stored in CD No KRID147 in the Office of the Sub-Registrar, K.R. Puram, Bangalore in favour of Ms Nishat for land measuring 5 guntas in Survey No 9/2.
3.		Mutation Register bearing No MR No 11/2005-06 in the name of Ms Nishat for land measuring 5 guntas in Survey No 9/2.



4.		Inheritance Certificate bearing IHC 165/79-80
5.		Sale Deed dated 4 July 2005 registered as document No KRI-5120/2005-06 stored in CD No KRID144 at the office of the Sub-Registrar K R Puram in respect of land measuring 5 guntas in Survey No 9(new sy.no.9/3.
6.		Inheritance Certificate bearing IHC No 2/91-92 the land measuring 10 guntas in Survey No 9/4 5 guntas each in Survey No 9/4 allotted to the share of Mr Anjinappa & Mr B H Narayanappa.
7.	03/06/2004	Sale Deed dated 3 June 2004 registered as document No 5718/2004-05 stored in CD No KRID53 at the office of the Sub-Registrar K R Puram land measuring 5 guntas in Survey No 9/4, in favour of Mr L Muniswamy
8.	30/12/1991	Sale Deed dated 11 August 2005 registered as document No KRI-5931/2005-06 stored in CD No KRID147 at the office of the Sub-Registrar K R Puram Mr Muniswamy in favour of Ms Nishat
9.		Inheritance Certificate bearing IHC No 1/1986-87 with respect to Survey No 9/5 measuring 10 guntas
10.	01/08/2003	Partition Deed dated 1 August 2003 registered as document No BNG (U) KRP/ 8050/2003-04 at the office of the Sub-Registrar K R Puram for land measuring 10 guntas in Survey No 9/5 among other lands
11.	03/08/2005	Sale Deed dated 3 August 2005 registered as document No 5720/2005-06, stored in CD No KRID147, at the office of the Sub-registrar, KR Puram, Bangalore for land measuring 10 guntas in Survey No 9/5 in favour of Ms Nishat represented by her GPA holder Mr Omar Sheriff.
12.		Sale Deed dated 16 April 2010 registered as document No 282/2010-11, Book I, stored in CD No BDHD41 at the office of the Sub-Registrar, Bidarahalli for land measuring 5 guntas in Survey No 9/2, land measuring 5 guntas in Survey No 9/3, land measuring 5 guntas in Survey No 9/4, and, land measuring 10 guntas in Survey No 9/5, along with other properties
13.		Pahanies for the period between 1968-1969 and 2015-16 issued by the Revenue Authorities in respect of property in Sy.No. 9/3,9/4 & 9/5 of Bhattarahalli Village.
14.		Tippani & Akaraband issued by the Revenue Authorities in respect of property in Sy.No. 9/3,9/4 & 9/5 of Bhattarahalli Village.
15.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in Sy.No. 9/3,9/4 & 9/5 .



With respect to Sy.No. 10/1,10/2,10/3 & 10/4

DOC NO.	DATE OF ISSUE/EXECUTION	DESCRIPTION OF DOCUMENTS PROVIDED
1.		Inheritance Certificate bearing IHC No 52/1980-81 with respect to Sy.no.10/1
2.	24/12/1979	Partition Deed dated 24 December 1979 registered as document No 1924/1979-80, book 1, volume 1573, pages 169 to 174, at the office of the Sub-Registrar, Hoskote with respect to Sy.no.10/1
3.	01/09/2005	Sale Deed dated 1 September 2005 registered as document No KRI-1-06776/2005-06, book-1, stored in CD No KRID151, at the office of the Sub-Registrar, KR Puram, Bangalore with respect to Sy.No. 10/1
4.	25/04/2006	Sale Deed dated 25 April 2006 registered as document No 2845/2006-07, book-1, stored in CD No KRID209, at the office of the Sub-Registrar, KR Puram, Bangalore in favour of Ms Nishat with respect to Sy.No. 10/2
5.		Inheritance Certificate bearing IHC No 209/1979-80 with respect to Sy.No. 10/3.
6.	30/12/1991	Partition Deed dated 30 December 1991 registered as document No 6700/1991-92, book I, volume 447, pages 6 to 11, at the Office of the Sub-Registrar, K R Puram, Bangalore with respect to Sy.No. 10/3.
7.	04/07/2005	Sale Deed dated 4 July 2005 registered as document No KRUI-1-05128/2005-06, book-1, stored in CD No KRID144, at the Office of the Sub-Registrar, K R Puram, Bangalore with respect to Sy.No.10/3
8.	21/07/1997	Will executed by Ms Kamala Bai wife of late Mr. D R Narayana Rao infavour her brother Mr B R Gururaj in Sy.No.10/4
9.		Mutation Register Extract bearing MR No 13/2005-06 in the name of Mr B R Gururaj in Sy.No.10/4
10.	26/11/2005	Sale Deed dated 26 November 2005 registered as document No KRI-1-09647/2005-06, book-1, stored in CD No KRID161, at the office of the Sub-Registrar, KR Puram in favour of Mr L Muniswamy for land measuring 15 guntas in Sy.No.10/4
11.	18/01/2005	Sale Deed dated 18 January 2006 registered as document No KRI-1-12811/2005-06, book-1, stored in CD No KRID171, at the office of the Sub-Registrar, KR Puram in favour of Mr L Umesh for land measuring 15 guntas in Sy.No.10/4.
13.		Pahanies for the period between 1968-1969 and 2015-16 issued by the Revenue Authorities in respect of property in Sy.No. 10/1,10/2, 10/3 & 10/4 of Bhattarahalli Village.
14.		Tippanni & Akaraband issued by the Revenue Authorities in respect of property in Sy.No. 10/1,10/2, 10/3 & 10/4 of Bhattarahalli Village.



15.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in 10/1,10/2, 10/3 & 10/4
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With respect to Sy.No. 12/2

DOC NO.	DATE OF ISSUE/EXECUTION	DESCRIPTION OF DOCUMENTS PROVIDED
1.		Inheritance certificate/Mutation Register Extract bearing No 9/88-89 with respect land measuring 13 guntas in Sy.no.12/2
2.	02/11/1989	Sale Deed dated 2 November 1989 registered as document No 3757/89-90, Book I, volume 87, pages 120 to 124 at the office of the Sub-Registrar K R Puram in favour of Mr Chikkavenkatappa with respect land measuring 13 guntas in Sy.no.12/2
3.	07/01/1994	Sale Deed dated 7 January 1994 registered as document No 4040/93-94, Book I, volume 746, pages 25 to 29 at the office of the Sub-Registrar K R Puram in favour of Mr V Nandakumar
4.		Mutation Register extract bearing MR No 7/2003-04 in the name of Mr V Nandakumar
5.	05/02/2004	Sale Deed dated 5 February 2004 registered as document No BNG (U) KRP 23085/2003-04 at the office of the Sub-Registrar K R Puram in favour of Ms. Vasantha Harish
6.	21/05/2005	Sale Deed dated 21 May 2005 registered as document No KRI-1-4034/2005-06 stored in CD No KRID139 at the office of the Senior Sub-Registrar K R Puram in favour of Mr Abdul Azeem with respect to land measuring 13 guntas in Survey No 12/2.
7.	07/09/2011	Sale Deed dated 7 September 2011 registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli in favour of Lilly Realty Pvt Ltd land measuring 13 guntas in Survey No 12/2 and other properties.
8.		Pahanies for the period between 1968-1969 and 2015-16 issued by the Revenue Authorities in respect of property in Sy.No. 12/2 of Bhattarahalli Village.
9.		Tippani & Akaraband issued by the Revenue Authorities in respect of property in Sy.No. 12/2 of Bhattarahalli Village.
10.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in Sy.No. 12/2.

With respect to Sy.No. 16/1, 16/2, 16/3 and 16/4

DOC NO.	DATE OF ISSUE/EXECUTION	DESCRIPTION OF DOCUMENTS PROVIDED



1.		Inheritance Certificate bearing IHC 165/79-80 with respect land measuring 10 guntas in Sy.no.16/1
2.	03/02/1994	Sale Deed dated 3 February 1994, registered as document No 4680/1993-94, stored in Book-I, Volume 746 at pages 131 to 134 in favour of Ms R Jayamma with respect land measuring 10 guntas in Sy.no.16/1.
3.	20/10/2004	Sale Deed dated 20 October 2004, registered as document No KRI-1-19741-2004-05, stored in CD No KRID79, at the office of the Sub-Registrar Krishnarajapura, Bangalore in favour of Mr L Muniswamy son of Late Mr Lakshmaiah with respect land measuring 10 guntas in Sy.no.16/1.
4.	11/08/2005	Sale Deed dated 11 August 2005, registered as document No KRI-1-05923-2005-06, stored in CD No KRID147, at the office of the Sub-Registrar KR Puram, Bangalore in favour of Ms Nishat daughter of Mr Abbas Khan (represented by her GPA Holder Mr Omar Sheriff) with respect land measuring 10 guntas in Sy.no.16/1.
5.		Inheritance Certificate bearing No 2/1997-98 with respect to land measuring 10 guntas in Survey No 16/2.
6.	03/05/2007	Sale Deed dated 03 May 2007, registered as document No BDH-1-00583-2007-08, stored in CD No BDHD2, at the office of the Sub-Registrar Bidarahalli, in favour of Mr H B Abdul Azeem land in Survey No 16/2 measuring 10 gunta.
7.		Family Tree of Mr Halu Muniyappa issued by the office of Village Accountant, Bidarahalli Village Panchayat, Bangalore South
8.	22/07/2011	Sale Deed dated 22 July 2011, registered as document No BDH-1-02645-2011-12, stored in CD No BDHD69, at the office of the Sub-Registrar Bidarahalli in favour of Lily Realty Pvt Ltd land measuring 10 guntas in Survey No 16/3
9.	15/12/1978	Sale Deed dated 15 December 1978, registered as document No 3348/1977-78, at the office of the Sub-Registrar, Hoskote, Bangalore in favour of Ms Munithayamma land measuring 7 guntas in Survey No 16/4
10.	29/03/1990	Sale Deed dated 29 March 1990, registered as document No 213/1990-91, at the Sub-Registrar of KR Puram, Bangalore, in favour of Mr Annappa son of Mr Ramanna for land measuring 7 guntas in Survey No 16/4
11.	18/11/1992	Sale Deed dated 18 November 1992, registered as document No 6328/1992-93, stored in Book-I, 635 Volume, pages 8-11, at the Sub-Registrar of KR Puram, Bangalore, in favour of Mr M Krishnan son of Mr Muniswamy for land measuring 7 guntas in Survey No 16/4
12.	20/08/2004	Sale Deed dated 20 August 2004, registered as document No KRI-1-19736-2004-05, stored in CD No KRID79, at the office of the Sub-Registrar KR Puram, Bangalore at the Sub-Registrar of KR Puram, Bangalore in favour of Mr L Muniswamy the land measuring 7 guntas in Survey No 16/4



13.	07/09/2011	Sale Deed dated 7 September 2011 registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli infavour of Lily Realty Pvt Ltd for land measuring 27 guntas in Survey Nos 16/1, 16/2 and 16/4, along with other properties
14.		Sale Deed dated 11 August 2005, registered as document No KRI-1-05925-2005-06, stored in CD No KRID147, at the office of the Sub-Registrar KR Puram, Bangalore at the Sub-Registrar of KR Puram, Bangalore, in favour of Ms Nishat for land measuring 7 guntas in Survey No 16/4
15.		Pahanies for the period between 1968-1969 and 2015-16 issued by the Revenue Authorities in respect of property in Sy. Nos. 16/1, 16/2, 16/3 and 16/4 of Bhattarahalli Village.
16.		Tippani & Akaraband issued by the Revenue Authorities in respect of property in Sy. Nos. 16/1, 16/2, 16/3 and 16/4 of Bhattarahalli Village.
17.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in Sy. Nos. 16/1, 16/2, 16/3 and 16/4

With respect to Sy.No. 17

DOC NO.	DATE OF ISSUE/EXECUTION	DESCRIPTION OF DOCUMENTS PROVIDED
1.	24/07/1975	Certificate of registration issued by the Tahsildar and Secretary, Land Tribunal, Hoskote registering Mr Maliyappa son of Late Mr Venkatagiriappa as an occupant of land in Sy.No. 17 measuring 1 acre 33 guntas.
2.		Family Tree of Mr Malliyappa issued by the Village Accountant, Bhattarahalli Hobli, Bangalore East Taluk
3.	12/04/2004	Sale Deed dated 12 April 2004 registered as document No KRI-1-5056-2004-05 stored in CD No KRID53 at the office of the Sub-Registrar K R Puram of Mr L Muniswamy.
4.	11/08/2008	Sale Deed dated 11 August 2008 registered as document No KRI-1-5930-2005-06 stored in CD No KRID147 at the office of the Senior Sub-Registrar K R Puram in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat)
5.	07/09/2011	Sale Deed dated 7 September 2011 registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli in favour of Lily Realty Pvt Ltd land measuring 1 acre 27 guntas in Survey No 17.
6.		Pahanies for the period between 1968-1969 and 2015-16 issued by the Revenue Authorities in respect of property in Sy. No. 17 of Bhattarahalli Village.
7.		Tippani & Akaraband issued by the Revenue Authorities in



		respect of property in in Sy. No. 17 of Bhattarahalli Village.
8.		Encumbrance certificates from 01/08/1986 to 04/08/2024 issued by the Jurisdictional Sub-Registrar in respect of property in Sy. No.17.

Common Documents

1.	20/10/2008	Order of Conversion bearing No BDS ALN (E) SR 36/2006-07 issued by the Special Deputy Commissioner, Bangalore District, Bangalore
2.	30/10/2008	Order of Conversion bearing ALN (E) SR 35/2006-07 issued by the Special Deputy Commissioner, Bangalore District, Bangalore
3.	30/10/2008	Order of Conversion bearing ALN (E) SR 52/2006-07 issued by the Special Deputy Commissioner, Bangalore District, Bangalore
4.	30/10/2008	Order of Conversion bearing No BDS ALN (E) SR 37/2006-07 issued by the Special Deputy Commissioner, Bangalore District, Bangalore
5.	10/11/2008	Order of Conversion bearing No BDS ALN (E) SR 51/2006-07 issued by the Special Deputy Commissioner, Bangalore District, Bangalore
6.	10/01/2008	Joint Development Agreement registered as document No 2953/2007-08, in Book-I and stored in CD No: BDHD8, in the Office of the Sub-Registrar, Bidarahalli, Bangalore, in favour of Altius Pashmina Realty (a partnership firm) by Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, along with Skylark Habitat.
7.	18/01/2008	General Power of Attorney ("GPA") dated 18 January 2008 registered as document No BDH-4-00052/2007-08, book-4, stored in CD No BDHD8, at the office of the Sub-Registrar, Bidarahalli Bangalore, in favour of Altius granting such powers as may be required to develop the Land in Survey No 4 in terms of 2008 JDA.
8.	27-01-2010	Two separate unregistered Deeds of Cancellation both dated 27 January 2010 executed by and between Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat and Altius.
9.	07/09/2011	Sale Deed registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli for land measuring 2 acres 21 guntas in Survey No 4, along with other properties.
10.	14/07/2010	Sale Deed registered as document No 2355/2010-11, Book I, stored in CD No BDHD48 at the office of the Sub-Registrar, Bidarahalli for land measuring 2 acres 21 guntas in Survey No 4, along with other properties.
11.	22/05/2024	Joint Development Agreement registered on 23 May 2024 as document No HLS-1-00673-2024-25 at the office of Sub-Registrar, Halasuru, Bangalore with Brigade Enterprises Limited



		(“Brigade”) for development of phase-2 land measuring 6 Acres 37.92 guntas comprising of Sy.nos. Nos 4, 5/1, 5/2, 6/1 to 6/4, 7/1 to 7/6, 8/1, 8/2 (p), 8/3, 8/4, 9/2 to 9/5, 10/1 to 10/4, 12/2, 16/1 to 16/4 and 17), presently bearing BBMP khata number 149.
12.	22/05/2024	General Power of Attorney registered on 23 May 2024 as document No HLS-4-00074-2024-25 at the office of Sub-Registrar, Halasuru, Bangalore in favour of Brigade authorising to carry out certain acts and deeds with respect to the development of Phase 2 Project Land in terms of the JDA.
13.		Village Map of Bhattarahalli Village issued by the Revenue Authorities.
14.	03/01/2008	Endorsement issued by the Tahsildar, Bangalore East Taluk in respect of property measuring 5 Acres in Sy.No.4 of Bhattarahalli Village confirming that no proceedings have been initiated under section 48(1) under KLR Act
15.	30/06/2010	Endorsement by Assistant Commissioner, Bangalore South Sub-division in respect of property in Sy.No.4 of Bhattarahalli Village confirming that no proceedings have been initiated under PTCL Act
16.	17/07/2007	Endorsement under Section 79-A and Section 79-B of the Karnataka Land Reforms Act, 1964 issued by the Assistant Commissioner, Bangalore South Sub- Division, Bangalore in respect of property measuring 00 Acre 31 Gunats in Sy.No.52.
17.		Encumbrance certificates from 01/04/2004 to 31/07/2024 issued by the Jurisdictional Sub-Registrar in respect of property Sy.nos. Nos 4, 5/1, 5/2, 6/1 to 6/4, 7/1 to 7/6, 8/1, 8/2 (p), 8/3, 8/4, 9/2 to 9/5, 10/1 to 10/4, 12/2, 16/1 to 16/4 and 17.
18.	13/03/2019	Khata Certificate & Extract bearing khata No DA/ARO/KRP/55/2018-19 has been issued by the office of BBMP in the name of Lily in relation to property bearing khata No 149
19.		Tax Paid Receipt issued by the BBMP for the period from 2019-20 to 2024-25 in respect of property bearing khata No 149.
20.	11-12-2015	Mortgage by deposit of title deeds executed by Lily Realty Pvt Ltd in favor of IDBI Trusteeship Services Limited(who is acting as Security Trustee for the Lenders) Yes Bank registered as document No BDH-1-02628-2015-16, stored in CD No BDHD123, at the office of the Sub-Registrar, Bidararhalli, Bangalore over the Larger Land including land in Sy.no.4
21.	16/12/2022	Assignment Agreement executed by Yes Bank Ltd in favour of C. Flowers Asset Reconstruction Private Limited, registered as document No INR-1-14667-2022-23, stored in CD No INRD1283, at the office of the Sub-Registrar, Shivajinagar (Indiranagar)



On perusal of the above documents, I observe as follows:

The owner Lily Realty Pvt Ltd have clear, unencumbered (save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd) and marketable title to the Said Property. However, the title is subject to the developmental rights of M/s. Brigade Enterprises Ltd., under the Joint Development Agreement and General Power of Attorney both dated 22/05/2024.

1. I have reviewed certified true copies of the following documents for the purpose of this title opinion:

1.	22/05/2024	Original Joint Development Agreement registered on 23 May 2024 as document No HLS-1-00673-2024-25 at the office of Sub-Registrar, Halasuru, Bangalore with Brigade Enterprises Limited ("Brigade") for development of phase-2 land measuring 6 Acres 37.92 guntas comprising of Nos 4, 5/1, 5/2, 6/1 to 6/4, 7/1 to 7/6, 8/1, 8/2 (p), 8/3, 8/4, 9/2 to 9/5, 10/1 to 10/4, 12/2, 16/1 to 16/4 and 17), presently bearing BBMP khata number 149.
2.	22/05/2024	Original General Power of Attorney registered on 23 May 2024 as document No HLS-4-00074-2024-25 at the office of Sub-Registrar, Halasuru, Bangalore in favour of Brigade authorising to carry out certain acts and deeds with respect to the development of Phase 2 Project Land in terms of the JDA.

Apart from the JDA & GPA dated 22.05.2024, all the originals/certified copies of the documents listed above are in the custody of IDBI Trusteeship Services Limited, who are acting as a Security Trustee for the Lenders, Yes Bank.

2. I have also reviewed encumbrance certificates maintained at the offices of the jurisdictional Sub-Registrar and BBMP office and Tahsildar office Bangalore East Taluk with respect to land records for a period of 30 years updated as of this.
3. Our findings in relation to the Said Property are as follows:

The property referred to above will be hereinafter referred to as Schedule Property for convenience.

In respect of Land in Survey No 4:

- a. The govt has notified the Bhattarahalli Village situated in Bidarahalli Hobli, earlier in Hosakote Taluk, was notified as an Inam village. It is gathered from the Order passed by Special Deputy Commissioner on 4 July 1960 under the provision of the Mysore (Personal and Miscellaneous) Inams Abolition Act 1954 ("Inam Act") and the Endorsement dated 9 August 1960 issued by the Revenue Inspector that one Mr Ayyappa alias Venkatappa was registered as the occupant and khatedhar in respect of Land in Survey No 4.
- b. After death of Mr Ayyappa alias Venkatappa, the Land in Survey No 4, along with other properties, were partitioned between (i) Mr Guruvaiah, (ii) Mr Venkatagiriappa and (iii) Mr Narasimhaiah (all sons of Late Mr Ayyappa), (iv) legal heirs of Late Mr Ramaiah (son of Late



Mr Ayyappa) namely Ms Ramakka and Mr Ramaiah vide Partition Deed dated 24 December 1979, registered as document No 1924/1979-80 (Document No [3]), wherein an extent of 1 acre 10 ½ guntas each out of the Land in Survey No 4, was allotted to the share of Mr Guruvaiah, Mr Venkatagiriappa, Ms Ramakka and Mr Narasimhaiah

- c. Land admeasuring 1 acre 10½ guntas allotted to the share of Mr Guruvaiah Mr Guruvaiah, under the Sale Deed dated 1 September 2005, registered as document No KRI-1-06776-2005-06 stored in CD No KRID151 at the office of Sub-Registrar, Krishnarajapuram conveyed the portion of land measuring 1 acre 10½ guntas in Survey No 4 in favour of Mr L Umesh Mr L Umesh was mutated in the revenue records in respect of a portion of land measuring 1 acre 10½ guntas in Survey No 4 vide Extract bearing MR No 19/2005-06 .
- d. Land admeasuring 1 acre 10½ guntas allotted to the share of Mr Venkatagiriappa Mr B V Venkatagiriappa, under Sale Deed dated 4 May 2006, registered as document No document No KRI-1-04395-2006-07, stored in CD No KRID151, at the office of the Sub-Registrar, K R Puram conveyed the portion of land measuring 1 acre 10½ guntas in Survey No 4 in favour of Mr L Umesh. Accordingly, the name of Mr L Umesh was mutated in the revenue records in respect of a portion of land measuring 1 acre 10½ guntas in Survey No 4 vide Mutation Register Extract bearing MR No 44/2005-06.
- e. Land admeasuring 1 acre 10½ guntas allotted to the share of Mr Narasimhaiah After death of Mr Narasimhaiah and his wife Ms Ramakka, the names of their children namely, Mr Ramani, Ms Padma and Ms Geetha, were mutated as the owners of the portion of land measuring 1 acre 10½ guntas in Survey No 4 in terms of the Inheritance Certificate bearing IHC No 2/1993-94. Ms Ramani, Ms Geetha and Ms Padma (all daughters of Late Mr Narasimhaiah) jointly conveyed a portion of land measuring 30 guntas (from out of 1 acre 10 ½ guntas) in favour of Mr G N Krishnappa son of Late Mr Narayanaswamy under the Sale Deed dated 14 February 2002, registered as document No 13386/2001-02, stored in Book-I, Volume 2326, pages 30-34, at the office of the Sub-Registrar, Krishnarajapuram; and the balance portion of land admeasuring 20½ guntas (from and out of 1 acre 10 ½ guntas) in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff) under Sale Deed dated 4 July 2005, registered as document No KRI-1-05125-2005-06, stored in CD No KRID144, at the office of the Sub-Registrar, KR Puram, Bangalore. The name of Ms Nishat was mutated in the revenue records as the owner of land measuring 20½ guntas in Survey No 4 in terms of Mutation Register Extract bearing MR No 3/2005-06.
- f. Thereafter, under the Sale Deed dated 12 July 2004, registered as document No KRD-1-09999-2004-05, stored in CD No KRID02, at the office of the Sub-Registrar, KR Puram , Mr G N Krishnappa conveyed the said portion of land measuring 30 guntas in favour of Mr L Muniswamy son of Late Mr Lakshmaiah. Accordingly, Mr L Muniswamy has been mutated in the revenue records as the owner of land measuring 30 guntas in Survey No 4 in terms of Mutation Register Extract bearing MR No 7/2004-05.
- g. Subsequently, Mr L Muniswamy conveyed the said portion of land measuring 30 guntas in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff) under the Sale Deed dated 11 August 2005 registered as document No KRI-1-05926-2005-06, stored in CD No KRID147, at the office Sub-Registrar, KR Puram. Accordingly, the



name of Ms Nishat was mutated in the revenue records as the owner of land measuring 30 guntas in terms of Under Mutation Register Extract bearing MR No 9/2005-06.

- h. Land admeasuring 1 acre 10½ guntas allotted to the share of Ms Ramakka (i) Ms Ramakka wife of Late Mr Ramaiah, (ii) Mr Ramaiah son of Late Mr Ramaiah along with his wife (iii) Ms Shakunthalamma and children namely (iv) Mr Rajashekara, (v) Mr Suresha, (vi) Mr Lokesh, (vii) Mr Arunkumar and (vii) Ms Venkatalakshmamma, jointly conveyed a portion of land measuring 1 acre 10½ guntas in favour of Ms B V Lalitha under the Sale Deed dated 15 December 2003, registered as document No BNG (U) KRP/18869/2003-04 at the office of Sub-Registrar, Krishnarajapuram, Bangalore Urban. Accordingly, the name of Ms B V Lalitha was mutated in the revenue records as the owner of a portion of land measuring 1 acre 10½ guntas in Survey No 4 in terms of Mutation Register Extract bearing MR No 3/2005-06..
- i. Ms. B V Lalitha, under the Sale Deed dated 21 May 2005, registered as document No KRI-1-04035/2005-06, stored in CD No KRID139 at the office of the Sub-Registrar, KR Puram, Bangalore, conveyed the said portion of land measuring 1 acre 10½ guntas in favour of Mr H B Abdul Azeem. Accordingly, the name of Mr H B Abdul Azeem was mutated in the revenue records as the owner of a portion of land measuring 1 acre 10½ guntas in Survey No 4 in terms of Mutation Register Extract bearing MR No 21/2004-05.
- j. Thus, by purchase of the above refereed property through registered sale deed, Mr. Umesh became entitled to a portion of land measuring 2 acre 21 guntas in Sy.No.4., Ms. Nishat became entitled to a portion of land measuring 1 acre 10½ in Sy.No.4. and Mr H B Abdul Azeem became entitled to a portion of land measuring 1 acre 10½ guntas in Sy.No.4.
- k. The property converted from agricultural to non-agricultural 'residential' purposes under various Official Memoranda issued by the Deputy Commissioner vide Order of Conversion bearing No BDS ALN (E) SR 36/2006-07 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, dated 20/10/2008, ALN (E) SR 35/2006-07; ALN (E) SR 52/2006-07 & ALN (E) SR 37/2006-07, all three dated 30/10/2008 & ALN (E) SR 51/2006-07, dated 10/11/2008.
- l. The Landowners Ms. Nishat, Mr. H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), jointly conveyed Land measuring 5 acres 2 guntas in Survey No 4 under separate Sale Deed bearing no. 2355/2010-11, dated 14/07/2010 and Sale deed bearing No 4218/2011-12, dated 07/09/2011 in favour of Lily Realty Pvt Ltd along with other properties.
- m. Accordingly, Lily Realty Pvt Ltd, has become entitled to the land in Survey 4 measuring 5 acres 2 guntas.
- n. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.



REVENUE DOCUMENTS:-

Pahanies for the period 1969-70 to 2013-14 reveal the names of Late Mr Ayyappa , Mr Guruvaiah, (ii) Mr Venkatagiriyappa and (iii) Mr Narasimhaiah (all sons of Late Mr Ayyappa), Mr G N Krishnappa, Ms Nishat Ms Nishat, Mr L Muniswamy & Mr H B Abdul Azeem at relevant period of time. Akarbandh and Tippani show the extent and dimension of the property in Sy.No.4 of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village. Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No.4 of Bhatarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

In respect of Sy.No.5/1 & 5/2

- a. The Land admeasuring 16 guntas in Survey No 5 granted in favour of Mr. Munishamappa which was subsequently phodied and assigned with new Survey No 5/1
- b. Mr. Byanna under the Gift Deed dated 16 October 1976 registered as document No 1917/1976-77, book-1, volume 1494, pages 130 to 140, at the office of the Sub-Registrar, Anekal, bequeathed 16 Guntas in Sy.No.5/1 in favour of Mr Narayanappa.
- c. Under a Partition Deed dated 1 August 2003 registered as document No BNG(U) KRP 8050/2003-04, book-1, at the office of the Sub-Registrar, K R Puram, Bangalore (i) Ms Annemma daughter of Late Mr Chikkachowdappa along with her daughter Ms Byamma and (ii) Ms Narayanappa alias Narayanaswamy son of Late Mr Chikkachowdappa along with his children namely Mr N Kempanna, Mr N Lakshmana, Mr N Chowdesha, Ms Anjinamma and Ms Anjaladevi alias Anjinamma wife of Late Mr N Ramanna (son of Mr Narayanappa) have partitioned the Property along with other properties, wherein (a) a portion of land measuring 8 guntas, from out of 16 guntas was allotted to the share of Mr Lakshmana; (b) another portion of land measuring 8 guntas, from out of 16 Guntas was allotted to the share of Mr Narayanappa.
- d. Pursuant to the Partition Deed dated 1st August 2003, the name of Mr Lakshmana was mutated in the revenue records as the owner of land measuring 8 guntas in Survey No 5/1 1 in terms of Mutation Register Extract bearing MR No 15/2003-04.
- e. Mr Lakshmana conveyed the said portion of land measuring 8 guntas in Survey No 5/1 in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat), under the Sale Deed dated 3 August 2005 registered as document No KRI-1-05719-2005-06, book-1, stored in CD No KRID147, at the office of the Sub-Registrar, K R Puram, Bangalore. The name of Ms. Nishat has been mutated in the revenue records as the owner of land measuring 8 guntas in Survey No 5/1 in terms of Mutation Register Extract bearing MR No 15/2005-06.



- f. Mr Narayanappa conveyed the said portion of land measuring 8 guntas in Survey No 5/1 in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff), under the Sale Deed dated 3 August 2005 registered as document No KRI-1-05718/2005-06, book-1, stored in CD No KRID147, at the office of the Sub-Registrar, K R Puram, Bangalore Accordingly, the name of Ms Nishat was mutated in the revenue records as the owner of the land measuring 8 guntas in Survey No 5/1 in terms of Mutation Register extract bearing MR No 32/2005-06.
- g. Accordingly, Ms. Nishat became entitled to land measuring 16 guntas in Survey No 5/1 & 5/2.
- h. The Land admeasuring 20 guntas in Survey No 5 granted in favour of Mr Hanumantharayappa which was subsequently phodied and assigned with new Survey No 5/2
- i. The portion of land measuring 20 guntas granted in favour of Mr Hanumantharayappa was phodied (sub-divided) from out of Survey No 5 and was assigned with new Survey No 5/2. After death Mr Hanumantharayappa, the name of his son Mr B H Narayanappa was mutated as the owner of Survey No 5/2 measuring 20 guntas in terms of Inheritance Certificate bearing IHC No 2/1991-92.
- j. Under a Partition Deed dated 29 January 1994 registered as document No BNG(U) KRP 4499/1993-94, book-1, volume 742, pages 161 to 167, at the office of the Sub-Registrar, K R Puram, Bangalore. Mr Munikempakka wife of Late Mr Hanumantharayappa and along with her children namely Ms Muniyamma, Mr Narayanappa, Ms Jayamma and Ms Sharadhamma, partitioned the schedule Property along with other properties, in terms of a whereby the 20 guntas was allotted to the share of Ms Sharadhamma. the name of Ms Sharadhamma was mutated in the revenue records as the owner of 20 guntas in terms of Mutation Register Extract bearing Mr No 6/2002-03.
- k. Ms Sharadhamma, along with her son Mr Harish, jointly conveyed the Schedule Property in favour of Mr L Umesh under the Sale Deed dated 16 November 2005 registered as document No KRI-1-09205/2005-06, book-1, stored in CD No KRID159, at the office of the Sub-Registrar, K R Puram, Bangalore. The name of Mr. L Umesh was mutated in the revenue record as the owner of the Property in terms in terms of Mutation Register Extract bearing MR No. 27/2005-06.
- l. Thus, by purchase of the above refereed property through registered sale deed, Ms Nishat-land measuring 16 guntas, excluding 2 guntas, in Survey No 5/1 and Mr. Umesh land measuring 20 guntas in Survey No 5/2.
- m. The property converted from agricultural to non-agricultural 'residential' purposes under various Official Memoranda issued by the Deputy Commissioner vide Order of Conversion bearing ALN (E) SR 35/2006-07, & ALN (E) SR 37/2006-07, dated 30/10/2008.
- n. The Landowners, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), jointly conveyed Land in favour of Lily Realty Pvt Ltd for an extent of land measuring 36 guntas in Survey No 5/1/ & 5/2, along with other



properties, in terms of the Sale Deed dated 14 July 2010 registered as document No 2355/2010-11, Book I, stored in CD No BDHD48 at the office of the Sub-Registrar, Bidarahalli.

- o. Accordingly, Lily Realty Pvt Ltd has become entitled to the land in Survey 5/1 & 5/2 measuring 36 guntas.
- p. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.

REVENUE DOCUMENTS:-

Pahanies for the period 1969-70 to 2013-14 reveal the names of Mr Munishamappa, Mr Hanumanthappa, Mr B H Narayanappa Mr Byanna, Mr Narayanappa, Ms Nishat, Mr L Umesh Mr Guruvaiah, (ii) Mr Venkatagiriyappa and (iii) Mr Narasimhaiah (all sons of Late Mr Ayyappa), Mr at relevant period of time. Akarbandh and Tippani show the extent and dimension of the property in Sy.No.5/1 & 5/2. of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village. Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No.5/1 & 5/2 of Bhatarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

In respect to Sy.No. 6/1, 6/2,6/3 & 6/4

- a. The Survey No 6/1 measuring 10 guntas It is gathered from the Mutation Register extract bearing MR No 2/97-98 , that after the death of Mr Munishamappa, the names of his wife Ms Gowramma and sons namely Mr B M Bachegowda, Mr Chikka Bachanna, Mr Subramani and Mr B M Krishna Murthy were mutated as the joint owners Survey No 6/1 measuring 10 guntas.
- b. Thereafter, (i) Ms Gowramma wife of Late Mr Munishamappa, (ii) Mr B M Vachegowda son of Late Mr Munishamappa, (iii) Ms Varalakshmamma daughter of Late Mr Munishamappa, (iv) Ms Chinnamma daughter of Late Mr Munishamappa, (v) Mr B M Chikka Bachanna son of Late Mr Munishamappa, (vi) Mr B M Subramani son of Late Mr Munishamappa, (vii) Ms Vijayakumari daughter of Late Mr Munishamappa, (viii) Mr B M Krishna Murthy son of Late Mr Munishamappa, and (ix) Mr Naveen Kumar son of Late Ms Susheela, have jointly conveyed the Item Property 3A in favour of Mr H B Abdul Azeem under the Sale Deed dated 3 May 2007 registered as document No BDH-1-583/2007-08 stored in CD No BDHD2 at the office of the Sub-Registrar Bidarahalli. Accordingly, the name of Mr H B Abdul Azeem was mutated in the revenue records as the owner of Survey No 6/1 measuring 10 guntas in terms of Mutation Register extract bearing MR No 21/2006-07.



Survey No 6/2 measuring 1 acre

- c. It is gathered from the Inheritance Certificate bearing IHC No 2/91-92 (Document No [•]), that the land measuring 1 acre in Survey No 6/2 (ie, Item Property 3B) that pursuant to the death of Mr Hanumantarayappa (date of death recorded in the said IHC as 2 June 1979), the Item Property 3B, along with other properties, appears to have been partitioned between Mr Hanumanthappa and Mr Chowdappa, both sons of Late Mr Hanumantarayappa. Land measuring 20 guntas, from out of 1 Acre, was allotted to the share of Mr Hanumanthappa & land measuring 20 guntas, from out of Item Property 3B, was allotted to the share of Mr Chowdappa.
- d. Mr Hanumanthappa along with his children namely Mr B H Rajanna, Mr B H Ravindra, Mr B H Chandrashekhar and Mr B H Ramesh jointly conveyed the land measuring 20 guntas in Survey No 6/2 in favour of Mr L Umesh under the Sale Deed dated 21 June 2006 registered as document No KRI-1-9551/2006-07 stored in CD No KRID226 at the office of the Sub-Register K R Puram. . Accordingly, the name of Mr L Umesh was mutated in the revenue records as the owner of the land measuring 20 guntas in Survey No 6/2 in terms of Mutation Register extract bearing MR No 4/2006-07.
- e. Mr Chowdappa along with his children namely Mr B C Kantharaju, Ms B C Shobha, Mr B C Nalendra Kumar and Mr B C Bhagya jointly conveyed the land measuring 20 guntas in Survey No 6/2 in favour of Mr L Umesh Under a Sale Deed dated 21 June 2006 registered as document No KRI-1-9558/2006-07 stored in CD No KRID226 at the office of the Sub-Register K R Puram. According., mutation Register extract bearing MR No 5/2006-07 mutated in the name of Sri. M.L Umesh in the revenue records.
- f. Thus, Mr. L Umesh under above mentioned sale deed became owner of 1 acre land in Sy.No.6/1.

Survey No 6/3 measuring 6 guntas

- g. The larger land in old Survey No 6 was phodied (sub-divided) and the portion of land granted in favour of Mr Nanjundappa was assigned with new Survey No 6/3 measuring 6 guntas. Pursuant to the death of Mr Nanjundappa, the names of Ms Pappamma (mother of Late Mr Nanjundappa) along with Mr Malliyappa, Mr Hanumantharayappa and Mr Govindappa (all brothers of Late Mr Nanjundappa) were mutated as the owners of Item Property 3C in terms of the Inheritance Certificate bearing IHC No 209/1979-80.
- h. Mr Malliyappa, Mr Hanumanthappa and Ms Rukkamma wife of Late Mr Govindappa have partitioned 6 guntas in Sy.No. 6/3., along with other properties, under the Partition Deed dated 30 December 1991 registered as document No 6700/91-92, Book I, volume 442, pages 6 to 11 at the office of Sub-Registrar, K R Puram. In the said Partition deed Mr. Hanumanthappa was allotted 6 guntas in Sy.No. 6/3.
- i. Family Tree of Mr Govindappa issued by the Village Accountant, Medahalli Circle, Bangalore East Taluk (Document No [•]), reflects that Mr Govindappa was married to Ms Rukkamma they had two children namely, Mr Sriram and Ms Manjula. After the death of Mr Hanumanthappa, his wife Ms Shakuntalamma and children namely Mr Jayaraj, Mr Arendra and Ms Shyla have



executed an Agreement to Sell dated 15 November 2007 agreeing to convey the Item Property 3C in favour of Ms Nishat. Pursuant to the execution of Agreement to Sell dated 15 November 2007, Ms Shakuntalamma, Mr Jayaraj, Mr Arendra and Ms Shyla have executed a Power of Attorney dated 15 February 2008 registered as document No BDH-4-91/2007-08 stored in CD No BDHD9 at the office of the Sub-Registrar Bidarahalli, appointing Mr H B Abdul Azeem as their constituted attorney granting him powers to deal and alienate their 1/3rd undivided interest in 6 guntas in Survey No 6/3.

- j. (a) Ms Shakuntalamma, (b) Mr Jayaraj, (c) Mr Arendra, (d) Ms Shyla, all represented by their Power of Attorney Holder Mr H B Abdul Azeem, (ii) (a) Ms Lakshamma wife of Late Mr Malliyappa and her children namely (b) Ms Manjula, (c) Ms Nagaveni, (d) Ms Kavitha, (e) Mr Girish Babu, all represented by their Power of Attorney Holder Mr Omar Sheriff, and (iii) (a) Ms Rukkamma wife of Late Mr Govindappa and her children namely (b) Mr Sriram, (c) Ms Manjula, all represented by their Power of Attorney Holder Mr Omar Sheriff, have jointly conveyed the land measuring 6 guntas in Survey No 6/3 (ie, Item Property 3C) in favour of Ms Nishat under the Sale Deed dated 13 July 2010 registered as document No BDH-1-2344/2010-11 stored in CD No BDHD48 at the office of the Sub-Registrar Bidarahalli.
- k. Accordingly, Ms. Nishat became owner of property measuring 6 guntas in Sy.No.6/3.

Survey No 6/4 measuring 1 acre 15 guntas

- I. It is gathered from the Order passed by Special Deputy Commissioner on 4 July 1960 under the provisions of the Inam Act and the Endorsement issued by the by Special Deputy Commissioner for Inam Abolition that one Ms Kamalabai was registered as the occupant and khatedar in respect of land measuring 1 acre 17 guntas in Survey No 6.
- m. It appears that the larger land in old Survey No 6 was phodied (sub-divided) and the portion of land granted in favour of Ms Kamalabai was assigned with new Survey No 6/4 measuring 1 acre 15 guntas.
- n. Ms Kamala Bai wife of late Mr D R Narayana Rao bequeathed Item Property 3D in favour her brother Mr B R Gururaj under the Will dated 21 July 1997.
- o. Mutation Register Extract bearing MR No 13/2005-06 , that the name of Mr B R Gururaj has been mutated as the owner of Item Property 3D pursuant to the death of Ms Kamalabai in terms of Will dated 21 July 1997.
- p. Thereafter, Mr B R Gururaj along with his wife Ms Geetha Gururaja jointly conveyed Item Property 3D in favour of Mr L Muniswamy under the Sale Deed dated 26 November 2005 registered as document No KRI-1-09647/2005-06, book-1, stored in CD No KRID161, at the office of the Sub-Registrar, KR Puram.
- q. Subsequently, Mr L Muniswamy son of late Mr Lakshmaiah conveyed Item Property 3D in favour of Mr L Umesh son of Mr C Lakshmaiah under the Sale Deed dated 18 January 2006 registered as document No KRI-1-12811/2005-06, book-1, stored in CD No KRID171, at the office of the Sub-Registrar, KR Puram. Accordingly, the name of Mr L Umesh has been mutated



- in the revenue records as the owner of Item Property 3D in terms of Mutation Register Extract bearing MR No 33/2005-06.
- r. Thus, Mr H B Abdul Azeem became entitled to the land measuring 10 guntas, excluding 2 guntas of kharabh, in Survey No 6/1, Mr L Umesh became entitled to the land measuring 1 acre in Survey No 6/2 and Ms Nishat became entitled to the land measuring 6 guntas in Survey No 6/3.
- s. The property converted from agricultural to non-agricultural 'residential' purposes under various Official Memoranda issued by the Deputy Commissioner vide Order of Conversion bearing No BDS ALN (E) SR 36/2006-07, dated 20/10/2008, ALN (E) SR 35/2006-07, ALN (E) SR 52/2006-07 & ALN (E) SR 37/2006-07 all three dated 30/10/2008 and BDS ALN (E) SR 51/2006-07, dated 10/11/2008.
- t. Subsequently, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), jointly conveyed the land measuring 10 guntas (excluding 2 guntas of kharabh) in Survey No 6/1, an extent of land measuring 1 acre in Survey No 6/2, along with other properties land measuring 6 guntas in Survey No 6/3 and land measuring 1 acre 15 guntas in Survey No 6/4, along with other properties under below mentioned sale deeds;
- u. a) land measuring 10 guntas (excluding 2 guntas of kharabh) in Survey No 6/1 and an extent of land measuring 1 acre in Survey No 6/2, along with other properties, were conveyed in terms of the Sale Deed dated 14 July 2010 registered as document No 2355/2010-11, Book I, stored in CD No BDHD48 at the office of the Sub-Registrar, Bidarahalli.
- v. b) land measuring 6 guntas in Survey No 6/3, along with other properties, were conveyed in terms of the Sale Deed dated 24 December 2010 registered as document No 4706/2010-11, Book I, stored in CD No BDHD57 at the office of the Sub-Registrar, Bidarahalli
- w. c) of land measuring 1 acre 15 guntas in Survey No 6/4, along with other properties, were conveyed in terms of the Sale Deed dated 7 September 2011 registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli.
- x. Accordingly, Lily has become entitled to the Land in Survey 6, ie, land measuring 2 acres 31 guntas excluding 2 guntas of kharabh.
- y. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.

REVENUE DOCUMENTS:-

Pahanies for the period 1969-70 to 2013-14 for Sy.No. 6/1 to 6/4 reveal the names of Mr Munishamappa, Mr Hanumantharayappa Ms Gowramma, Ms Kamalaba, Mr Chowdappa, Mr Nanjundappa, Mr Malliyappa, Mr Mariappa, Mr Hanumantaryappa and Mr Govindappa Mr B M Bachegowda, Mr H B Abdul Azeem, Mr. L Umesh at relevant period of time. Akarbandh



and Tippani show the extent and dimension of the property in Sy.No.6/1 to 6/4 of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village. Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No.6/1 to 6/4 of Bhatarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

With respect to Sy.No.7/1, 7/2,7/3,7/4,7/5 & 7/6

In relation to land measuring 10 guntas in Survey No 7/1

- a. It is gathered from the Order passed Case No 7 by the Special Deputy Commissioner for Abolition of Inams, Bangalore on 04 July 1960 under the provisions of Inam, and the Endorsement issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore), that one Mr Ayyappa alias Venkatappa was registered as occupant and khatedhar in respect of the land measuring 10 guntas in Survey 7. The portion of land measuring 10 guntas granted in favour of Mr Ayyappa alias Venkatappa, along with 1 gunta of kharabh, was phodied (sub-divided) from out of Survey No 7 and assigned with new Survey No 7/1.
- b. Upon the death of said Mr Ayyappa alias Venkatappa, the Item Property 4A, along with other properties, were partitioned between his legal heirs (i) Mr Guruvaiah, (ii) Mr Venkatagiriyappa, (iii) Mr Narasimhaiah (all sons of Late Mr Ayyappa), (iv) legal heirs of Late Mr Ramaiah (son of Late Mr Ayyappa) namely Ms Ramakka and Mr Ramaiah, in terms of Partition Deed dated 24 December 1979 registered as document No 1924/1979-80, book 1, volume 1573, pages 169 to 174, at the office of the Sub-Registrar, Hoskote. wherein land in Sy.No.7/1 was allotted to the shares of Ms Ramakka and Mr Ramaiah.
- c. Ms Ramakka wife of Late Mr Ramaiah, (ii) Mr Ramaiah son of Late Mr Ramaiah along with his wife (iii) Ms Shakunthalamma and children namely (iv) Mr Rajashekara, (v) Mr Suresha, (vi) Mr Lokesh, (vii) Mr Arunkumar (minors represented by their mother and natural guardian Ms Shakunthalamma) and (viii) Mr Venkatalakshmamma, jointly conveyed the land in Sy.No.7/1 in favour of Ms B V Lalitha alias B V Srilalitha, under the Sale Deed dated 15 December 2003, registered as document No BNG (U) KRP/18869/2003-04 at the office of Sub-Registrar, Krishnarajapuram, Bangalore Urban.
- d. Later, Ms B V Lalitha, under the Sale Deed dated 21 May 2005, registered as document No KRI-1-04035/2005-06, stored in CD No KRID139 at the office of the Sub-Registrar, KR Puram, Bangalore conveyed the land measuring 10 guntas in Survey 7/1 in favour of Mr H B Abdul Azeem.
- e. Accordingly, the name of Mr H B Abdul Azeem was mutated in the revenue records as the owner of land measuring 10 guntas in Survey 7/1 in terms of Mutation Register Extract bearing MR No 21/2004-05.



In relation to land measuring 18 guntas in Survey No 7/2

- f. One Mr Chikkavenkatappa was registered as occupant and khatedhar of the land measuring 18 guntas in Survey no. 7/2. The portion of land measuring 18 guntas granted in favour of Mr Chikkavenkatappa, was phodied (sub-divided) from out of Survey No 7 and assigned with new Survey No 7/2.
- g. Mr Chikkavenkatappa conveyed the land the land measuring 18 guntas in Sy.No.7/2 in favour of Mr L Muniswamy in terms Sale Deed dated 03 June 2004 registered as document No KRI-1-05723-2004-05, book-1, stored in CD No KRID53, at the Office of the Sub-Registrar, K R Puram, Bangalore.
- h. Thereafter, Mr L Muniswamy conveyed the land measuring 18 guntas in Sy.No.7/2 in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat), under the Sale Deed dated 11 August 2005 registered as document No KRI-1-05924/2005-06, book-1, stored in CD No KRID147, at the office of the Sub-Registrar, KR Puram, Bangalore.
- i. Accordingly, the name of Ms Nishat was mutated in the revenue records as the owner the land measuring 18 guntas in Sy.No.7/2 in terms of mutation register extract bearing MR No 8/2005-06.

Land measuring 5 guntas in Survey No 7/3

- j. The portion of land measuring 5 guntas granted in favour of Mr Narayanappa, was phodied (sub-divided) from out of Survey No 7 and assigned with new Survey No 7/3. upon the death of Mr Narayanappa, the name of his wife Ms Papamma was mutated as the owner of land measuring 5 guntas in Survey no.7/3.
- k. Ms Papamma under the General Power of Attorney dated 2 April 1994 registered as document No 1/94-95 at the Office of the Sub-Registrar, KR Puram, Bangalore executed in favour of her son Mr N Venkatagiriyappa (Document No _), has inter alia appointed Mr N Venkatagiriyappa as her constituted attorney granting him several powers including the sale of land measuring 5 guntas in Survey no.7/3.
- l. Mr N Venkatagiriyappa, being the power of attorney holder of Ms Papamma, conveyed the of land measuring 5 guntas in Survey no.7/3 in favour of Ms B V Lalitha alias B V Srilalitha under the Sale Deed dated 9 December 2003 registered as document No BNG(U) KRP/18066/2003-04, book-1, stored in CD No 121 at the Office of the Sub-Registrar, K R Puram, Bangalore.
- m. Thereafter, Ms B V Lalitha conveyed the land measuring 5 guntas in Survey no.7/3 in favour of Mr H B Abdul Azeem under the Sale Deed dated 21 May 2005 registered as document No 4035/2005-06, book-1, stored in CD No 139, at the office of the Sub-Registrar, K R Puram, Bangalore. Accordingly, the name of Mr H B Abdul Azeem was mutated in the revenue records as the owner of land measuring 5 guntas in Survey no.7/3 in term of mutation register extract bearing MR No 21/2004-05.



Land measuring 10 guntas in Survey No 7/4

- n. Mr Chikkavenkatappa was registered as occupant and khatedhar of the land measuring 10 guntas Survey No 7/4 under the Inam Act. The portion of land measuring 10 guntas granted in favour of Mr Chikkavenkatappa, was phodied (sub-divided) from out of Survey No 7 and assigned with new Survey No 7/4.
- o. Mr Chikkavenkatappa conveyed land measuring 10 guntas in Sy.No.7/4 in favour of Mr L Muniswamy under the Sale Deed dated 03 June 2004 registered as document No KRI-1-05723/2004-05, book-1, stored in CD No KRID53 at the office of the Sub-Registrar, K R Puram, Bangalore.
- p. Thereafter, Mr L Muniswamy conveyed Item Property 4D in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat) under the Sale Deed dated 11 August 2005 registered as document No KRI-1-05924/2005-06, book-1, stored in CD No KRID147, at the office of the Sub-Registrar, KR Puram, Bangalore.
- q. Accordingly, the name of Ms Nishat was mutated in the revenue records as the owner of land measuring 10 guntas in Sy.No.7/4 in terms of mutation register extract bearing MR No 8/2005-06.

Land measuring 10 guntas in Survey No 7/5

- r. Mr Anjinappa under the Sale Deed dated 11 April 1974, registered as document No 132/1974-75, stored in pages 38-39, Volume 1383 of Book-I. The portion of land measuring 10 guntas was phodied (sub-divided) from out of Survey No 7 and assigned with new Survey No 7/5.
- s. Under the Sale Deed dated 15 April 1974, registered as document No 164/1974-75, stored in Book-I, at pages 150-152, Volume 1384, at the office of the Sub-Registrar Hoskote the said Mr Anjinappa conveyed the land measuring 10 guntas in Sy.No.7/5 in favour of Mr Chikkavenkatappa.
- t. Thereafter, Mr Chikkavenkatappa conveyed the land measuring 10 guntas in Sy.No.7/5 in favour of Mr Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat) under the Sale Deed dated 4 July 2005 registered as document No KRI-1-05126-2005-06, book-1, stored in CD No KRID144, at the Office of the Sub-Registrar, K R Puram Bangalore .
- u. The name of Ms Nishat was mutated in the revenue records as the owner of the land measuring 10 guntas in Sy.No.7/5 in terms of mutation register extract bearing MR No 2/2005-06.

Land measuring 10 guntas in Survey No 7/6

- v. One Mr Munishamappa was registered as occupant and khatedhar of the land measuring 10 guntas Survey No 7/6 under the Inam Act.
- w. The portion of land measuring 10 guntas granted in favour of Mr Munishamappa, was phodied (sub-divided) from out of Survey No 7 and assigned with new Survey No 7/6.



- x. Family tree issued by the Village Accountant reflects that Mr Munishamappa was married to Ms Gowramma and they had eight children namely (i) Mr B M Bachegowda, (ii) Ms Varalakshamma, (iii) Ms Chinnamma, (iv) Mr B M Chikkabachanna, (v) Mr B M Subramani, vi) Ms Vijayakumari, (vii) Mr B M Krishnamurthy and (viii) Ms Susheelamma.
- y. Upon the death of the said Mr Munishamappa, the land measuring 10 guntas in Sy.No.7/6 was mutated in the names of his wife Ms Gowramma and sons namely Mr Bachegowda, Mr Chikkabachanna, Mr Subramani, Mr Krishnamurthy in terms of Inheritance Certificate Extract bearing IHC No 2/1997-98 issued by the Tahsildar, Bangalore South Sub-Division.
- z. Thereafter, Ms Gowramma along with her children Mr B M Bachegowda, Ms Varalakshamma, Ms Chinnamma, Mr B M Chikkabachanna, Mr B M Subramani, Ms Vijayakumari, Mr B M Krishnamurthy and Mr Naveen Kumar (grandson of Ms Gowramma and son late Ms Susheelamma) conveyed the the land measuring 10 guntas in Sy.No.7/6 in favour of Mr H B Abdul Azeem under the Sale Deed dated 3 May 2007 registered as document No BDH-1-00583/2007-08, book-1, stored in CD No BDHD2, at the office of the Sub- Registrar, Bidarahalli, Bangalore.
- aa. Accordingly. the name of Mr. H B Abdul Azeem was mutated in the revenue records as the owner of the land measuring 10 guntas in Sy.No.7/6 in terms of Mutation Register Extract bearing MR No 21/2006-07.
- bb. Accordingly,
 1. Mr. H B Abdul Azeem - land measuring 10 guntas excluding 1 gunta Kharab in Survey No 7/1,
 2. Ms. Nishat - land measuring 18 guntas in Survey No 7/2
 3. Mr. H B Abdul Azeem - land measuring 5 guntas in Survey No 7/3
 4. Ms. Nishat - land measuring 10 guntas in Survey No 7/4,
 5. Ms. Nishat - land measuring 10 guntas in Survey No 7/5
 6. Mr. H B Abdul Azeem - land measuring 10 guntas in Survey No 7/6
- cc. The property converted from agricultural to non-agricultural 'residential' purposes under various Official Memoranda issued by the Deputy Commissioner vide Order of Conversion bearing No BDS ALN (E) SR 36/2006-07, dated 20/10/2008, ALN (E) SR 35/2006-07, ALN (E) SR 52/2006-07 & ALN (E) SR 37/2006-07, all three dated 30/10/2008 & ALN (E) SR 51/2006-07, dated 10/11/2008.
- dd. Subsequently, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), land measuring 10 guntas in Survey No 7/1, land measuring 18 guntas in Survey No 7/2, land measuring 5 guntas in Survey No 7/3, land measuring 10 guntas in Survey No 7/4, land measuring 10 guntas in Survey No 7/5, and land measuring 10 guntas in Survey No 7/6, along with other properties in favour of Lily Realty Pvt Ltd in terms of the Sale Deed dated 16 April 2010 registered as document No 282/2010-11, Book I, stored in CD No BDHD41 at the office of the Sub-Registrar, Bidarahalli.
- ee. According, Lily Realty Pvt Ltd, became entitled to land measuring 1 acre 23 guntas (excluding 1 gunta of kharab), comprised in Survey Nos 7/1, 7/2, 7/3, 7/4, 7/5 and 7//6.



ff. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.

REVENUE DOCUMENTS:-

Pahanies for the period 1969-70 to 2013-14 reveal the names of Late Mr Ayyappa , Ms Ramakka and Mr Muniramaiah, Ms B V Lalitha, Mr H B Abdul Azeem with respect to Sy.No.7/1. Mr Chikkavenkatappa, Mr Muniswamy, Ms Nishat with respect to Sy.No.7/2 & 7/4, Mr Narayanappa, Ms Papamma, Ms B V Lalitha, Mr H B Abdul Ajeem with respect to Sy.No.7/3, Mr Kenchanna, Mr Chikkavenkatappa, Ms Nishat with respect to Sy.No.7/5, Mr Munishamappa, Ms Gowramma, Mr Bachegowda, Mr Chikkabachanna, Mr Subramani, Mr Krishnamurthy & Mr H B Abdul Ajeem with respect to Sy.No. 7/6. Akarbandh and Tippanni show the extent and dimension of the property in Sy.No.7/1 to 7/6 of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village. Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No. 7/1 to 7/6 of Bhatarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

With respect to Sy.No. 8/1,8/3 & 8/4.

In relation to land measuring 10 guntas in Survey No 8/1

- The portion of land measuring 10 guntas granted in favour of Mr Muniswamappa along with 2 guntas of kharabh, was phodied (sub-divided) from out of Survey No 8 and assigned with new Survey No 8/1. The said Mr Munishamappa bequeathed the land measuring 10 guntas in Survey No 8/1 in favour of Ms Narayanamma in terms of Will dated 3 March 1973 registered as document No 1/1973-74 .It is inter alia gathered from the said Will that Mr Munishamappa is the paternal uncle of Ms Narayanamma.
- The said Ms Narayanamma along with her son Mr Munishamappa conveyed land measuring 10 guntas in Survey No 8/1 in favour of Mr H B Abdul Azeem in terms of Sale Deed dated 9 August 2006 registered as document No KRI-1-15425/2006-07, CD No KRID240, Book-1-, at the office of the Sub-Registrar, KR Puram Bangalore .The name of Mr H B Abdul Azeem has been mutated in the revenue records as the owner of land measuring 10 guntas in Survey No 8/1 in terms of Mutation Register Extract bearing MR No 6/2006-07.

In relation to land measuring 15 guntas in Survey No 8/3

- The portion of land measuring 15 guntas granted in favour of Mr Nanjundappa, was phodied (sub-divided) from out of Survey No 8 and assigned with new Survey No 8/3. Pursuant to the death of Mr Nanjundappa, the names of Ms Papamma (mother of late Mr Nanjundappa), Mr



Malliyappa, Mr Hanumantharayappa and Mr Govindappa (all brothers of late Mr Nanjundappa), were mutated in the revenue records as the owners of land measuring 15 guntas in Survey No 8/3 in terms of Inheritance Certificate bearing IHC No 209/1979-80.

- d. Under the Partition Deed dated 30 December 1991 registered as document No 6700/1991-92, book I, volume 447, pages 6 to 11, at the Office of the Sub-Registrar, K R Puram, Bangalore (Document No _), Mr Malliyappa, Mr Hanumantharayappa and Ms Rukkamma wife of Late Mr Govindappa have partitioned the land measuring 15 guntas in Survey No 8/3 along with other properties wherein- 7½ guntas each to the share of Mr Hanumantharayappa & Ms Rukkamma.
- e. Ms Rukkamma along with Mr Sriram and Ms Manjula have conveyed land measuring 7½ guntas in Survey No 8/3 in favour of Mr Abdul Azeem under Sale Deed dated 29 March 2007 registered as document No KRI-1-01604/2010-11, book-1, stored in CD No KRID345, at the office of the Sub-Registrar, KR Puram, Bangalore.
- f. Under the Sale Deed dated 3 March 2004 registered as document No KRI-1-25988/2003-04, book-1, stored in CD No KRID7 at the office of the Sub-Registrar KR Puram, Bangalore (Document No _), Mr N Malliyappa son of late Mr Venkatagiriappa, Ms Lakshamma wife of Malliyappa and Mr C M Giresh Babu son of Mr Malliyappa jointly conveyed a portion of land measuring 6 guntas in Survey No 8/3 in favour of Ms Vasantha Harish wife of Mr K Harish.
- g. Ms Vasantha Harish conveyed the said portion of land measuring 6 guntas in Survey No 8/3 in favour of Mr H B Abdul Azeem in terms of the Sale Deed dated 21 May 2005 registered as document No KRI-1-04034/2005-06, book-1, stored in CD No KRID139, at the office of the Sub-Registrar, KR Puram, Bangalore . The name of Mr H B Abdul Azeem was mutated in the revenue records as the owner of land measuring 6 guntas in Survey No 8/3 in terms of mutation register extract bearing MR No 22/2004-05
- h. The balance portion of land measuring 1½ guntas in Survey No 8/3 was subsequently, conveyed by Ms Shakuntalamma (wife of Late Mr Hanumantharayappa alias Hanumanthappa), Mr Jayaraj, Mr Arendra and Ms Shyla (all children of Late Mr Hanumantharayappa alias Hanumanthappa), along with Ms Lakshamma (wife of Mr Malliyappa), Ms Manjula, Ms Nagaveni, Ms Kavitha and Mr Girish Babu (all children of Mr Malliyappa), Ms Rukkamma (wife of Late Mr Govindappa), Mr Sriram and Ms Manjula (all children of Late Mr Govindappa) in favour of Ms Nishat in terms of the Sale Deed dated 13 July 2010 registered as document No BDH-1-02344/2010-11, stored in CD No BDHD48, at the Office of the Sub-Registrar, Bidarahalli.

In relation to land measuring 3 guntas in Survey No 8/4

- i. The portion of land measuring 3 guntas granted in favour of Ms Kamala Bai, was phodied (sub-divided) from out of Survey No 8 and assigned with new Survey No 8/4. The said Ms Kamala Bai bequeathed the Item Property 5C in favour of her brother Mr B R Gururaj in terms of an unregistered Will dated 21 July 1997. Mutation Register Extract bearing MR No 13/2005-06 ,that the name of Mr B R Gururaj has been mutated in the revenue records as the owner of land measuring 3 guntas in Survey No 8/4 pursuant to the death of Ms Kamalabai in terms of Will dated 21 July 1997.



- j. The said Mr B R Gururaj along with his wife Ms Geetha Gururaja conveyed land measuring 3 guntas in Survey No 8/4 in favour of Mr L Muniswamy in terms of Sale Deed dated 26 November 2005 registered as document No KRI-1-09647/2005-06, book-1, stored in CD No KRID161, at the office of the Sub-Registrar, KR Puram.
- k. Subsequently, Mr L Muniswamy son of late Mr Lakshmaiah conveyed land measuring 3 guntas in Survey No 8/4 in favour of Mr L Umesh son of Mr C Lakshmaiah under the Sale Deed dated 18 January 2006 registered as document No KRI-1-12811/2005-06, book-1, stored in CD No KRID171, at the office of the Sub-Registrar, KR Puram.
- l. Accordingly,
 - 1. Mr. H B Abdul Azeem - land measuring 10 guntas excluding 2 guntas Kharab in Survey No 8/1.
 - 2. Mr. H B Abdul Azeem - land measuring 13½ guntas in Survey No 8/3 and Ms. Nishat - land measuring 1½ guntas in Survey No 8/3.
 - 3. Mr. L Umesh - land measuring 3 guntas in Survey No 8/4
- m. The property converted from agricultural to non-agricultural 'residential' purposes under various Official Memoranda issued by the Deputy Commissioner vide Order of Conversion bearing No BDS ALN (E) SR 36/2006-07, dated 20/10/2008, ALN (E) SR 35/2006-07, ALN (E) SR 52/2006-07 & ALN (E) SR 37/2006-07, all three dated 30/10/2008 & ALN (E) SR 51/2006-07, dated 10/11/2008.
- n. Subsequently, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), land measuring 10 guntas in Survey No 8/1, land measuring 15 guntas in Survey No 8/3, and land measuring 3 guntas in Survey No 8/4, along with other properties in favour of Lily Realty Pvt Ltd in terms of the Sale Deed dated 16 April 2010 registered as document No 282/2010-11, Book I, stored in CD No BDHD41 at the office of the Sub-Registrar, Bidarahalli.
- o. According, Lily Realty Pvt Ltd, became entitled to land measuring 28 guntas (excluding 2 guntas of Kharab), comprised in Survey Nos 8/1, 8/3, and 8/4..
- p. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.

REVENUE DOCUMENTS:-

Pahanies for the period 1969-70 to 2013-14 reveal the names of Mr Munishamappa, Ms Narayannamma Ms Ramakka and Mr Muniramaiah and Mr HB Abdul Azeem with respect to Sy.No.8/1, Mr Nanjundappa, Mr Malliyappa, Mr Hanumantharayappa and Mr Govindappa, Ms Rukamma, Mr H B Abdul Azeem & Ms Nishat with respect to Sy.No.8/4, Ms D Kamalabai, Mr B R Gururaj & Mr L Umesh with respect to Sy.No.8/4. Akarbandh and Tippani show the extent and dimension of the property in Sy.No.8/1, 8/3 & 8/4 of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village.



Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No.8/1, 8/3 & 8/4 of Bhattarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

With respect to, Survey Nos 9/2, 9/3, 9/4 and 9/5

In relation to land measuring 5 guntas in Survey No 9/2

- a. The Land measuring 5 guntas in Survey No 9/2 originally belonged to one Mr Venkatagriyappa son of Mr Mulubagalappa, who conveyed the same in favour of Mr B H Narayanappa under the Sale Deed dated 19 June 1975 registered as document No 1022/1975-76, at the office of Sub-Registrar, Hosakote. Later, Mr B H Narayanappa conveyed the land measuring 5 guntas in Survey No 9/2 in favour of Mr L Muniswamy under the Sale Deed dated 3 June 2004 registered as document No 5718/2004-05 in the Office of the Sub-Registrar, K.R. Puram, Bangalore.
- b. Thereafter, Mr L Muniswamy conveyed the land measuring 5 guntas in Survey No 9/2 in favour of Ms Nishat under the Sale Deed dated 11 August 2005 registered as document No KRI-1-05931/2005-06 in book 1 stored in CD No KRID147 in the Office of the Sub-Registrar, K.R. Puram, Bangalore. The name of Ms Nishat was mutated in the revenue records as the owner of land measuring 5 guntas in Survey No 9/2 in terms of Mutation Register bearing No MR No 11/2005-06.

In relation to land measuring 5 guntas in Survey No 9/3

- c. It is gathered from Inheritance Certificate bearing IHC 165/79-80 dated 8 January 1980 that pursuant to the death of Mr Doddasadappa (on 8 January 1980), the names of his wife Ms Muniyamma and sons namely Mr Venkataramanappa and Mr Srinivasa Murthy were mutated as the joint owners of the land measuring 5 guntas in Survey No 9/3.
- d. Later Mr Srinivas Murthy conveyed land measuring 5 guntas in Survey No 9/3 in favour of Ms Nishat under the Sale Deed dated 4 July 2005 registered as document No KRI-5120/2005-06 stored in CD No KRID144 at the office of the Sub-Registrar K R Puram. The name of Ms Nishat has been mutated in the revenue records as the owner of land measuring 5 guntas in Survey No 9/3 in terms of Mutation Register Extract bearing MR No 4/2005-06.

In relation to a portion of land measuring 5 guntas Sy.No.9/4

- e. The portion of land measuring 10 gunas granted in favour of Mr Hanumantharayappa, was phodied (sub-divided) from out of Survey No 9 and assigned with new Survey No 9/4.
- f. It is gathered from the Inheritance Certificate bearing IHC No 2/91-92 that pursuant to the death of Mr Hanumantharayappa (on 2 June 1979), the land measuring 10 gunas in Survey No



9/4 was partitioned and allotted land measuring 5 guntas each to Mr Anjinappa & Mr B H Narayanappa.

- g. Mr B H Narayanappa conveyed the land measuring 5 guntas in Survey No 9/4, in favour of Mr L Muniswamy under the Sale Deed dated 3 June 2004 registered as document No 5718/2004-05 stored in CD No KRID53 at the office of the Sub-Registrar K R Puram.
- h. Mr Muniswamy conveyed the land measuring 5 guntas in Survey No 9/4 in favour of Ms Nishat under the Sale Deed dated 11 August 2005 registered as document No KRI-5931/2005-06 stored in CD No KRID147 at the office of the Sub-Registrar K R Puram. The name of Ms Nishat was mutated in the revenue records as the owner of the land measuring 5 guntas in Survey No 9/4 in terms of Mutation Register extract bearing MR No 11/2005-06.

In relation to land measuring 10 guntas in Survey No 9/5

- i. The portion of land measuring 10 guntas granted in favour of Mr Munishamappa, along with 2 guntas of kharabh, was phodied (sub-divided) from out of Survey No 9 and was assigned with new Survey No 9/5. Inheritance Certificate bearing IHC No 1/1986-87, reflets that upon the death of one Mr Byanna on 29 January 1986, the name of his wife Ms Annemma has been mutated as the owner of land in Survey No 9/5 measuring 10 guntas.
- j. The said Ms Annemma (daughter of Late Mr Chikkachowdappa) along with her daughter Ms Baiyamma, Mr Narayanappa (son of Late Mr Chikkachowdappa) along with his children Ms Kempamma, Ms Anjali Devi alias Anjinamma wife of Late Mr Rammanna (daughter in law of Mr Narayanappa), Mr N Lakshmana, Mr N Choudesh, Mr Narayanappa and Ms Anjinamma entered into a partition in terms of Partition Deed dated 1 August 2003 registered as document No BNG (U) KRP/ 8050/2003-04 at the office of the Sub-Registrar K R Puram under which the land measuring 10 guntas in Survey No 9/5 among other lands was allotted to the share of Ms Anjala Devi alias Anjinamma.
- k. Under a Sale Deed dated 3 August 2005 registered as document No 5720/2005-06, stored in CD No KRID147, at the office of the Sub-registrar, KR Puram, Bangalore, Ms Anjaladevi conveyed land measuring 10 guntas in Survey No 9/5 in favour of Ms Nishat represented by her GPA holder Mr Omar Sheriff. The name of Ms Nishat was mutated in the revenue records as the owner of the land measuring 10 guntas in Survey No 9/5 in terms of Mutation Register extract MR No 14/2005-06.

I. Accordingly,

1. Ms Nishat became entitled to the land measuring 5 guntas in Survey No 9/2
2. Ms Nishat became entitled to the land measuring 5 guntas in Survey No 9/3
3. Ms Nishat became entitled to the land measuring 5 guntas in Survey No 9/4
4. Ms Nishat became entitled to the land measuring 10 guntas in Survey No 9/5

m. The property converted from agricultural to non-agricultural 'residential' purposes under various Official Memoranda issued by the Deputy Commissioner vide Order of Conversion bearing No BDS ALN (E) SR 36/2006-07 issued by the Special Deputy Commissioner, Bangalore



District, Bangalore, dated 20/10/2008, ALN (E) SR 35/2006-07, ALN (E) SR 52/2006-07 & ALN (E) SR 37/2006-07, all three dated 30/10/2008 & ALN (E) SR 51/2006-07, dated 10/11/2008.

- n. Subsequently, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), , land measuring 5 guntas in Survey No 9/2, land measuring 5 guntas in Survey No 9/3, land measuring 5 guntas in Survey No 9/4, and, land measuring 10 guntas in Survey No 9/5, along with other properties in favour of Lily Realty Pvt Ltd in terms of the Sale Deed dated 16 April 2010 registered as document No 282/2010-11, Book I, stored in CD No BDHD41 at the office of the Sub-Registrar, Bidarahalli.
- o. According, Lily Realty Pvt Ltd, became entitled to land measuring 25 guntas comprised in Survey Nos 9/2, 9/3, 9/4 & 9/5.
- p. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.

REVENUE DOCUMENTS:-

Pahanies for the period 1969-70 to 2013-14 reveal the names of Mr B H Narayanappa & Ms Nishat , Azeem with respect to Sy.No.9/2, Mr Doddasaadappa, Mr Muniyamma, Mr Srinivasa Murthy & Ms Nishat with respect to Sy.No.9/3, Mr Hanumantarayappa, Mr B H Narayanappa and Mr Anjinappa, Mr Anjinappa Ms Nishat with respect to Sy.No.9/4. Mr Munishamappa, Mr Anamma , Ms Anjinamma Ms Nishat , Azeem with respect to Sy.No.9/5. Akarbandh and Tippani show the extent and dimension of the property in Sy.No.9/2, 9/3, 9/4 & 9/5 of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village. Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No.8/1, 8/3 & 8/4 of Bhatarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

With respect to Sy.No. 10/1,10/2,10/3 & 10/4

In relation to land measuring 20 guntas in Survey No 10/1

- a. The portion of land measuring 20 guntas granted in favour of Mr. Ayyappa alias Venkatappa was phodied (sub-divided) from out of Survey No 10 and assigned with new Survey No 10/1.
- b. Upon the death of said Mr Ayyappa alias Venkatappa, the Item Property 7A, along with other properties, were partitioned between his legal heirs (i) Mr Guruvaiah, (ii) Mr Venkatagiriyappa, (iii) Mr Narasimhaiah (all sons of Late Mr Ayyappa), (iv) legal heirs of Late Mr Ramaiah (son of Late Mr Ayyappa) namely Ms Ramakka and Mr Ramaiah, in terms of Partition Deed dated 24



December 1979 registered as document No 1924/1979-80, book 1, volume 1573, pages 169 to 174, at the office of the Sub-Registrar, Hoskote, wherein 20 guntas in Sy.No. 10/1 was allotted to the share of Mr Guruvaiah.

- c. The said Mr Guruvaiah conveyed 20 guntas in Sy.No. 10/1 in favour of Mr L Umesh in terms of the Sale Deed dated 1 September 2005 registered as document No KRI-1-06776/2005-06, book-1, stored in CD No KRID151, at the office of the Sub-Registrar, KR Puram, Bangalore . Accordingly, the name of Mr L Umesh has been mutated in the revenue records as the owner of 20 guntas in Sy.No. 10/1 in terms of Mutation Register Extract bearing MR No 19/2005-06.

In relation to land measuring 10 guntas in Survey No 10/2

- d. The portion of land measuring 10 guntas granted in favour of Mr Chikkavenkatappa, was phodied (sub-divided) from out of Survey No 10 and assigned with new Survey No 10/2.
- e. Mr Chikkavenkatappa conveyed the 10 guntas in Sy.No. 10/2 in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat) in terms of the Sale Deed dated 25 April 2006 registered as document No 2845/2006-07, book-1, stored in CD No KRID209, at the office of the Sub-Registrar, KR Puram, Bangalore. The name of Ms Nishat was mutated in the revenue records as the owner of 10 guntas in Sy.No. 10/2 in terms of Mutation Register Extract bearing MR No 43/2005-06.

In relation to land measuring 10 guntas in Survey No 10/3

- f. The portion of land measuring 10 guntas granted in favour of Mr Nanjundappa, was phodied (sub-divided) from out of Survey No 10 and assigned with new Survey No 10/3.
- g. Pursuant to the death of Mr Nanjundappa, the names of Ms Papamma (mother of late Mr Nanjundappa), Mr Malliyappa, Mr Hanumantharayappa and Mr Govindappa (all brothers of late Mr Nanjundappa), were mutated in the revenue records as the owners of Item Property 7C in terms of Inheritance Certificate bearing IHC No 209/1979-80.
- h. Mr Malliyappa, Mr Hanumantharayappa and the legal heir of Late Mr Govindappa namely Ms Rukkamma have partitioned the family properties under the Partition Deed dated 30 December 1991 registered as document No 6700/1991-92, book I, volume 447, pages 6 to 11, at the Office of the Sub-Registrar, K R Puram, Bangalore. wherein it has been mentioned that the 10 guntas in Survey No 10/3 was gifted to Ms Narayananamma daughter of Mr Venkatagiriappa (sister of Mr Malliyappa, Mr Hanumantharayappa and Late Mr Govindappa), and hence Ms Narayananamma was not allotted with any share under the said Partition deed. The name of Ms Narayananamma was mutated in the revenue records as the owner of 10 guntas in Survey No 10/3 in terms of Mutation Register Extract bearing MR No 6/2004-05
- i. Ms. Narayananamma conveyed 10 guntas in Survey No 10/3 in favour of Ms Nishat under the Sale Deed dated 4 July 2005 registered as document No KRUI-1-05128/2005-06, book-1, stored in CD No KRID144, at the Office of the Sub-Registrar, K R Puram, Bangalore. The name of Ms Nishat was mutated in the revenue records as the owner of 10 guntas in Survey No 10/3 in terms of Mutation Register Extract bearing MR No 1/2005-06.



In relation to land measuring 15 guntas in Survey No 10/4

- j. The portion of land measuring 15 guntas granted in favour of Ms Kamala Bai, was phodied (sub-divided) from out of Survey No 10 and assigned with new Survey No 10/4.
- k. The said Ms Kamala Bai bequeathed the Item Property 7D in favour of her brother Mr B R Gururaj in terms of an unregistered Will dated 21 July 1997.
- l. It appears from the Mutation Register Extract bearing MR No 13/2005-06 that the name of Mr B R Gururaj has been mutated in the revenue records as the owner of land measuring 15 guntas in Sy.No.10/4 pursuant to the death of Ms Kamalabai.
- m. The said Mr B R Gururaj along with his wife Ms Geetha Gururaja conveyed land measuring 15 guntas in Sy.No.10/4 in favour of Mr L Muniswamy under the Sale Deed dated 26 November 2005 registered as document No KRI-1-09647/2005-06, book-1, stored in CD No KRID161, at the office of the Sub-Registrar, KR Puram. The name of Mr L Muniswamy has been mutated in the revenue records as the owner of Item Property 5C in terms of Mutation Register Extract bearing MR No 29/2005-06.
- n. Subsequently, Mr L Muniswamy son of late Mr Lakshmaiah conveyed land measuring 15 guntas in Sy.No.10/4 in favour of Mr L Umesh son of Mr C Lakshmaiah under the Sale Deed dated 18 January 2006 registered as document No KRI-1-12811/2005-06, book-1, stored in CD No KRID171, at the office of the Sub-Registrar, KR Puram
- o. Thus,
 - 1. Mr L Umesh became entitled to the land measuring 20 guntas in Survey No 10/1
 - 2. Ms Nishat became entitled to the land measuring 10 guntas in Survey No 10/2
 - 3. Ms Nishat became entitled to the land measuring 10 guntas in Survey No 10/3
 - 4. Mr L Umesh became entitled to the land measuring 15 guntas in Survey No 10/4
- p. The property converted from agricultural to non-agricultural 'residential' purposes under various Official Memoranda issued by the Deputy Commissioner vide Order of Conversion bearing No BDS ALN (E) SR 36/2006-07, dated 20/10/2008, ALN (E) SR 35/2006-07, ALN (E) SR 52/2006-07 & ALN (E) SR 37/2006-07, all three dated 30/10/2008 & ALN (E) SR 51/2006-07, dated 10/11/2008.
- q. Subsequently, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), jointly conveyed, land measuring 20 guntas in Survey No 10/1, land measuring 10 guntas in Survey No 10/2, land measuring 10 guntas in Survey No 10/3, and, land measuring 15 guntas in Survey No 10/4, along with other properties, infavour of Lily Realty Pvt Ltd in terms of the Sale Deed dated 16 April 2010 registered as document No 282/2010-11, Book I, stored in CD No BDHD41 at the office of the Sub-Registrar, Bidarahalli.
- r. According, Lily Realty Pvt Ltd, became entitled to land measuring 1 acre 15 guntas comprised in Survey Nos.10/1,10/2,10/3, and 10/4.
- s. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the



said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.

REVENUE DOCUMENTS:-

Pahanies for the period 1969-70 to 2013-14 reveal the names of Mr Ayyappa, Mr Guruvayya, Mr L Umesh with respect to Sy.No.10/1, Mr Chikkavenkatappa and Ms Nishath with respect to Sy.No.10/2, Mr Nanjundappa, Mr Malliyappa, Mr Hanumanthappa, Ms Narayananamma and Ms Nishath with respect to Sy.No.10/3 and Ms Kamalabai, Mr B R Gururaj & Mr L Umesh with respect to Sy.No.10/4. Akarbandh and Tippani show the extent and dimension of the property in Sy.No.10/1, 10/2,10/3 &10/4 of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village. Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No.10/1, 10/2,10/3 &10/4 of Bhatarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

With respect to Sy.No. 12/2

- a. It is gathered from the RTCs for the period 1973 to 1983 that the name of Mr Hanumantarayappa son of Mr Nanjundappa alias Doddha Annayyappa was registered as occupant and khathedar of Land in Survey No 12/2 under the Inam Act.
- b. The Inheritance certificate/Mutation Register Extract bearing No 9/88-89 that the name of Mr Anjinappa son of Mr Doddha Annayyappa (brother of Mr Hanumantharayappa) was mutated in the revenue records as the owner of the Land in Survey No 12/2.
- c. The said Mr Anjinappa conveyed the Land in Survey No 12/2 in favour of Mr Chikkavenkatappa son of Late Mr Narayananappa under the Sale Deed dated 2 November 1989 registered as document No 3757/89-90, Book I, volume 87, pages 120 to 124 at the office of the Sub-Registrar K R Puram. Accordingly, the name of Mr Chikkavenkatappa was mutated in the revenue records as the owner of Land in Survey No 12/2 in terms of Mutation Register extract bearing MR No 4/1990-91.
- d. Mr Chikkavenkatappa conveyed the Land in Survey No 12/2 in favour of Mr V Nandakumar son of Mr D Velayutham under the Sale Deed dated 7 January 1994 registered as document No 4040/93-94, Book I, volume 746, pages 25 to 29 at the office of the Sub-Registrar K R Puram. Accordingly, the name of Mr Nandakumar was mutated in the revenue records as the owner of Land in Survey No 12/2 in terms of Mutation Register extract bearing MR No 21/2001-02.
- e. Thereafter, Mr Nandakumar conveyed the Land in Survey No 12/2 in favour of Ms Vasantha Harish wife of Mr K Harish under the Sale Deed dated 5 February 2004 registered as document No BNG (U) KRP 23085/2003-04 at the office of the Sub-Registrar K R Puram.



- f. Subsequently, Ms Vasantha Harish conveyed the Land in Survey No 12/2 in favour of Mr Abdul Azeem under the Sale Deed dated 21 May 2005 registered as document No KRI-1-4034/2005-06 stored in CD No KRID139 at the office of the Senior Sub-Registrar K R Puram.
- g. Thus, Mr Abdul Azeem became entitled to the land measuring 13 guntas in Survey No 12/2.
- h. Official Memorandum dated 22 October 2008 bearing No ALN (E.B) SR 36/2006-07 issued by the Special Deputy Commissioner, Bangalore reflects that 13 guntas in Survey No 12/2 (ie, Schedule H Property) has been converted to non-agricultural residential purposes.
- i. Subsequently, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), jointly conveyed an extent of land measuring 13 guntas in Survey No 12/2, along with other properties, in terms of the Sale Deed dated 7 September 2011 registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli in favour of Lily Realty Pvt Ltd. Accordingly, Lily has become entitled to the Land in Survey 12/2, ie, land measuring 13 guntas in Sy.No.12/2.
- j. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.

REVENUE DOCUMENTS:-

Pahanies for the period 1969-70 to 2013-14 reveal the names of Mr Hanumantarayappa , Mr Doddannayappa, Mr Anjinappa, Mr Chikkavenkatappa, Mr Nandakumar, Ms Vasantha Harish Mr. Abdul, Azeem with respect to Sy.No.12/2. Akarbandh and Tippani show the extent and dimension of the property in Sy.No.12/2 of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village. Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No.12/2 of Bhattarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

With respect to Sy.No. 16/1, 16/2, 16/3 and 16/4

In relation to Survey No 16/1 measuring 10 guntas

- a. It is gathered from Inheritance Certificate bearing IHC 165/79-80 dated 8 January 1980 that the land measuring 10 guntas in Survey No 16/1 belonged to one Mr Doddasadappa and pursuant to his death on 8 January 1980, the name of his wife Ms Muniyamma was mutated in the revenue records as the owner in relation to land in Survey No 16/1 measuring 10 guntas.



- b. Under the Sale Deed dated 3 February 1994, registered as document No 4680/1993-94, stored in Book-I, Volume 746 at pages 131 to 134 Ms Muniyamma wife of Late Doddasadappa, along with her children namely, Ms Puttamma, Ms Rathnamma, Ms Jayamma, Mr Nagarathnamma and Mr Srinivas conveyed the land in Survey No 16/1 measuring 10 guntas in favour of Ms R Jayamma wife of Mr S M Chandrappa.
- c. The said Ms R Jayamma along with her husband Mr S M Chandrappa and children namely, Mr C Madhuchandra and Mr C Harichandra have conveyed the land in Survey No 16/1 measuring 10 guntas in favour of Mr L Muniswamy son of Late Mr Lakshmaiah under the Sale Deed dated 20 October 2004, registered as document No KRI-1-19741-2004-05, stored in CD No KRID79, at the office of the Sub-Registrar Krishnarajapura, Bangalore.
- d. Thereafter, Mr Muniswamy conveyed land in Survey No 16/1 measuring 10 under Sale Deed dated 11 August 2005, registered as document No KRI-1-05923-2005-06, stored in CD No KRID147, at the office of the Sub-Registrar KR Puram, Bangalore in favour of Ms Nishat daughter of Mr Abbas Khan (represented by her GPA Holder Mr Omar Sheriff). Accordingly, the name of Ms Nishat was mutated in the revenue records as the owner of the land in Survey No 16/1 measuring 10 guntas in terms of in terms of Mutation Register Extract bearing MR No 7/2005-06.

In relation to Survey No 16/2 measuring 10 guntas

- e. It is gathered from RTCs for the period 1989-90 to 1994-95 that one Mr Munishamappa was registered as occupant and khatedhar of the land measuring 10 guntas in Sy.No.16/2.
- f. Inheritance Certificate bearing No 2/1997-98 reflects that pursuant to the death of Mr Muniswamappa the name of his wife Ms Gowramma and children namely Mr B M Bachegowda, Mr B M Chikka Bachanna, Mr B M Subramani and Mr B M Krishna Murthy were mutated in the revenue records as the owners of land measuring 10 guntas in Survey No 16/2.
- g. Under the Sale Deed dated 03 May 2007, registered as document No BDH-1-00583-2007-08, stored in CD No BDHD2, at the office of the Sub-Registrar Bidarahalli, Ms Gowramma (wife of Late Mr Munishamappa), Mr B M Bachegowda (son of Late Mr Munishamappa), Ms Varalakshamma (daughter of Late Mr Munishamappa), Ms Chinnamma (daughter of Late Mr Munishamappa), Mr B M Chikka Bachanna (son of Late Mr Munishamappa), Mr B M Subramani (son of Late Mr Munishamappa), Ms Vijaya Kumari (daughter of Late Mr Munishamappa), Mr B M Krishna Murthy (son of Late Mr Munishamappa) and Mr Naveen Kumar son of Late Ms Susheela (daughter of Late Mr Munishamappa) have conveyed the land in Survey No 16/2 measuring 10 guntas, along with other properties, in favour of Mr H B Abdul Azeem. Accordingly, the name of Mr H B Abdul Azeem name has been mutated in the revenue records as the owner of land in Survey No 16/2 measuring 10 guntas in terms of Mutation Register Extract bearing MR No 21/2006-07.

In relation to Survey No 16/3 measuring 10 guntas

- h. It is gathered from the RTCs for the period from 1989 onwards that, after the death of Mr Halu Muniyappa, the name of his wife Ms Muniyamma was mutated in the revenue records as the owner of the land measuring 10 guntas in Survey No 16/3.



Ms Muniyamma, along with her two sons Mr M Nagaraju and Mr M Balakrishna (as Vendors) and Mr L Muniswamy (as confirming party), have conveyed the land measuring 10 guntas in Survey No 16/3 in favour of Lily Realty Pvt Ltd under the Sale Deed dated 22 July 2011, registered as document No BDH-1-02645-2011-12, stored in CD No BDHD69, at the office of the Sub-Registrar Bidarahalli.

In relation to Survey No 16/4 measuring 7 guntas

- i. It is gathered from the Order passed by the Special Deputy Commissioner on 4 July 1960 in Case No 33 under the Inam Act one Mr Chikkasadappa son of Mr Muniyappa was registered as the occupant of land measuring 7 guntas in Survey No 16.
- j. After the death of Mr Chikkasadappa, his wife Ms Venkatamma, along with their son Mr Ramaiah, conveyed the land measuring 7 guntas in Survey No 16/4 in favour of Ms Munithayamma under the Sale Deed dated 15 December 1978, registered as document No 3348/1977-78, at the office of the Sub-Registrar, Hoskote, Bangalore.
- k. The said Ms Munithayamma, under the Sale Deed dated 29 March 1990, registered as document No 213/1990-91, at the Sub-Registrar of KR Puram, Bangalore, conveyed the land measuring 7 guntas in Survey No 16/4 in favour of Mr Annappa son of Mr Ramanna.
- l. Mr B Annappa, under the Sale Deed dated 18 November 1992, registered as document No 6328/1992-93, stored in Book-I, 635 Volume, pages 8-11, at the Sub-Registrar of KR Puram, Bangalore, conveyed the land measuring 7 guntas in Survey No 16/4 in favour of Mr M Krishnan son of Mr Muniswamy.
- m. Mr M Krishnan, along with his wife Ms Radha and son Mr Mohan, jointly conveyed the land measuring 7 guntas in Survey No 16/4 in favour of Mr L Muniswamy son of Late Mr Lakshmaiah under the Sale Deed dated 20 August 2004, registered as document No KRI-1-19736-2004-05, stored in CD No KRID79, at the office of the Sub-Registrar KR Puram, Bangalore at the Sub-Registrar of KR Puram, Bangalore.
- n. Subsequently under the Sale Deed dated 11 August 2005, registered as document No KRI-1-05925-2005-06, stored in CD No KRID147, at the office of the Sub-Registrar KR Puram, Bangalore at the Sub-Registrar of KR Puram, Bangalore, Mr L Muniswamy conveyed the land measuring 7 guntas in Survey No 16/4 in favour of Ms Nishat daughter of Mr Abbas Khan. Accordingly, the name of Ms Nishat was mutated in the revenue records as the as the owner of land measuring 7 guntas in Survey No 16/4 in terms of Mutation Register Extract bearing MR No 09/2004-05.
- o. Thus,
 1. Mr Nishat became entitled to the land measuring 10 guntas in Survey No 16/1 and the land measuring 7 guntas in Survey No 16/4
 2. Mr H B Abdul Azeem became entitled to the land measuring 10 guntas in Survey No 16/2
 3. Lily Realty Pvt Ltd became entitled to the land measuring 10 guntas in Survey No 16/3



- p. The property converted from agricultural to non-agricultural 'residential' purposes under various Official Memoranda issued by the Deputy Commissioner vide Order of Conversion bearing No BDS ALN (E) SR 36/2006-07 issued by the Special Deputy Commissioner, Bangalore District, Bangalore, dated 20/10/2008, ALN (E) SR 35/2006-07, ALN (E) SR 52/2006-07 & ALN (E) SR 37/2006-07, all three dated 30/10/2008 & ALN (E) SR 51/2006-07, dated 10/11/2008.
- q. Subsequently, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), jointly conveyed land measuring 27 guntas in Survey Nos 16/1, 16/2 and 16/4 in favour of Lily Realty Pvt Ltd. in terms of the Sale Deed dated 7 September 2011 registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli.
- r. Accordingly, Lily has become entitled to the Land in Survey 16, ie, land measuring 37 guntas.
- s. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.

REVENUE DOCUMENTS:-

Pahanies for the period 1969-70 to 2013-14 reveal the names of Ms R Jayamma and Mr Nishant with respect to Sy.No.16/1, Mr Munishamappa, Ms Gowramma (10 guntas), Mr B M Chikkabachanna, Mr B M Bachegowda and Mr B M Krishnamurthy, reflects the name of Mr Abdul Azeem as the owner of land in Survey No 16/2. Ms Muniyamma as the owner of land in Survey No 16/3. Mr Krishnan Mr L Muniswamy and Ms. Nishanth as the owner of land in Survey No 16/4. , Akarbandh and Tippani show the extent and dimension of the property in 16/1, 16/2 , 16/3, and 16/4 of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village. Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No.12/2 of Bhattarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

With respect to Sy.No. 17

- a. Whereas, Mr Maliyappa son of Late Mr Venkatagiriyappa was registered as the occupant of land measuring 1 acre 33 guntas in Survey No 17 in terms of an order dated 24 July 1975 in Case No LRF (B) BH1/24/74-75 passed by the Land Tribunal, Hoskote as gathered from the Certificate of registration of a tenant as an occupant of land issued by the Tahsildar and Secretary, Land Tribunal, Hoskote.
- b. Family Tree of Mr Malliyappa issued by the Village Accountant, Bhattarahalli Hobli, Bangalore East Taluk reflects that Mr Maliyappa was married to Ms Lakshmamma and they have five



children namely, Ms Manjula, Mr Ramaji (deceased), Ms Nagaveni, Ms Kavitha and Mr Girish Babu.

- c. Mr Maliyappa along with his wife Ms Lakshmamma and children namely Ms Manjula, Ms Nagaveni, Ms Kavitha and Mr Girish Babu jointly conveyed the land measuring 1 acre 33 guntas in favour of Mr L Muniswamy under the Sale Deed dated 12 April 2004 registered as document No KRI-1-5056-2004-05 stored in CD No KRID53 at the office of the Sub-Registrar K R Puram.
- d. Subsequently, Mr L Muniswamy conveyed the land measuring 1 acre 33 guntas in favour of Ms Nishat daughter of Mr Abbas Khan (represent by her GPA holder Mr Omar Sheriff son of Ms Nishat) under the Sale Deed dated 11 August 2008 registered as document No KRI-1-5930-2005-06 stored in CD No KRID147 at the office of the Senior Sub-Registrar K R Puram. Accordingly, the name of Ms Nishat was mutated in the revenue records as the owner of the land measuring 1 acre 33 guntas in Survey No 17 in terms of Mutation Register extract bearing MR No 10/2005-06.
- e. The Official Memorandum bearing No BDS ALN (EB) SR 35/2006-07 dated 10 October 2006 issued by Special Deputy Commissioner land in Survey No 1 acre 27 guntas has been converted from agricultural to non-agricultural purposes.
- f. Subsequently, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), jointly conveyed land measuring an extent of land measuring 1 acre 27 guntas in Survey No 17, along with other properties, were conveyed to Lily Realty Pvt Ltd in terms of the Sale Deed dated 7 September 2011 registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli.
- g. Encumbrance Certificates for the period between 01/04/1960 and 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered during the said periods. Further the said Encumbrance Certificates doesn't disclose any Mortgage or Charge against the Schedule Property save and except the mortgage infavour of Yes Bank by Lily Realty Pvt Ltd during the said periods.

REVENUE DOCUMENTS:-

Panies for the period 1969-70 to 2013-14 reveal the names of Mr Maliyappa, Mr L Muniswamy and Mr Nishant with respect to Sy.No.17. Akarbandh and Tippanni show the extent and dimension of the property in 16/1, 16/2, 16/3, and 16/4 of Bhatarahalli Village. Village Map of Bhatarahalli Village confirms the location of the Schedule Property in the said Village. Endorsement dated 03/01/2008 issued by Tahsildar, Bangalore East Taluk for Sy.No.17 of Bhatarahalli Village confirming that no proceedings have been initiated under section 48(1). Endorsement dated 30/06/2010 issued by the Assistant Commissioner, Bangalore South Sub Division reveals that no proceedings are pending in respect of the Schedule Property under the PTCL Act. Endorsement dated 17/07/2007 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore discloses that there are no proceedings pending under Section 79 (A) and 79 (B) of the Karnataka Land Reforms Act, 1961 in respect of the Schedule Property.

COMMON FLOW OF TITLE



- a. Whereas, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, along with Skylark Habitat (through its partners namely Skylark Mansions Private Limited, Mr Narayanswamy, Ms Geetha J R, Mr Umesh L, Mr Omar Sheriff, Ms Nishat Saleem, Mr Mohammed Imran Pasha, Mr Aslam Sheriff and Mr Abdul Azeem), have jointly executed a Joint Development Agreement ("JDA") dated 10 January 2008 registered as document No 2953/2007-08, in Book-I and stored in CD No: BDHD8, in the Office of the Sub-Registrar, Bidarahalli, Bangalore, in favour of Altius Pashmina Realty (a partnership firm) ("Altius") for developmental of 16 Acres 03 Guntas in Sy.nos. No 4,5/1,5//2,6/1,6/2,6/3 & 6/4,7/1,7/2,7/3,7/4,7/5,7/6,8/1,8/3,8/4, 9/2,9/3,9/4,9/5, 10/1,10/2,10/3,10/4,12/2, 16/1,16/2,16/3 & 16/4 & 17.
- b. Pursuant to the execution of 2008 JDA, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, along with Skylark Habitat have also executed a General Power Of Attorney ("GPA") dated 18 January 2008 registered as document No BDH-4-00052/2007-08, book-4, stored in CD No BDHD8, at the office of the Sub-Registrar, Bidarahalli Bangalore, ("2008 GPA"), in favour of Altius granting such powers as may be required to develop the Land in terms of the JDA.
- c. Later under two separate unregistered Deeds of Cancellation both dated 27 January 2010 executed by and between Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat and Altius, the 2008 JDA was cancelled, and the 2008 GPA was revoked.
- d. Subsequently, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat (as Vendors), along with Altius (as Confirming Party), jointly conveyed 15 Acres 37 Guntas Land in Survey No 4,5/1,5//2,6/1,6/2,6/3&6/4,7/1,7/2,7/3,7/4,7/5,7/6,8/1,8/3,8/4,9/2,9/3,9/4,9/5,10/1,10/2,10/3,10/4,12/2, 16/1,16/2,16/3 & 16/4 & 17 the 2008 JDA Land in favour of Lily Realty Pvt Ltd under four different sale deeds.
 - 1) Sale Deed dated 16 April 2010 registered as document No 282/2010-11, Book I, stored in CD No BDHD41 at the office of the Sub-Registrar, Bidarahalli in favour of Lily Realty Private Limited in relation to Survey Nos 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 8/1, 8/3, 8/4, 9/2, 9/3, 9/4, 9/5, 10/1, 10/2, 10/3 and 10/4 measuring 04 acres 02 guntas.
 - 2) Sale Deed dated 14 July 2010 registered as document No 2355/2010-11, Book I, stored in CD No BDHD48 at the office of the Sub-Registrar, Bidarahalli in favour of Lily Realty Private Limited in relation to Survey Nos 4, 5/1, 5/2, 6/1 and 6/2, 8/3 measuring 4 acres 36 guntas.
 - 3) Sale Deed dated 24 December 2010 registered as document No 4706/2010-11, Book I, stored in CD No BDHD57 at the office of the Sub-Registrar, Bidarahalli in favour of Lily Realty Private Limited in relation to Survey No 6/3 measuring 06 guntas.
 - 4) Sale Deed dated 7 September 2011 registered as document No 4218/2011-12, Book I, stored in CD No BDHD72 at the office of the Sub-Registrar, Bidarahalli in favour of Lily Realty Private Limited comprised in Survey Nos 4, 6/4 12/2, 16/1, 16/2, 16/4 and 17 measuring 6 acres 23 guntas.
- e. Under the aforesaid sale deeds, Ms Nishat, Mr H B Abdul Azeem, Mr L Umesh, Skylark Habitat and Altius, have confirmed and affirmed that the 2008 JDA and 2008 GPA have been cancelled



and revoked in terms of the Deeds of Cancellation both dated 27 January 2010. And also Altius has also confirmed and affirmed that it has no right, title, claims or interest in JDA Land.

- f. BBMP issued the Khata Certificate & Extract bearing khata No DA/ARO/KRP/55/2018-19 has been issued by the office of BBMP in the name of Lily Realty Pvt Ltd in relation to property bearing khata No 149.
- g. Later, Lily Realty Pvt Ltd obtained a development plan for development of 15 acres 30.05 guntas from Bangalore Development Authority ("BDA") in terms of Sanction Letter dated 19 October 2015 bearing No BDA/TPM/DLP-39/10-11/2778/2015-16. Lily Realty Pvt Ltd has developed residential complex known as 'Pashmina Waterfront' comprising of 5 towers, each having 3 (three) basements, ground floor and 38 (thirty-eight) upper floors totally on a portion of land admeasuring about 7 acres 30 guntas (i.e., 'Phase 1 Project Land').
- h. Since, Lily Realty Pvt Ltd, , being desirous of developing the Phase 2 Project Land, has entered into a Joint Development Agreement ("2024 JDA") dated 22 May 2024 registered on 23 May 2024 as document No HLS-1-00673-2024-25 at the office of Sub-Registrar, Halasuru, Bangalore ((Document No [29]) with Brigade Enterprises Limited ("Brigade"). In terms of 2024 JDA, Brigade is entitled to 70% of realisations generated from the saleable area in the development being undertaken on Phase 2 Project Land
- i. Further, Lily Realty Pvt Ltd has also executed an Irrevocable General Power of Attorney ("2024 GPA") dated 22 May 2024 registered on 23 May 2024 as document No HLS-4-00074-2024-25 at the office of Sub-Registrar, Halasuru, Bangalore (Document No [30]) in favour of Brigade authorising to carry out certain acts and deeds with respect to the development of Phase 2 Project Land in terms of 2024 JDA.
- j. Khata Certificate & Extract bearing khata No DA/ARO/KRP/55/2018-19 has been issued by the office of BBMP in the name of Lily in relation to property bearing khata No 149. Property tax in respect of the Schedule Property is paid as evidenced from the tax paid receipt issued by the BBMP for the period from 2019-20 to 2024-25 in respect of property bearing khata No 149.
- k. Encumbrance Certificates for the period between 01/08/1986 to 04/08/2024 issued by The Jurisdictional Sub-Registrar discloses that the Schedule Property is not encumbered (save and except the mortgage infavour of Yes Bank by Landowners Lily Realty Pvt Ltd) during the said periods. Further the said Encumbrance Certificates disclose Mortgage or Charge against the Schedule Property by Yes Bank by Landowners Lily Realty Pvt Ltd) Also, the encumbrances reflect that Assignment Agreement executed by Yes Bank Ltd in favour of C. Flowers Asset Reconstruction Private Limited, registered as document No INR-1-14667-2022-23, stored in CD No INRD1283, at the office of the Sub-Registrar, Shivajinagar(Indiranagar). However, the J. C. Flowers Asset Reconstruction Private Limited, through its NOC dated 2nd May 2024(as part of Annexure to the JDA) , has confirmed that, it will release its charge over 100% developmental rights of the project and 70% of Cash Flows(Brigade's Revenue share as per the JDA) upon RERA registration of the project.
- l. Thus on the basis of the documents referred to above and representations made, I am of the opinion that M/s. Lily Realty Pvt Ltd is the owner of the Schedule Property and their title to the same is clear and marketable and free from all encumbrances (save and except the mortgage



infavour of Yes Bank by M/s Lily Realty Pvt Ltd) during the periods referred to above in the Encumbrance Certificates however the title is subject to rights of M/s. Brigade Enterprises Ltd., under the Joint Development Agreement and General Power of Attorney both dated 22/05/2024.

On the basis of the findings included in this report, we are of the opinion that:

The Said Property is lawfully owned by M/s Lily Realty Pvt Ltd, who has clear, unencumbered, (save and except the mortgage infavour of Yes Bank by M/s Lily Realty Pvt Ltd) and marketable title to the Said Property subject to the development rights granted in favour of M/s. Brigade Enterprises Ltd., pursuant to the Joint Development Agreement dated 22/05/2024.

4. On the basis of our review of the documents indicated above, we are of the opinion that:

- (a) The conveyance deeds or other documents transferring title, rights or interest over the Said Property have been adequately stamped and registered in accordance with applicable law;
- (b) *Except as described in Annexure A*, there are no litigations and/or proceedings, including in relation to acquisition, pending against said property and no third party claims have been registered against the Said Property, in any tribunal, court or any other forum except charges that have been created in favour of financial institutions, as mentioned in Annexure B;
- (c) *Except as mentioned in Annexure B*, on the basis of the findings included in this report, we are of the opinion that the Said Property is free from all encumbrances; and
- (d) *Except as described in Annexure C*, the records maintained at the Tahsildar office Bangalore East Taluk/BBMP reflect the name of M/s Lily Realty Pvt Ltd owner(s) of the Said Property as of the date of this opinion.

5. I hereby confirm that this title opinion and the information contained herein does not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make the statements herein. This title opinion may be relied upon by the book running lead managers and legal counsel appointed by Brigade Enterprises Limited and the book running lead managers for the proposed qualified institutions placement of equity shares by Brigade Enterprises Limited.

6. I hereby give my consent to include my name as an expert under Section 2 (38) of the Companies Act, 2013, as amended or restated, in the Preliminary Placement Document and the Placement Document proposed to be filed by Brigade Enterprises Limited with the BSE Limited and the National Stock Exchange of India Limited (together the "Stock Exchanges") or any other regulatory authority, if required, in respect of the proposed qualified institutions placement of equity shares by Brigade Enterprises Limited, subsequent amendments thereto and, any presentations or releases and additional documents.



7. I also consent to the inclusion of this title opinion and the information contained herein, in the Preliminary Placement Document and the Placement Document proposed to be filed with the Stock Exchanges in connection with the proposed qualified institutions placement of equity shares by Brigade Enterprises Limited, subsequent amendments thereto, any presentations or releases and additional documents.
8. Further I confirm that I have not been engaged or interested in the formation or promotion or in the management of Brigade Enterprises Limited and I am not related to any of the directors or promoters of Brigade Enterprises Limited.

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THE SCHEDULE ABOVE REFERRED TO:

Sr. No.	Municipal No	Area (in acres)
1	BBMP khata No. 149 (Comprising of Survey Nos. 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 8/1, 8/3, 8/4, 9/2, 9/3, 9/4, 9/5, 10/1, 10/2, 10/3, 10/4, 4, 5/1, 5/2, 6/1 and 6/2, 6/3, 4, 6/4, 12/2, 16/1, 16/2, 16/4, 16/3 and 17)	06 Acres 37.92 Guntas residentially converted vacant land being undivided share, right, title and interest from and out of the total land admeasuring 15 Acres 23.08 Guntas.
	TOTAL	06 Acres 37.92 Guntas

The Schedule property is situated at Bhattarahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District and bounded by:-

On the East by : Medahalli Village Boundary;
 On the West by : Bhattarahalli Tank and the Proposed Road;
 On the North by : Private Properties; and
 On the South by : Old Madras Road (National Highway – 4), T.C. Palya Signal to Medahalli.

Durga Prasad
A.B. DURGA PRASAD, B.A.L., LL.B
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ANNEXURE A

List of Litigations

NIL

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ANNEXURE B

Encumbrances

Mortgage by deposit of title deeds by M/s Lily Realty Pvt Ltd(Landowners) infavour of IDBI Trusteeship Services Limited , acting as Security Trustee for Yes Bank Ltd.



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ANNEXURE C

NIL

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