

C. S. VISHWANATH & CO.,

ADVOCATES

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14.06.2024

Bangalore.

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To,

M/s GV Techparks Private Limited,
Bangalore.

Sirs,

Sub:-	Legal scrutiny report regarding the title of M/s GV Techparks Private Limited in respect of converted land bearing Sy nos.25/1, 41/1, 41/7 41/9 (old no.41/1), BBMP katha no.3878/25/1/41/1/41/7 situated at Pattanagere Village Kengeri Hobli, Bangalore South Taluk, within the revenue jurisdiction of Bruhat Bangalore Mahanagara Palike, Bangalore Urban District
Total Extent :	4 acres 21.4 guntas

I DESCRIPTION OF PROPERTY :

Item-I

All that piece and parcel of converted land bearing Sy no.25 measuring 17 guntas + 17 guntas + 17 guntas + 3.2 guntas + 1.2 guntas + 18 guntas situated at Pattanagere Village Kengeri Hobli, Bangalore South Taluk, within the revenue jurisdiction of Bruhat Bangalore Mahanagara Palike, Bangalore Urban District and bounded as follows:-

On the East by	:	Survey no 25/2
West by	:	Remaining portions of sy no 25/1
North by	:	Survey no 41
South by	:	Road

Item-II

All that piece and parcel of converted land bearing Sy no.41/1 measuring 2 acres 06 guntas (converted vide Official memorandum dated 19.12.2008 bearing no.ALN (S)S.R.(ken)102/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Pattanagere Village Kengeri Hobli, Bangalore South Taluk, within the revenue jurisdiction of Bruhat Bangalore Mahanagara Palike, Bangalore Urban District and bounded as follows:-



On the East by	:	Remaining land in Sy no.41/1 (Private land)
West by	:	Vrushabhavathi River and remaining land in Sy no.41/1 (private land) and Sy no.41/7)
North by	:	Private land kenchannahalli Village Boundary
South by	:	Land in Sy no.25/1, 25/2, 41/7 & 41/2

Item-III

All that piece and parcel of converted land bearing Sy no.41/7 measuring 2 guntas (vide Official memorandum dated 19.12.2008 bearing no.ALN [S]SR(KEN)102/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Pattanagere Village Kengeri Hobli, Bangalore South Taluk, within the revenue jurisdiction of Bruhat Bangalore Mahanagara Palike, Bangalore Urban District and bounded as follows:-

On the East by	:	Sy no.41/1
West by	:	Vrushabhavathi River and remaining portion of Sy no.41/7
North by	:	Sy no.41/1
South by	:	Sy no.25/1

Item-IV

All that piece and parcel of converted land bearing Sy no.41/7 measuring 6 guntas (converted vide Official memorandum dated 25.05.2022 bearing no.338168 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Pattanagere Village Kengeri Hobli, Bangalore South Taluk, within the revenue jurisdiction of Bruhat Bangalore Mahanagara Palike, Bangalore Urban District and bounded as follows:-

On the East by	:	Remaining portion of Sy no.41/7
West by	:	Vrushabhavathi River
North by	:	Sy no.41/1
South by	:	Sy no.25/1

Item-V

All that piece and parcel of converted land bearing Sy no.41/9 (old no.41/1) measuring 14 guntas (converted vide Official memorandum dated 05.01.2023 bearing no.415097 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Pattanagere Village Kengeri Hobli, Bangalore



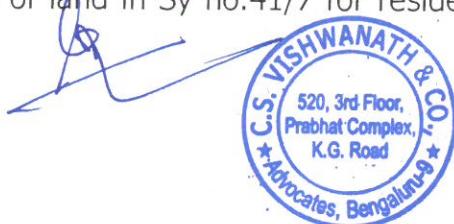
South Taluk, within the revenue jurisdiction of Bruhat Bangalore Mahanagara Palike, Bangalore Urban District and bounded as follows:-

On the East by	:	Remaining portion of lands in Sy no.41/9
West by	:	Vrishabhavathi River
North by	:	Boundary of Kenchenahalli
South by	:	Lands in Sy no.41/7

II LIST OF DOCUMENTS SCRUTINISED (all photo-copies):

In respect of land bearing Sy.no.41/7 measuring 8 guntas

1. RTC/s for the period 1969-70 to 1972-73, 1974-75 to 1978-79, 1984-85 to 1988-89, 1994-95 to 1996-97, 1997-98 to 2001-02, 1997-98, 1997-98 to 1999-2000, 2003-04, in respect of Sy no.41/7, Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
2. Copy of Index of lands.
3. Copy of Record of Rights.
4. Partition deed dated 11.10.1985 executed amongst the children of Late Sri.Patel Nanjundappa viz., Sri.P.N.Rajanna, Sri.Candranna, Sri.N.Gangadharaiyah and Sri.Basavarajaiah and Sri.N.Putashankarappa.
5. Mutation register bearing MR no.8/1991-92 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.
6. Absolute Sale deed dated 27.03.1998 executed by Sri.Candranna in favour of Sri.G.H.Halappa, registered as doc no.14529/1997-98, in Book-I, stored in C.D. no.13, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
7. Mutation register bearing MR no.26/1997-98 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
8. Absolute Sale deed dated 03.09.2005 executed by Sri.G.H.Halappa in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S. Aravinda, registered as doc no.13128/2005-06, in Book-I, stored in C.D. no.KEND229, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
9. Absolute Sale deed dated 20.07.2022 executed by M/s Tanglin Developments Ltd., rep by authorised signatory Sri.K.M.Deekshith in favour of M/s GV Techparks Private Limited rep by its Director Sri.Sri.Sanjay Agarwal registered as doc no.2831/2022-23, in Book-I, stored in C.D. no.BTM1021, at the office of Sub-Registrar, Jayanagar (BTM Layout), Bangalore.
10. Official memorandum dated 19.12.2008 bearing no.ALN [S]SR(KEN)102/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 2 acres 06 guntas of land in Sy no.41/1 & 2 guntas of land in Sy no.41/7 for residential purpose



AND 2 acres 29 guntas in Sy no.25/1 for industrial purpose, Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District.

11. Official memorandum dated 25.05.2022 bearing no.338168 issued by the office of Deputy Commissioner, Bangalore Urban District regarding conversion of 6 guntas of land in Sy no.41/7 Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore Urban District for parks and playground –Parks and Open space purpose.

12. Copy of sketch.

13. Encumbrance Certificates :

- a) Dated 22.01.2007 for the period 01.04.1978 to 31.05.1989 (in form no.16).
- b) Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999 depicting the entry of sale deed dated 27.03.1998 (doc no.14529).
- c) Dated 29.12.2006 for the period 01.04.1992 to 31.03.2004 (in form no.16) in respect of Sy no.41/7 measuring 8 guntas Sy no.15/1 measuring 1 acre and Sy no.25 measuring 18 guntas and 22 guntas.
- d) Dated 20.07.2006 for the period 01.04.1992 to 31.03.2005 depicting the entries of sale deeds dated 12.03.1998 (doc no.13854), 27.03.1998 (doc no.14529) and 26.02.1998 (doc no.940).
- e) Dated 22.01.2007 for the period 01.04.2005 to 31.03.2006 depicting the entry of sale deed dated 03.09.2005 (doc no.13128)
- f) Dated 21.12.2006 for the period 01.04.2004 to 20.12.2006 depicting the entry of sale deed dated 03.09.2005 (doc no.13128)
- g) Dated 05.12.2018 for the period 01.04.2011 to 30.11.2018 (in form no.16).
- h) Dated 24.01.2024 for the period 01.04.2006 to 19.01.2024
- i) Dated 24.01.2024 for the period 01.04.2006 to 19.01.2024 depicting the entries of sale deed dated 20.07.2022 (doc no.2831), DTD dated 27.10.2020 (doc no.3955), 25.02.2020 (doc no.11370) and DTD dated 20.06.2020 (doc no.799).

In respect of Sy no.41/1 measuring 2 acres 6 guntas and 41/9 measuring 14 guntas, Sy no.41/7 measuring 6 guntas:

- 1. RTC/s for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1984-85 to 1988-89, 1994-95 to 1996-97, 1997-98 to 1999-2000, 2000-01 to 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20 in respect of Sy no.41/1, Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore issued by the office of Village Accountant, Bangalore South Taluk, Bangalore
- 2. Record of rights bearing no.86.
- 3. RTC/s for the period 2023-24 in respect of Sy no.41/9, Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore



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4. Order sheet filed in O.S. no.7037/1997
5. Application filed under Order VII rule 1 of CPC filed in O.S. no.7037/1997.
6. Application filed under Order VIII rule 1 of CPC filed in O.S. no.7037/1997.
7. Application filed under Order XXIII rule 3 of CPC filed in O.S. no.7037/1997.
8. Application filed under Order XXXIX rules 1 & 2 read with section 151 of CPC filed in O.S. no.7037/1997.
9. Application filed under order XVIII Rule 17A read with section 151 of CPC filed in O.S. no.7037/1997.
10. Partition deed dated 13.12.2001 executed amongst Sri.K.V.Ramaiah, Sri.Thirumalaiah, Sri.Krishnappa and Sri.Sampangi Ramaiah (children of Sri.Sheenappa), registered as doc no.12018/2001-02, in Book-I, stored in C.D. no.76, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
11. Mutation register bearing MR no.10/2002-03 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
12. Mutation register bearing MR no.20/2003-04 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore
13. Certified copy of Absolute Sale deed dated 06.08.2001 executed by Sri.K.V.Ramaiah, Sri.K.R.Sridhara Murthy, Kum.K.S.Narmada, Chi.B.S.Rajeev, Chi.B.S.Sarvesh rep by their GPA holder Sri.K.R.Sridhara Murthy, Sri.Thirumalaiah, Sri.Devaraju, Chi.Anantha, Kum.Krishnaveni, Chi.Srinivasa rep by their father and natural guardian Sri.Devaraju, Sri.Krishnappa, Sri.K.Keshava Murthy, Kum.Pallavi, Chi.Prajval rep by minor guardian and father Sri.K.Keshava Murthy, Sri.K.Shashidhara, Sri.K.Srinivasamurthy, Sri.K.Dwarakanath, Sri.K.Srinath, Sri.P.S.Sampangiramaiah and Sri.K.S.Sampathkumar in favour of M/s Tanglin Development Ltd., rep by its Director Sri.V.Shankar, registered as doc no.15920/2003-04, in Book-I, at the office of Sub-Registrar, Kengeri, Bangalore.
14. Official memorandum dated 19.12.2008 bearing no.ALN (S)S.R.(ken)102/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 2 acres 06 guntas in Sy no.41/1, 2 guntas in Sy no.41/7 for residential purpose and 2 acres 29 guntas in Sy no.25/1 for commercial purpose of Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District from agriculture to non-agricultural residential purpose
15. Official memorandum dated 05.01.2023 bearing no.415097 issued by the office of Deputy Commissioner, Bangalore Urban District regarding conversion of 14 guntas in Sy no.41/9, Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore Urban District for parks and playground – parks and open space purpose
16. Official memorandum dated 25.05.2022 bearing no.338168 issued by the office of Deputy Commissioner, Bangalore Urban District regarding conversion of 6 guntas in Sy no.41/7, Pattanagere Village, Kengeri Hobli,

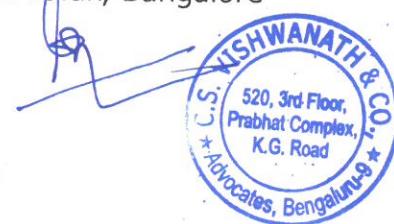


Bangalore South Taluk, Bangalore Urban District for parks and playground – parks and open space purpose

- ✓ 17. Deed of conveyance dated 24.02.2020 executed by M/s Tanglin Developments Ltd., in favour of M/s GV Techparks Pvt. Ltd., registered as doc no.11370/2019-20, in Book-I, stored in C.D. no.BMHD1132, at the office of Senior Sub-Registrar, Bommanahalli (Jayanagar), Bangalore.
- ✓ 18. Absolute Sale Deed dated 28.09.2023 executed by M/s Tanglin Developments Ltd., rep by its authorised signatory Sri.K.M.Deekshith in favour of M/s GV Techparks Pvt. Ltd., rep by its authorised signatory Sri.Shankar V. registered as doc no.8418/2023-24, in Book-I, at the office of Senior Sub-Registrar, Jayanagar (Bommanahalli), Bangalore
- ✓ 19. Mutation register bearing MR no.T15/2022-23
- ✓ 20. Copy of settlement akarbandh.
- ✓ 21. Encumbrance certificates :
 - a) Dated 22.01.2007 for the period 01.04.1978 to 31.05.1989.
 - b) Dated 17.01.2007 for the period 01.06.1989 to 31.03.1992.
 - c) Dated 02.01.2007 for the period 01.04.1992 to 31.03.2004 depicting the entry of sale deed dated 19.09.2003 (doc no.15920).
 - d) Dated 12.12.2006 for the period 01.04.2004 to 20.12.2006.
 - e) Dated 27.01.2015 for the period 01.04.2006 to 31.01.2011.
 - f) Dated 06.12.2018 for the period 01.04.2011 to 30.11.2018.
 - g) Dated 24.01.2024 for the period 01.11.2018 to 19.01.2024 depicting the entries of DTD dated 27.10.2020 (doc no.3955) & 20.06.2020 (doc no.799).

In respect of land bearing Sy.no.25

- ✓ 1. RTC/s for the period 1969-70 to 1971-72, 1974-75 to 1978-79, 1984-85 to 1987-88, 1994-95, 1994-95 to 1996-97, 1995-96, 1997-98, 1997-98 to 2001-02, 2001-02, in respect of Sy no.25, for the period 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-2020 in respect of Sy no.25/1, Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
- ✗ 2. IHC register bearing no.4/1988-89 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.
- ✗ 3. Mutation register bearing MR no.7/1994-95 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore (for reference purpose only)
- ✗ 4. Mutation register bearing MR no.1/2003-04
- ✗ 5. Mutation register bearing MR no.14/2004-05 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore
- ✗ 6. Mutation register bearing MR no.10/2005-06 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore



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- ✓ 7. Certified copy of sale deed dated 30.03.1954 executed by Sri.Siddalinga S/o Sri.Basaiah in favour of Sri.Puttabasappa S/o Late Sri.Eeranna, registered as doc no.8206/1953-54, in Book-I, Volume-1404, entered in pages 205 to 207, at the office of Sub-Registrar, Bangalore Taluk.
- ✓ 8. Certified copy of sale deed dated 25.06.1993 executed by Smt.Parvathamma (W/o Late Sri.Byrappa) and her son Sri.P.B.Umesh in favour of Smt.Malavika rep by her GPA holder Sri.K.T.Sanath registered as doc no.2546/1993-94, in Book-I, at the office of Sub-Registrar, Kengeri, Bangalore (in respect of Sy no.25 measuring 1 acre) for reference purpose only
- ✓ 9. Certified copy of sale deed dated 23.06.1993 Smt.Siddamma W/o Late Sri.Veeranna and her children Sri.Virupakshaiah, Sri.Chandrashekaraiah, Sri.Somashekhar in favour of Sri.Bachappa and registered as doc no.2512/1993-94, in Book-I, Volume769, entered in pages 83 to 86, at the office of Sub-Registrar, Kengeri, Bangalore (in respect of Sy no.25 measuring 22 guntas)-for reference purpose only.
- ✓ 10. Absolute Sale deed dated 26.02.1998 executed by Sri.P.B.Umesh, S/o Late Sri.Byrappa in favour of Sri.Murthy S/o Sri.Subbegowda, registered as doc no.938/1998-99, in Book-I, stored in C.D. no.15, at the office of Sub-Registrar, Kengeri, Bangalore.
- ✓ 11. Absolute Sale deed dated 26.02.1998 executed by Sri.P.B.Umesh S/o Late Sri.Byrappa in favour of Sri.G.H.Halappa, S/o Sri.Huchchegowda, registered as doc no.940/1998-99, in Book-I, stored in C.D. no.15, at the office of Sub-Registrar, Kengeri, Bangalore.
- ✓ 12. Mutation register bearing MR no.33/1994-95 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore
- ✓ 13. Absolute Sale deed dated 26.02.1998 executed by Sri.P.B.Umesh S/o Late Sri.Byrappa in favour of Sri.G.U.Chandregowda S/o Sri.Uddegowda, registered as doc no.942/1998-99, in Book-I, stored in C.D. no.15, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
- ✗ 14. Mutation register bearing MR no.32/1997-98 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore
- ✓ 15. Absolute sale deed dated 26.02.1998 executed by Sri.P.B.Umesh, S/o Late Sri.Byrappa in favour of Sri.Lokappa Gowda, registered as doc no.944/1998-99, in Book-I, stored in C.D. no.15, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
- ✓ 16. Absolute Sale deed dated 06.09.2000 executed by Sri.G.N.Lokappa Gowda in favour of M/s Tanglin Developments Ltd., rep by its Director Sri.Anil Gowda, registered as doc no.5679/2000-01, in Book-I, Volume-2043, entered in pages 120 to 128, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
- ✓ 17. Official memorandum dated 17.11.2003 bearing no.B.DIS.ALN (S)S.R.(K.T.)67/03-04 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 3 acres 24 guntas in Sy no.25 among other survey numbers of Pattanagere Village, Kengeri



Hobli, Bangalore South Taluk, Bangalore District from agriculture to non-agricultural residential purpose.

- ✓ 18. Absolute Sale deed dated 24.09.2004 executed by Sri.P.S.Murthy, S/o Sri.Subbe Gowda in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S.Aravinda, registered as doc no.24479/2004-05, in Book-I, stored in C.D. no.KEND151, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
- ✓ 19. Absolute Sale Deed dated 24.09.2004 executed by Sri.G.U.Chandre Gowda S/o Sri.Udde Gowda in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S.Aravinda, registered as doc no.24475/2004-05, in Book-I, stored in C.D. no.KEND151, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
- ✓ 20. Absolute Sale deed dated 03.09.2005 executed by Sri.G.H.Halappa, S/o Late Sri.Huchegowda in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S.Aravinda, registered as doc nno.13128/2005-06, in Book-I, stored in C.D. No.KEND229, at the office of Senior Sub-Registrar, Kengeri, Bangalore.
- ✓ 21. Absolute Sale deed dated 12.04.2007 executed by Smt.Siddamma W/o Late Sri.Veeranna and her children Sri.Virupakshaiah, Sri.Chandrashekaraiah, Sri.Somashekhar rep by their GPA holder Sri.S.Panduranga in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S.Aravinda, registered as doc no.123/2007-08, in Book-I, at the office of Sub-Registrar, Rajarajeshwarinagar, Bangalore.
- ✓ 22. Official memorandum dated 19.12.2008 bearing no.ALN (S)S.R.(ken)102/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 2 acres 06 guntas in Sy no.41/1, 2 guntas in Sy no.41/7 for residential purpose and 2 acres 29 guntas in Sy no.25/1 for commercial purpose of Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District from agriculture to non-agricultural residential purpose
- ✓ 23. Official memorandum dated 08.04.2011 bearing no.ALN (S)S.R.(Ken)128/2010-11 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 2 acres 22 guntas in Sy no.25/1, 3 acres 20 guntas in Sy no.26/1A and 3 acres 288 guntas in Sy no.27 of Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District from agriculture to non-agricultural industrial purpose-reference only.
- ✓ 24. Official memorandum dated 04.01.2020 bearing no.LRF/CR/07/02-03 issued by the office of Deputy Commissioner, Bangalore District, Bangalore granting permission for sale of land measuring 107-00.04 acres/guntas of land in Mylasandra and Pattanagere Villages, Kengeri Hobli, Bangalore South Taluk.
- ✓ 25. Intimation notice dated 02.12.2020 issued by the office of BBMP.
- ✓ 26. Deed of Conveyance dated 24.02.2020 executed by M/s Tanglin Developments Ltd., in favour of M/s G.V.Techparks Private Ltd., registered as doc nno.11370/2019-2020, in Book-I, stored in C.D. No.BMHD1132, at the office of Senior Sub-Registrar, Bommanahalli (Jayanagar), Bangalore.



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- ✓ 27. Katha endorsement dated 02.12.2020 issued by BBMP in favour of M/s G.V.Techparks Private Ltd., in respect of property bearing katha no.3878/25/1/41/1/41/7.
- ✓ 28. Katha Certificate dated 02.12.2020 issued by BBMP in favour of M/s G.V.Techparks Private Ltd., in respect of property bearing katha no.3878/25/1/41/1/41/7
- ✓ 29. Katha extract dated 02.12.2020 issued by BBMP in favour of M/s G.V.Techparks Private Ltd., in respect of property bearing katha no.3878/25/1/41/1/41/7
- ✓ 30. Encumbrance certificates :
 - a) Dated 22.01.2007 for the period 01.04.1978 to 31.05.1980 (17 guntas).
 - b) Dated 22.01.2007 for the period 01.04.1978 to 31.05.1980 (18 guntas).
 - c) Dated 22.01.2007 for the period 01.04.1978 to 31.05.1980 (17 guntas).
 - d) Dated 22.01.2007 for the period 01.04.1978 to 31.05.1980 (17 1/2 guntas)
 - e) Dated 07.03.2024 for the period 01.04.1978 to 31.05.1989 (0-01.2 guntas).
 - f) Dated 29.02.2024 for the period 01.06.1989 to 31.03.2004 (0.01.2 guntas).
 - g) Dated 29.02.2024 for the period 01.06.1989 to 31.03.2004 (0.03.2 guntas).
 - h) Dated 07.03.2024 for the period 01.04.1978 to 31.05.1989 (0-03.2 guntas)
 - i) Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999 depicting the entry of sale deed dated 26.02.1998 (doc no.942).
 - j) Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999 depicting the entry of sale deed dated 26.02.1998 (doc no.938).
 - k) Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999 depicting the entry of sale deed dated 20.02.1998 (doc no.944).
 - l) Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999 depicting the entry of sale deed dated 26.02.1998 (doc no.938).
 - m) Dated 27.11.2023 for the period 01.01.1998 to 31.03.2004 depicting the entries of sale deeds dated 26.02.1998 (doc nos.938, 940, 942 & 944) and 06.09.2000 (doc no.5679).
 - n) Dated 24.01.2024 for the period 01.04.2004 to 19.01.2024 depicting the entries of sale deeds dated 12.04.2007 (doc no.123), 25.01.2006 (doc no.2232), 25.02.2020 (doc no.11370), DTD dated 20.06.2020 (doc no.799), dated 27.10.2020 (doc no.3955).
 - o) Dated 22.01.2024 for the period 01.04.2004 to 19.01.2024 depicting the entries of sale deeds dated 25.01.2006 (doc no.2232), 20.03.2006 (doc no.30671), Discharge deed dated 02.08.2018 (doc no.3005), rectification deed dated 25.03.2013 (doc no.6169) and sale deed dated 03.02.2009 (doc no.2273).



Common documents

1. Memorandum of entry dated 27.10.2020 executed by Sri.Surendra Kumar Bajaj of M/s GV Techparks Private Limited in favour of SBICAP Trustee Company Ltd., registered as doc no.3955/2020-21, in Book-I, stored in C.D. no.BMHD1271, at the office of Sub-Registrar, Bommanahalli, Bangalore.
2. Deed for Partial Discharge and Release of Equitable Mortgage by Deposit of Title Deeds dated 04.06.2024 executed by M/s SBICAP Trustee Company Ltd., in favour of M/s GV Techparks Private Limited, registered as doc no.3049/2024-25, in Book-I, at the office of Senior Sub-Registrar, Jayanagar (Bommanahalli), Bangalore Urban District.
3. Licence for construction dated 04.10.2023 issued by the office of BBMP
4. Copy of sanction plan (L.P. no.52/2022-23) issued by the office of BBMP.

III SOURCE OF TITLE :

On perusal of documents produced for scrutiny, it is noticed that land bearing Sy no.25 measuring 1 acre 29 1/2 guntas was earlier owned by one Sri.Puttabasappa S/o Sri.Eeranna, he having acquired the same from the predecessor-in-title Sri.Siddalinga S/o Sri.Basaiah under a Sale Deed dated 31.03.1954 (doc no.8206/1953-54).

The copy of IHC register bearing no.3/1987-88, confirms the demise of Sri.Puttabasappa and his wife Smt.Sakkamma and their only son Sri.Byrappa and his wife Smt.Parvathamma, besides transfer of katha in respect of Sy no.25 in the name of Sri.P.B.Umesh (only son of Sri.Byrappa).

After the demise of Sri.Puttabasappa and his son Sri.Byrappa, their legal heir Sri.P.B.Umesh (only son of Late Sri.Byrappa) sold the aforesaid land in Sy no.25 in terms of following sale deeds ;

- a) Sy no.25 measuring 17 guntas in favour of Sri.Lokappa Gowda vide an Absolute Sale Deed dated 26.02.1998 (doc no.944/1998-99). In turn, Sri.G.N.Lokappa Gowda sold the said land in Sy no.25 measuring 17 guntas in favour of M/s Tanglin Developments Ltd., rep by its Director Sri.Anil Gowda in terms of an Absolute Sale deed dated 06.09.2000 (doc no.5679/2000-01). The factum of sale is corroborated in the mutation register bearing MR no.1/2003-04.
- b) Sy no.25 measuring 17 1/2 guntas in favour of Sri.Murthy S/o Sri.Subbegowda vide an Absolute Sale deed dated 26.02.1998 (doc no.938/1998-99). Similarly, Sri.P.S.Murthy, S/o Sri.Subbe Gowda sold land bearing Sy no.25 measuring 17 guntas in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S.Aravinda under an Absolute Sale deed dated 24.09.2004 (doc no.24479/2004-05).



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- c) Sy no.25 measuring 17 guntas in favour of Sri.G.U.Chandregowda S/o Sri.Uddegowda under an Absolute Sale deed dated 26.02.1998 (doc no.942/1998-99). The sale transaction finds mention in the mutation register bearing MR no.32/1997-98 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore. Further, Sri.G.U.Chandre Gowda S/o Sri.Udde Gowda sold a portion of land bearing Sy no.25 measuring 17 guntas in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S.Aravinda, in terms of an Absolute Sale Deed dated 24.09.2004 (doc no.24475/2004-05). The sale transaction finds mention in the mutation register bearing MR no.14/2004-05 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.
- d) portion of land baring Sy no.25 measuring 18 guntas in favour of Sri.G.H.Halappa, S/o Sri.Huchchegowda vide an Absolute Sale deed dated 26.02.1998 (doc no.940/1998-99). The sale transaction is reflected in the Mutation register bearing MR no.33/1994-95 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore. Thereafter, Sri.G.H.Halappa, S/o Late Sri.Huchegowda sold land bearing Sy no.41/7 measuring 00-08 guntas, Sy no.15/1 measuring 1 acre, Sy no.25 measuring 00-18 guntas + 22 guntas in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S.Aravinda in terms of an Absolute Sale deed dated 03.09.2005 (doc nno.13128/2005-06). The sale transaction is reflected in the mutation register bearing MR no.10/2005-06 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.

Whereas land bearing Sy no.25/1 measuring 0-03.2 guntas and 0-01.2 guntas situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District was earlier owned by Smt.Siddamma W/o Late Sri.Veeranna and her children Sri.Virupakshaiah, Sri.Chandrashekaraiah & Sri.Somashekhar as evidenced from the IHC register bearing no.4/1988-89 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore. The said Smt.Siddamma W/o Late Sri.Veeranna and her children Sri.Virupakshaiah, Sri.Chandrashekaraiah, Sri.Somashekhar rep by their GPA holder Sri.S.Panduranga sold land bearing Sy no.25/1 measuring 0-03.2 guntas and 0-01.2 guntas in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S.Aravinda, in terms of an Absolute Sale deed dated 12.04.2007 (doc no.123/2007-08). It is recited in the said sale deed that the aforesaid land was restored to Smt.Siddamma and others by the Hon'ble High Court of Karnataka in case no.MFA 2418/1995 (2128/95) dated 10.10.1996 and confirmed by the Special Tahsildar, Bangalore South Taluk vide order dated 29.09.2003 in case no.RRT (1) DS 24/2002-03. However, copy of General Power of Attorney dated 06.02.2004 (doc no.403/2003-04) executed by Smt.Siddamma and others in favour of Sri.S.Panduranga is not made available.



The land measuring 3 acres 24 guntas in Sy no.25 among other properties is converted from agriculture to non-agricultural residential purpose vide Official memorandum dated 17.11.2003 bearing no.B.DIS.ALN (S)S.R.(K.T.)67/03-04 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

Subsequently, M/s Tanglin Developments Ltd., for a valuable consideration, sold and conveyed the larger extent of land in Sy no.25 measuring 5 acres property among other properties in favour of M/s G.V.Techparks Private Ltd., in terms of a Deed of Conveyance dated 24.02.2020 registered as doc nno.11370/2019-2020, at the office of Senior Sub-Registrar, Bommanahalli (Jayanagar), Bangalore. The extent of land covered in this report in respect of Sy no.25 is only 1 acre 33.4 guntas.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999	depicting the entry of sale deed dated 26.02.1998 (doc no.942).
2	Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999	depicting the entry of sale deed dated 26.02.1998 (doc no.938).
3	Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999	depicting the entry of sale deed dated 20.02.1998 (doc no.944).
4	Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999	depicting the entry of sale deed dated 26.02.1998 (doc no.938).
5	Dated 27.11.2023 for the period 01.01.1998 to 31.03.2004	depicting the entries of sale deeds dated 26.02.1998 (doc nos.938, 940, 942 & 944) and 06.09.2000 (doc no.5679).
6	Dated 24.01.2024 for the period 01.04.2004 to 19.01.2024	depicting the entries of sale deeds dated 12.04.2007 (doc no.123), 25.01.2006 (doc no.2232), 25.02.2020 (doc no.11370), DTD dated 20.06.2020 (doc no.799), dated 27.10.2020 (doc no.3955).
7	Dated 22.01.2024 for the period 01.04.2004 to 19.01.2024	depicting the entries of sale deeds dated 25.01.2006 (doc no.2232), 20.03.2006 (doc no.30671), Discharge deed dated 02.08.2018 (doc no.3005), rectification deed dated 25.03.2013 (doc no.6169) and sale deed dated 03.02.2009 (doc no.2273).



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In respect of Sy no.41/1 measuring 2 acres 6 guntas & 41/9 measuring 14 guntas :

Whereas land bearing Sy no.41/1 measuring 5 acres, Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore was earlier owned by one Sri.Ramaiah, S/o Sri.Sheenappa as could be evidenced from the entries made in the RTC/s for the period 1969-70 to 1973-74, 1974-75 to 1978-79, 1984-85 to 1988-89, 1994-95 to 1996-97, 1997-98 to 1999-2000, issued by the office of Village Accountant, Bangalore South Taluk, Bangalore

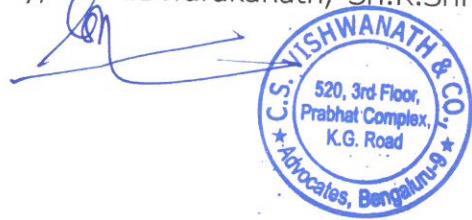
One Sri.Archaka Narayanapp (second son of Late Sri.Sheenappa, who was adopted by his uncle Sri.Archaka Venkataramanaiah) had filed a case in O.S. no.7037/1997 before the Court of City Civil Judge seeking for partition and separate possession of 1/5th share in land bearing Sy no.41/1. The suit was dismissed on 16.04.2001 as compromised by filing application under Order 23 Rule 3 of CPC.

The said Sri.K.V.Ramaiah entered into a Partition deed dated 13.12.2001 (doc no.12018/2001-02) with his brothers Sri.Thirumalaiah, Sri.Krishnappa and Sri.Sampangi Ramaiah for division of aforesaid land in Sy no.41/1 by metes and bounds as under ;

- a) Portion of land in Sy no.41/1 measuring 25 guntas (20.2 +4.8 guntas) was allotted to the share of Sri.K.V.Ramaiah.
- b) Portion of land in Sy no.41/1 measuring 25 guntas (20.2 +4.8 guntas) was allotted to the share of Sri.Thirumalaiah,
- c) Portion of land in Sy no.41/1 measuring 25 guntas (20.2 +4.8 guntas) was allotted to the share of Sri.Krishnappa and
- d) Portion of land in Sy no.41/1 measuring 25 guntas (20.2 +4.8 guntas) was allotted to the share of Sri.Sampangi Ramaiah.

The factum of partition is reflected in the Mutation register bearing MR no.10/2002-03 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.

Thereafter, a) Sri.K.V.Ramaiah together with his family members Sri.K.R.Sridhara Murthy, Kum.K.S.Narmada, Chi.B.S.Rajeev, Chi.B.S.Sarvesh rep by their GPA holder Sri.K.R.Sridhara Murthy, b) Sri.Thirumalaiah together with his family members Sri.Devaraju, Chi.Anantha, Kum.Krishnaveni, Chi.Srinivasa rep by their father and natural guardian Sri.Devaraju, c) Sri.Krishnappa together with his family members Sri.K.Keshava Murthy, Kum.Pallavi, Chi.Prajval rep by minor guardian and father Sri.K.Keshava Murthy, Sri.K.Shashidhara, Sri.K.Srinivasamurthy, Sri.K.Dwarakanath, Sri.K.Srinath AND



d) Sri.P.S.Sampangiramaiah and his son Sri.K.S.Sampathkumar sold their respective portions in Sy no.41/1 measuring 2 acres 20 guntas in favour of M/s Tanglin Development Ltd., rep by its Director Sri.V.Shankar under an Absolute Sale deed dated 06.08.2001 (doc no.15920/2003-04).

The land bearing Sy no.41/1 measuring 2 acres 06 guntas was converted from agriculture to non-agricultural residential purpose vide Official memorandum dated 19.12.2008 bearing no.ALN (S)S.R.(ken)102/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

The land bearing Sy no.41/9 measuring 14 guntas is converted for parks and playground – parks and open space purpose vide Official memorandum dated 05.01.2023 bearing no.415097 issued by the office of Deputy Commissioner, Bangalore Urban District. The factum of conversion is reflected in the Mutation register bearing MR no.T15/2022-23.

Subsequently, M/s Tanglin Developments Ltd., sold the aforesaid land in Sy no.41/1 measuring 2 acres 06 guntas among other properties in favour of M/s GV Techparks Pvt. Ltd., by virtue of Deed of conveyance dated 24.02.2020 and registered as doc no.11370/2019-20, at the office of Senior Sub-Registrar, Bommanahalli (Jayanagar), Bangalore.

Further, M/s Tanglin Developments Ltd., rep by its authorised signatory Sri.K.M.Deekshith for a valuable consideration sold and conveyed remaining portion of aforesaid land in Sy no.41/1 (new Sy no.41/9) measuring 14 guntas among other properties in favour of M/s GV Techparks Pvt. Ltd., rep by its authorised signatory Sri.Shankar V. in terms of an Absolute Sale Deed dated 28.09.2023 and registered as doc no.8418/2023-24, at the office of Senior Sub-Registrar, Jayanagar (Bommanahalli), Bangalore

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 02.01.2007 for the period 01.04.1992 to 31.03.2004	depicting the entry of sale deed dated 19.09.2003 (doc no.15920).
2	Dated 24.01.2024 for the period 01.11.2018 to 19.01.2024	depicting the entries of DTD dated 27.10.2020 (doc no.3955) & 20.06.2020 (doc no.799).



In respect of land bearing Sy.no.41/7 measuring 8 guntas

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Whereas land bearing Sy no.41/7 measuring 8 guntas situated at Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore was earlier owned by Smt.Gowramma as evidenced from the entries made in the copies of RTC/s for the period 1969-70 to 1972-73, 1974-75 to 1978-79, 1984-85 to 1988-89 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore

The children of Smt.Gowramma and Late Sri.Patel Nanjundappa viz., Sri.P.N.Rajanna, Sri.Candranna, Sri.N.Gangadharaiyah and Sri.Basavarajaiah and Sri.N.Puttashankarappa entered into a Partition deed dated 11.10.1985 for division of aforesaid land among other properties by metes and bounds. In terms of the said partition, portion of Sy no.41/7 measuring 8 guntas among other properties was allotted to the share of Sri.Candranna. It is pertinent to mention that Smt.Gowramma had affixed her thumb impression to the said partition deed. The factum of partition is corroborated in the Mutation register bearing MR no.8/1991-92 issued by the office of Tahsildar, Bangalore South Taluk, Bangalore.

Thereafter, the said Sri.Candranna sold the said land bearing Sy no.41/7 measuring 00-08 guntas in favour of Sri.G.H.Halappa, under a Sale deed dated 31.03.1998 (doc no.14529/1997-98). The factum of sale is reflected in the Mutation register bearing MR no.26/1997-98 issued by the office of Village Accountant, Bangalore South Taluk, Bangalore.

Subsequently, Sri.G.H.Halappa sold the land in Sy no.41/7 measuring 8 guntas among other properties in favour of M/s Tanglin Developments Ltd., rep by Sri.M.S. Aravinda by virtue of an Absolute Sale deed dated 03.09.2005 and registered as doc no.13128/2005-06, at the office of Senior Sub-Registrar, Kengeri, Bangalore.

Subsequently, M/s Tanglin Developments Ltd., for a valuable consideration, sold and conveyed a portion of aforesaid land in Sy no.41/7 measuring 2 guntas among other properties in favour of M/s G.V.Techparks Private Ltd., in terms of a Deed of Conveyance dated 24.02.2020 registered as doc nno.11370/2019-2020, at the office of Senior Sub-Registrar, Bommanahalli (Jayanagar), Bangalore.

The land bearing Sy no.41/7 measuring 2 guntas was converted from agriculture to non-agricultural residential purpose vide Official memorandum dated 19.12.2008 bearing no.ALN [S]SR(KEN)102/2008-09 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.



The land bearing Sy no.41/7 measuring 06 guntas is converted for parks and playground – parks and open space purpose vide Official memorandum dated 25.05.2022 bearing no.338168 issued by the office of Deputy Commissioner, Bangalore Urban District.

Subsequently, M/s Tanglin Developments Ltd., rep by authorised signatory Sri.K.M.Deekshith for a valuable consideration sold and conveyed the said land bearing Sy no.41/7 measuring 6 guntas among other properties in favour of M/s GV Techparks Private Limited rep by its Director Sri.Sri.Sanjay Agarwal by virtue of an Absolute Sale deed dated 20.07.2022 and registered as doc no.2831/2022-23, at the office of Sub-Registrar, Jayanagar (BTM Layout), Bangalore.

The copies of RTC/s for the period 1969-70 to 1972-73, 1974-75 to 1978-79, 1984-85 to 1988-89, 1994-95 to 1996-97, 1997-98 to 2001-02, 1997-98, 1997-98 to 1999-2000, 2003-04, issued by the office of Village Accountant, Bangalore South Taluk, Bangalore reflects the names of erstwhile owners as kathedars and occupants in respect of Sy no.41/7, Pattanagere Village, Kengeri Hobli, Bangalore South Taluk, Bangalore.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

Sl. No.	Period of E.C.	Nature & Nomenclature
1	Dated 18.01.2007 for the period 01.06.1989 to 31.03.1999	depicting the entry of sale deed dated 27.03.1998 (doc no.14529).
2	Dated 20.07.2006 for the period 01.04.1992 to 31.03.2005	depicting the entries of sale deeds dated 12.03.1998 (doc no.13854), 27.03.1998 (doc no.14529) and 26.02.1998 (doc no.940).
3	Dated 22.01.2007 for the period 01.04.2005 to 31.03.2006	depicting the entry of sale deed dated 03.09.2005 (doc no.13128)
4.	Dated 21.12.2006 for the period 01.04.2004 to 20.12.2006	depicting the entry of sale deed dated 03.09.2005 (doc no.13128)
5.	Dated 24.01.2024 for the period 01.04.2006 to 19.01.2024	depicting the entries of sale deed dated 20.07.2022 (doc no.2831), DTD dated 27.10.2020 (doc no.3955), 25.02.2020 (doc no.11370) and DTD dated 20.06.2020 (doc no.799).



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The copy of Official memorandum dated 04.01.2020 bearing no.LRF/CR/07/02-03 issued by the office of Deputy Commissioner, Bangalore District, Bangalore granting permission to M/s Tanglin Developments Ltd., for sale of land measuring 107-00.04 acres/guntas of land in Mylasandra and Pattanagere Villages, Kengeri Hobli, Bangalore South Taluk including land in Sy nos.25/1, 41/1 & 41/7 is produced.

The office of Bruhat Bangalore Mahanagara Palike has caused an Intimation notice dated 02.12.2020 amalgamating property bearing katha nos.3876/41/1 measuring 2 acres 06 guntas, katha no.3877/41/7 measuring 0.02 guntas and katha no.3878/25/1 measuring 2 acres 29 guntas and assigned composite municipal no.3878/25/1/4141/7 totally measuring 4 acres 37 guntas to the amalgamated property, besides assessing the same to tax.

The katha for the aforesaid composite property municipal no.3878/25/1/4141/7 totally measuring 4 acres 37 guntas stands in the name of M/s G.V.Techparks Private Ltd., vide Katha Endorsement, Katha Certificate and Katha extract all dated 02.12.2020 issued by the office of BBMP.

The copy of Memorandum of entry dated 27.10.2020 executed by Sri.Surendra Kumar Bajaj of M/s GV Techparks Private Limited in favour of SBICAP Trustee Company Ltd., (doc no.3955/2020-21) in respect of lands in Sy nos.25/1, 41/1 & 41/7 are produced.

The licence for construction and copy of sanction plan dated 04.10.2023 bearing L.P. no.52/2022-23 issued by the office of BBMP permits the construction of 2 basement + 1 ground + 4 floors consisting of 270 units in AO (Block 4, 5, 6 & 7) and 1 ground +4 upper floors consisting of 210 units in Ao (Block 1, 2 & 3)..

The mortgage of subject property bearing Sy no.25/1 measuring 1 acre 34 guntas, Sy no.41/1 measuring 2 acres 06 guntas and Sy no.41/7 measuring 2 guntas in favour of M/s SBICAP Trustee Company Ltd., vide a Memorandum of Entry dated 20.06.2020 (doc no.3955/2020-21) came to be discharged in terms of a Deed for Partial Discharge and Release of Equitable Mortgage by Deposit of Title Deeds dated 04.06.2024 (doc no.3049/2024-25).

IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject properties at Item-I to V in favour of M/s G.V.Techparks Private Ltd.,



V OPINION :

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS :

- a) LATEST TAX PAID RECEIPT/S,
- b) RERA REGISTRATION CERTIFICATE FOR THE PROJECT,
- c) ENCUMBRANCE CERTIFICATE DEPICTING THE ENTRY OF SALE DEED DATED 28.09.2023 (DOC NO.8418),
- d) NIL ENCUMBRANCE CERTIFICATE FROM 19.01.2024 TILL DATE,

We are of the opinion that the title of M/s G.V.Techparks Private Ltd., in respect of properties described at Item-I to Item-V supra is legally valid, clear and marketable.

NOTE :

1. IT IS ADVISABLE TO VERIFY ALL THE ORIGINAL DOCUMENTS OF TITLE.
2. COPIES OF DOCUMENTS PERUSED AND VERIFIED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,
For C.S.Vishwanath & Co.,

Advocate.

