
PRELIMINARY TITLE REPORT

PREPARED FOR

HERO FINCORP LIMITED



J. S. A. | advocates & solicitors

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INTRODUCTION

This title verification report (the “**Report**”) has been prepared under instructions and at the instance of Hero Fincorp Limited (the “**Client**”) and is based on the documents and information provided to us by the Casa Grande Garden City Builders Private Limited.

DESCRIPTION OF PROPERTY

All that piece and parcel of the converted land bearing Survey No. 93 measuring 5 Acres 4 Guntas situated at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Rural District (“**Property**”) and bounded as follows –

East by : Road
West by : Land bearing Survey No. 29;
North by : Land bearing Survey Nos. 99; and
South by : Land bearing Survey No. 29.

DOCUMENTS PERUSED

The list containing photocopies of documents, relating to the Property, which are examined by us is attached hereto as **Annexure A** (“**Documents**”). The Documents relate to transactions in respect to the Property for a period of Seventy years.

SCOPE OF INVESTIGATION AND LIMITATIONS

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

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

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

We have not issued any public notice in any daily newspaper, inviting claims from public in general to the Report being issued by us to the Client.

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

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

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

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

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

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

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

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

TRACING THE TITLE

On perusal of the Record of Rights bearing RR No. 191, we observe that the land bearing Survey No. 93 (Old Survey No. 29/6) measuring 5 Acres 4 Guntas situated at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Rural District (“**Property**”) was granted to Dodda Bodappa alias Venkataramanaiah and Chikka Bodappa son of late Munishamappa.

JSA Comments: *We have not been provided with the following documents:*

- i. *We note that Dodda Bodappa alias Venkataramanaiah and Chikka Bodappa acquired the title by virtue of the grant order dated May 3, 1925 bearing No. 307/1922-23. We have not been provided with the said grant order for our review:*
- ii. *We have been informed that the Saguvalli Chiti bearing No. 307/1922-23 issued in favour of Dodda Bodappa and Chikka Bodappa and Block sketch of Survey No. 29 are not available.*

On review of the genealogical tree of Dodda Bodappa alias Venkataramanaiah issued by the Village Accountant, Huskur Circle, Anekal Taluk we note that Dodda Bodappa alias Venkataramanaiah (deceased) was married to Venkamma (deceased) and they had one son and three daughters namely (i) Ramappa (deceased) (ii) Chowdamma (deceased) (iii) Jayamma and (iv) Lakkamma. We further note that:

- (a) Chowdamma (deceased) was married to Venkataramanappa (deceased) and had two daughters namely (i) Lakshamma and (ii) Ramakka.
- (b) Jayamma is married to Muniswamy and had one son Prakash and three daughters namely (i) Suvarnamma, (ii) Nagarathna and (iii) Pushpa.
- (c) Lakkamma has one child namely Goolipalamma alias Devaramma (deceased). As per the Complaint bearing O.S No. 98/2014 we note that Sunanda alias Sunandamma is the granddaughter of Lakkamma.

On review of the Affidavit dated July 09, 2019 we note that Chikka Bodappa (deceased) was married to Bamma and they have one son namely Munishami. The said Munishami is married to Ramakka and they have three children namely H.M. Jayaram, Renukamma and Jayalakshmi.

- (a) H.M. Jayaram is married to Vilamma and they have two children namely Ramya and Rahul;
- (b) Renukamma is married to Jayaram and they have one daughter namely Hemavathi;
- (c) Jayalakshmi is married to Munikrishna and they have two children namely Premakumar and Harish Kumar.

JSA Comments: *On review of the documents, we note that Dodda Bodappa alias Venkataramanaiah and Chikka Bodappa have partitioned the Property and we have been informed that the said partition deed is not available. Further we note that all the family members of Dodda Bodappa alias Venkataramanaiah and Chikka Bodappa have sold the Property under different sale deeds and presently Survey No. 93 measuring 5 Acres 4 Guntas is in the name of K. Subramanyam Naidu son of K. Narasimhulu Naidu. Hence, we can ignore the production of the partition deed executed between Dodda Bodappa and Chikka Bodappa.*

Item No. 1 Property

On review of the Sale Deed dated August 12, 1951 and registered on August 13, 1951 as Document No. 1198/1951-52, in Book I, Volume No. 661, at page Nos. 157 to 158, in the Office of the Sub-Registrar, Anekal Taluk, Bangalore Rural District, we note that Chikka Bodappa conveyed the eastern portion of the Property measuring 2 Acres 23 Guntas in favour of Patel Giregowda. Further, we note that Dodda Bodappa has not joined in the execution of the Sale Deed dated August 12, 1951 and registered as Document No. 1198/1951-52.

On the perusal of the Sale Deed dated April 10, 1972 and registered as Document No. 122/1972-73, in Book -I, Volume No. 1172, at page Nos. 42 to 43, in the Office of the Sub-Registrar, Anekal Taluk, Bangalore Rural District, we note that Patel Giregowda conveyed eastern portion in the Property measuring 2 Acres 23 Guntas to Bamma wife of Chikka Bodappa. Pursuant to the aforementioned Sale Deed, the revenue records in respect of the eastern portion in the Property measuring 2 Acres 23 Guntas has been transferred in the name of Bamma vide the mutation register extract bearing M.R. No. 12/1973-74.

Thereafter, on review of the Sale Deed dated February 24, 1996 and registered on February 26, 1996 as Document No. 8276/1995-96, Book 1, in the Office of the Sub-Registrar, Anekal Taluk, Bangalore Rural District, we note that (i) Bamma wife of late Chikka Bodappa along with her sons namely (ii) Muniswamy and (iii) H. M. Jayaram have sold portion of Survey No. 93 measuring 2 Acres 22 Guntas situated at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bangalore Rural District (“**Item No. 1 Property**”) in favour of M. Ranganath son of Yerraiiah Naidu. Pursuant to the said transaction, we note that the revenue records in respect of portion of Survey No. 93 measuring 2 Acres 22 Guntas has been transferred in the name of M. Ranganath vide the mutation register extract bearing M.R. No. 61/1997-98.

Item No. 2 Property

We observe that Dodda Bodappa alias Venkataramanaiah and his brother Chikka Bodappa have jointly gifted Dodda Bodappa’s share measuring 2 Acres 23 Guntas in Survey No. 93 in favour of Jayamma daughter of Dodda Bodappa alias Venkataramanaiah, under an unregistered Gift Agreement dated August 10, 1965.

ISA Comments: *We note that the above Gift Deed dated August 10, 1965 is not adequately stamped and registered. Further we note from the Inheritance certificate bearing IHC No. 11/1995-96, that after the death of Dodda Bodappa katha of the Property was transferred in the name Jayamma daughter of Dodda Bodappa alias Venkataramanaiah.*

On review of the Inheritance certificate bearing IHC No. 11/1995-96 we observe that after the death of Dodda Bodappa, the khata in respect of portion of the Property measuring 2 Acres 22 Guntas situated at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bangalore Rural District (“**Item No. 2 Property**”), is transferred in the name of his daughter Jayamma.

On review of the Sale Deed dated February 24, 1996 and registered as Document No. 8242/1995-96, Book 1, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District, we note that (i) Jayamma along with her husband (ii) G. C. Muniswamappa alias Muniswamy and children namely (iii) H. Suvarnamma, (iv) M. Nagarathna, (v) M. Prakash and (vi) Pushamma (minor represented by her father G. C. Muniswamappa as natural guardian) have sold western portion of Survey No. 93 i.e., Item No. 2 Property in favour of M. Ranganath son of Yerraiiah Naidu. Pursuant to the said transaction, we note that the revenue records in respect of Item No. 2 Property has been transferred in the name of M. Ranganath vide the mutation register extract bearing MR No. 68/1997-98.

On review of the Sale Deed dated March 06, 2003 and registered as Document No. 9463/2002-03, Book 1, stored in CD No. 23/2002-03, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District, we note that M. Ranganath son of Yerraiiah Naidu has sold the Property in favour of K. Subramanyam Naidu son of K. Narasimhulu Naidu. Pursuant to the said transaction, we note that the revenue records in respect the Property has been transferred in the name of K. Subramanyam Naidu vide the mutation register extract bearing MR No. 55/2004-05. As per the above sale deed the western boundary of Survey No. 93 is shown as Rajakaluve, in this regard, proper/applicable buffer has to be reserved while obtaining the plan sanction.

On review of the Sale Deed dated July 26, 2023 we note that K. Subramanyam Naidu has sold the Property to Casa Grande Garden City Builders Private Limited. The said Sale Deed is registered as Document No. ABL-1-04590/2023-24 in Book-I in the office of the Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk.

Conversion Order

On review of the Official Memorandum dated May 20, 2010 bearing No. ALN. (AS) SR 02/2019-10 issued by the Special Deputy Commissioner, Bangalore District and Alienation Sketch dated March 28, 2014, we note that Survey No. 93 measuring 5 Acres 4 Guntas has been converted from agricultural to non-agricultural commercial use.

We observe from the Commencement Certificate dated March 23, 2023 bearing Reference No. BDA/CPA/CLU-205/4007/2022-23 that the change of land use of the Property from non-agricultural use to residential use has been accorded.

Litigations

We observe that the Assistant Commissioner, Bengaluru South, initiated proceedings against M. Ranganath in the Case No. LRF (83)(A) 118: 1997-98, dated December 16, 2002, with respect to violations under the provisions of sections 79-A and 79-B of Karnataka Land Reforms Act, 1961. Based on further enquires, it is held that there were no such violations in respect of the land measuring 2 Acres 22 Guntas in Survey No. 93 of Chikkanagamangala Village. Pursuant to the

said transaction, we note that the revenue records in respect of Survey No. 93 measuring 2 Acres 22 Guntas has been transferred in the name of M. Ranganath vide the mutation register extract bearing M.R. No. 7/2002-03.

We have perused the amended plaint filed in original suit bearing O.S. No. 98/2014 before the Senior Civil Judge and JMFC, Anekal Bangaluru Rural District, and we note that Sunanda alias Sunandamma wife of Prakash and daughter of Krishnappa and Shivamma, filed a partition against (i) Jayamma wife of late Muniswamy, (ii) Suvarna alias Suvarnamma daughter of late Muniswamy, (iii) Nagaveni daughter of late Muniswamy, (iv) Prakash son of late Muniswamy, (v) Pushpa daughter of late Muniswamy, (vi) Deveeramma daughter of late Muniswamy, (vii) C. H. Govindappa son of Huchellappa, (viii) Munithayamma wife of late C. H. Govindappa, (ix) Prema daughter of late C. H. Govindappa, (x) Roopa daughter of late C. H. Govindappa, (xi) Latha daughter of late C. H. Govindappa, (xii) Geetha daughter of late C. H. Govindappa, (xiii) Ravikiran son of late C. H. Govindappa, (xiv) M. Shivakumar son of late Muniyappa and (xv) Shyalaja wife of M. Shivakumar. Sunanda has prayed (i) for partition seeking 1/2th share in Survey No. 93 measuring 3 Acres, (ii) to set aside the Sale Deed dated February 26, 1996 and registered as Document No. 8242/1995-96 and Sale Deed dated March 06, 2003 and registered as Document No. 9463/2002-03. The said suit is still pending and the next date of hearing is on August 29, 2023.

We have perused the Plaint filed in original suit bearing O.S. No. 486/2020 before the Senior Civil Judge, Anekal Bangaluru Rural District, and we note that Renukamma daughter of late Muniswamy and Jayalakshmi daughter of late Muniswamy have filed a suit against H. M. Jayaram son of late Muniswamy, M. Ranganath son of Yerraiah Naidu and K. Subramanyam Naidu son of Narasimhulu Naidu, for partition seeking 1/8th share in Survey No. 93 measuring 2 Acres 22 Guntas and seeking to set aside the Sale Deed dated February 24, 1996 and registered as Document No. 8276/1995-96 and Sale Deed dated March 06, 2003 and registered as Document No. 9463/2002-03. On review of the order sheet dated February 20, 2023 we note that the said suit was dismissed by filing a joint memo.

Pursuant to the original suit bearing O.S. No. 486/2020 we note that Renukamma alias Renuka daughter of late Muniswamy and Jayalakshmi daughter of late Muniswamy have executed a Confirmation Deed dated February 20, 2023 and registered as Document No. ANK-1-10313-2022-23, Book 1, CD No. ANKD1500, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District in favour of Subramanyam Naidu son of late K. Narashimulu Naidu, confirming that Subramanyam Naidu is the absolute owner of portion of Survey No. 93 measuring 2 Acres 22 Guntas and confirm the Sale Deed dated February 24, 1996 and registered on February 26, 1996 as Document No. 8276/1995-96 and Sale Deed dated March 06, 2003 and registered as Document No. 9463/2002-03.

Pursuant to the original suit bearing O.S. No. 98/2014 we note that Sunanda alias Sunandamma daughter of Krishnappa and grand daughter of late Lakshamma executed a Confirmation Deed dated February 07, 2023 and registered as Document No. ANK-1-09829/2022-23, Book 1, CD

No. ANKD1491, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District in favour of Subramanyam Naidu son of late K. Narashimulu Naidu, confirming that Subramanyam Naidu is the absolute owner of portion of Survey No. 93 measuring 2 Acres 22 Guntas and confirmed the Sale Deed dated February 24, 1996 and registered as Document No. 8242/1995-96. Further the said has Sunanda alias Sunandamma has also confirmed the Sale Deed dated March 06, 2003 and registered as Document No. 9463/2002-03.

Kindly note as per the recitals of the Confirmation Deed dated February 07, 2023 we note Sunandamma has confirmed both the sale deeds (i) Sale Deed dated February 26, 1996 and registered as Document No. 8242/1995-96 (ii) Sale Deed dated March 06, 2003 and registered as Document No. 9463/2002-03 in favor of Subramanyam Naidu. But the scheduled property mentioned an extent of measuring 2 Acres 22 Guntas in Survey No. 93. In this regard we recommend a separate memo to be filed by Sunandamma confirming that she has executed a confirmation deed for the entire extent of 5 Acres 06 Guntas in Survey No. 99.

Revenue Records

The Record of Tenancy and Crops (RTC) discloses the total and actual extent in Survey No. 93 as 5 Acres 4 Guntas and there being no kharab land. The RTC further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1969-70 to 1972-73	Bodappa alias Chikkavenkatarama nappa	Nil	Nil	Bodappa
1973-74 to 1975-76	Bodappa alias Venkataramanaiah	Nil	Nil	Bodappa, Chikka Bodappa
1976-77 to 1978-79	Bodappa alias Venkataramanaiah	Nil	Nil	Bodappa, Chikka Bodappa
1979-80 to 1993-94	Bodappa alias Venkataramanaiah, Bamma wife of Chikka Bodappa (2 Acres 22 Guntas)	MR No. 12/73-74	Nil	Chikka Bodappa, Munishyami
1994-95	Bamma wife of Chikka Bodappa (2 Acres 22 Guntas), Jayamma wife of Bodappa alias Venkataramanaiah, (2 Acres 22 Guntas)	MR No. 12/73-74, IHC No. 11/95-96	Nil	Chikka Bodappa, Munishyami, Jayamma

1995-96 to 1996-97	Balamma wife of Chikka Bodappa (2 Acres 22 Guntas), Jayamma wife of Bodappa alias Venkataramanaiah, (2 Acres 22 Guntas)	MR No. 12/73-74, IHC No. 11/95-96	Nil	Chikka Bodappa, Jayamma
1997-98 to 1999-2000	Balamma wife of Chikka Bodappa (2 Acres 22 Guntas), Jayamma wife of Bodappa alias Venkataramanaiah, (2 Acres 22 Guntas), M. Ranganath son of Yerraiah Naidu, Government	MR No. 12/73-74, IHC No. 11/95-96, MR No. 69/97-98, MR No. 5/99-2000	Nil	Jayamma Ranganath
2000-01 to 2001-02	Balamma wife of Chikka Bodappa (2 Acres 22 Guntas), Jayamma wife of Bodappa alias Venkataramanaiah, (2 Acres 22 Guntas), M. Ranganath son of Yerraiah Naidu, Government	MR No. 12/73-74, IHC No. 11/95-96, MR No. 69/97-98, MR No. 5/99-2000	Nil	Government
2002-03 to 2003-04	M. Ranganath son of Yerraiah Naidu (2 Acres 22 Guntas)	MR No. 7/2002-03	Nil	M. Ranganath
2004-05	M. Ranganath son of Yerraiah Naidu (2 Acres 22 Guntas), M. Ranganath son of Yerraiah Naidu (2 Acres 22 Guntas),	MR No. 7/2002-03 MR No. 69/97-98	Nil	M. Ranganath
2005-06 to 2022-23	K. Subramanya Naidu son of Narsaimhalu Naidu	MR No. 55/2004-05	Nil	K. Subramanya Naidu

The RTC for the period 1969-70 to 2022-23 with regard to Survey No. 93 corroborates with the documents of title furnished and do not disclose any change or deviation in the ownership.

Survey Records

On review of the Village map of Chikkanagamangala Village we note that Survey No. 93 is bounded on the east by land bearing Survey No. 29, on the west by land bearing Survey No. 29 and Rajakaluve, on the north by land bearing Survey Nos. 99 and 98; and on the south by land bearing Survey No. 29.

We have been provided with the Moola Tippani in respect of Survey No. 93 measuring 5 Acres 4 Guntas and the same indicates the name of the karda as Bodappa alias Venkataramanappa.

The Karnataka Revision Settlement Akarband discloses the total and actual extent of Survey No. 93 as 5 Acres 4 Guntas, there being no kharab.

Municipal records and tax paid receipts

We have been provided with the tax paid receipt dated June 6, 2011 bearing No. 177987 which indicates that K. Subramanyam Naidu has paid property taxes in respect of Survey No. 93 for the period 2011-12.

JSA Comments: *We have not been provided with the latest tax paid receipt for the period 2022-23 in respect of Survey No. 93. We have not been provided with the latest khata certificate and extract in respect of Survey No. 93.*

Endorsements

We have been provided with the Endorsement dated October 17, 1995 issued by the Assistant Tahsildar, Anekal Taluk, stating that the Mutation Register bearing M.R. No. 12/1973-74 is not available as the same is dilapidated.

We have been provided with the Endorsement dated October 17, 1995 bearing No. NIC/MSC/233/1995-96 issued by the Tahsildar/ Anekal Taluk Bangalore which indicates that the MR No. 12/1973-74 in respect of Survey No. 93 is not available as the same is dilapidated.

We have been provided with the Endorsement dated February 09, 1996 and bearing No. LRF/ANOC/258/1995-96 issued by the Assistant Commissioner, Anekal (sub-division), Bangalore which indicates that there are no violations of the provisions of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No. 93 measuring 5 Acres 4 Guntas.

We have been provided with the letter dated February 6, 2008 bearing No. BDA/SLAQO/C7/PR/231/2007-08 issued by Special Land Acquisition Officer, Bangalore Development Authority, Bangalore which indicates that there are no acquisition proceedings with respect to Survey No. 93 measuring 5 Acres 4 Guntas.

We are provided with the Endorsement dated December 02, 2022 and bearing No. PTCL/CR/(AS)808/2022-23 issued by the Assistant Commissioner, Anekal Taluk (sub-division), Bangalore which indicates that there are no proceedings initiated or pending under the provisions

of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer Certain Lands) Act, 1978 with respect to Survey No. 93 measuring 5 Acres 4 Guntas.

We have been provided with the Endorsement dated December 22, 2022 bearing No. KIADB/KK/LAQ.IR/CR/3188/2022-23 issued by the Special Assistant Commissioner, Karnataka Industrial Areas Development Board, Bangalore, which indicates that there are no acquisition proceedings with respect to Survey No. 93 measuring 5 Acres 4 Guntas.

We have been provided with the Endorsement dated November 30, 2022 bearing No. KHB/LAQ/641/2022-23 issued by the Public Information Officer, Karnataka Housing Board, Bangalore, which indicates that there are no acquisition proceedings with respect to Survey No. 93 measuring 5 Acres 4 Guntas.

We have been provided with the Endorsement dated December 17, 2022 bearing No. RD0038028260468 issued by the Tahsildar, Bangalore North Taluk, which indicates that there are no tenancy applications which are filed under Form 7 and Form 7A of the Karnataka Land Reforms Act with respect to Survey No. 93 measuring 5 Acres 4 Guntas.

Investigation of Encumbrances

On perusal of the Encumbrance Certificate in SA No. 15075/22-23 issued for the period from April 1, 1950 to March 31, 2004 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 93.

On perusal of the Encumbrance Certificate in SA No. 20891/10-11 issued for the period from April 1, 1979 to March 31, 2004 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 93.

On perusal of the Encumbrance Certificate in SA No. 18253/10-11 issued for the period from April 1, 1998 to March 31, 2004 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 93 measuring 5 Acre 4 Guntas.

On perusal of the Encumbrance Certificate in SA No. 9537/10-11 issued for the period from April 1, 2004 to January 22, 2011 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 93 measuring 5 Acres 4 Guntas.

On perusal of the Encumbrance Certificate in SA No. 27577/2022-23 issued for the period from April 1, 2004 to December 7, 2022 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 93.

On perusal of the Encumbrance Certificate in SA No. 1082023-2251803 issued for the period from April 1, 2022 to August 1, 2023 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey Nos. 93 and 99

Public Notice

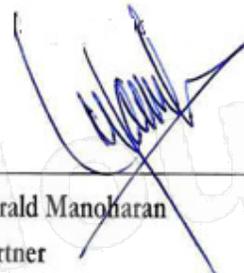
We have reviewed the Letter dated July 25, 2023 issued by Mr. J. Satish Kumar, Advocate stating that he had issued a public notice on July 19, 2023 in the Karnataka edition of Times of India and Vijaya Karnataka notifying the general public of the proposed acquisition of the Property and calling for any written objections or interest, from any third party in relation to the same within seven (7) days from the date of publication. In terms of the said Letter, Mr. J. Satish Kumar has

confirmed that he has not received any objections from the public as on July 19, 2023 claiming any right, title, interest, possession or ownership in relation to the Property.

CONCLUSION

Subject to our comments and observations above, receipt of the documents listed hereto as **Annexure C**, subject to final adjudication of the suit bearing O.S. No. 98/2014 (Sunanda alias Sunandamma who had filed a case bearing O.S. No. 98/2014 has executed a Confirmation Deed dated February 07, 2023 confirming Subramanyam Naidu (*erstwhile owner*) is the owner of the Property), we are of the opinion that Casa Grande Garden City Builders Private Limited is the absolute owner having good marketable right, title and interest in the converted land bearing Survey No. 93 measuring 5 Acres 4 Guntas situated at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Rural District; and can create a valid enforceable mortgage over the Property by deposit of title documents as set out in Annexure B. The Property shall be enforceable under the provisions of SARFAESI subject to proper execution of security documents.

For J.S.A.,



Gerald Manoharan
Partner

Date: August 10, 2023

DISCLAIMER

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavoring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Property, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while in preparation of this Report.

ANNEXURE – A

LIST OF DOCUMENTS PERUSED (Photocopies)

Sl. No.	Particulars of the documents furnished
1.	Record of Rights bearing RR No. 191 in respect of Survey No. 93(Old Survey No. 29/6) measuring 5 Acres 4 Guntas;
2.	Genealogical tree of Bodappa alias Venkataramanaiah issued by the Village Accountant, Huskur Circle, Anekal Taluk;
3.	Genealogical tree of Chikka Bodappa issued by the Village Accountant, Huskur Village Panchayat, Anekal Taluk;
4.	Sale Deed dated August 12, 1951 and registered on August 13, 1951 as Document No. 1198/1951-52, in Book I, Volume No. 661, at page Nos. 157 to 158, in the Office of the Sub-Registrar, Anekal Taluk, Bangalore Rural District;
5.	Sale Deed dated April 10, 1972 and registered as Document No. 122/1972-73, in Book -I, Volume No. 1172, at page Nos. 42 to 43, in the Office of the Sub-Registrar, Anekal Taluk, Bangalore Rural District;
6.	Mutation register extract bearing M.R. No. 12/1973-74;
7.	Sale Deed dated February 24, 1996 and registered on February 26, 1996 as Document No. 8276/1995-96, Book 1, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;
8.	Mutation register extract bearing M.R. No. 61/1997-98;
9.	Original suit bearing O.S. No. 486/2020;
10.	Confirmation Deed dated February 20, 2023 and registered as Document No. ANK-1-10313-2022-23, Book 1, CD No. ANKD1500, page Nos. 1 to 12 in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;
11.	Confirmation Deed dated February 07, 2023 and registered as Document No. ANK-1-09829/2022-23, Book 1, CD No. ANKD1491, the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;
12.	Unregistered Gift Agreement dated August 10, 1965;
13.	Inheritance certificate bearing IHC No. 11/1995-96;
14.	Sale Deed dated February 24, 1996 and registered as Document No. 8242/1995-96, Book 1, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;
15.	Mutation register extract bearing MR No. 68/1997-98;
16.	Sale Deed dated March 06, 2003 and registered as Document No. 9463/2002-03, Book 1, stored in CD No. 23/2002-03, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;
17.	Mutation register extract bearing M.R. No. 55/2004-05;

18.	Sale Deed dated July 26, 2023 registered as Document No. ABL-1-04590/2023-24 in Book-I in the office of the Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk;
19.	Official Memorandum dated May 20, 2010 bearing No. ALN. (AS) SR 02/2019-10 issued by the Special Deputy Commissioner, Bangalore District and Alienation Sketch dated March 28, 2014;
20.	Commencement Certificate dated March 23, 2023 bearing Reference No. BDA/CPA/CLU-205/4007/2022-23;
21.	Assistant Commissioner, Bengaluru South, initiated proceedings against M. Ranganath in the Case No. LRF (83)(A) 118: 1997-98, dated December 16, 2002;
22.	Mutation register extract bearing M.R. No. 7/2002-03;
23.	Amended plaint filed in original suit bearing O.S. No. 98/2014 before the Senior Civil Judge and JMFC, Anekal Bengaluru Rural District;
24.	Plaint filed in an original suit bearing O.S. No. 486/2020 before the Senior Civil Judge, Anekal Bengaluru Rural District;
25.	RTC for the period 1969-70 to 1974-75 and 1976-77 to 2022-23 with regard to Survey No. 93;
26.	Moola Tippani in respect of Survey No. 93;
27.	Karnataka Revision Settlement Akarband discloses the total and actual extent of Survey No. 93;
28.	Tax paid receipt dated June 6, 2011 bearing No. 177987;
29.	Endorsement dated October 17, 1995 issued by the Assistant Tahsildar, Anekal Taluk;
30.	Endorsement dated October 17, 1995 bearing No. NIC/MS/233/1995-96 issued by the Tahsildar/ Anekal Taluk Bangalore;
31.	Endorsement dated February 09, 1996 and bearing No. LRF/ANOC/258/1995-96 issued by the Assistant Commissioner, Anekal (sub-division), Bangalore;
32.	Letter dated February 6, 2008 bearing No. BDA/SLAQO/C7/PR/231/2007-08 issued by Special Land Acquisition Officer, Bangalore Development Authority, Bangalore;
33.	Endorsement dated May 09, 2011 and bearing No. PTCL/CR/33/2011-12 issued by the Assistant Commissioner, Anekal Taluk (sub-division), Bangalore;
34.	Endorsement dated June 03, 2011 bearing No. KIADB/KK/LAQ.IR/CR/1614/3367/2011-12 issued by the Special Assistant Commissioner, Karnataka Industrial Areas Development Board, Bangalore;
35.	Endorsement dated December 22, 2022 bearing No. KIADB/KK/LAQ.IR/CR/3188/2022-23 issued by the Special Assistant Commissioner, Karnataka Industrial Areas Development Board, Bangalore

36.	Endorsement dated December 02, 2022 and bearing No. PTCL/CR/(AS)808/2022-23 issued by the Assistant Commissioner, Anekal Taluk (sub-division), Bangalore;
37.	Endorsement dated November 30, 2022 bearing No. KHB/ LAQ/641/2022-23 issued by the Public Information Officer, Karnataka Housing Board, Bangalore;
38.	Endorsement dated December 17, 2022 bearing No. RD0038028260468 issued by the Tahsildar, Bangalore North Taluk;
39.	Encumbrance Certificate in SA No. 15075/22-23 issued for the period from April 1, 1950 to March 31, 2004;
40.	Encumbrance Certificate in SA No. 20891/10-11 issued for the period from April 1, 1979 to March 31, 2004;
41.	Encumbrance Certificate in SA No. 18253/10-11 issued for the period from April 1, 1998 to March 31, 2004;
42.	Encumbrance Certificate in SA No. 9537/10-11 issued for the period from April 1, 2004 to January 22, 2011;
43.	Encumbrance Certificate in SA No. 27577/2022-23 issued for the period from April 1, 2004 to December 7, 2022; and
44.	Encumbrance Certificate in SA No. 1082023-2251803 issued for the period from April 1, 2022 to August 1, 2023 of of Survey Nos. 93 and 99.

ANNEXURE – B

The list of documents which are to be deposited for creating a mortgage by deposit of title deeds.

Sl. No.	Particulars of documents inspected	Original/certified copy
1.	Genealogical tree of Chikka Bodappa issued by the Village Accountant, Huskur Village Panchayat, Anekal Taluk;	Certified Copy
2.	Sale Deed dated August 12, 1951 and registered on August 13, 1951 as Document No. 1198/1951-52, in Book I, Volume No. 661, at page Nos. 157 to 158, in the Office of the Sub-Registrar, Anekal Taluk, Bangalore Rural District;	Certified Copy
3.	Sale Deed dated April 10, 1972 and registered as Document No. 122/1972-73, in Book -I, Volume No. 1172, at page Nos. 42 to 43, in the Office of the Sub-Registrar, Anekal Taluk, Bangalore Rural District;	Certified Copy
4.	Sale Deed dated February 24, 1996 and registered on February 26, 1996 as Document No. 8276/1995-96, Book 1, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;	Original
5.	Mutation register extract bearing M.R. No. 61/1997-98;	Certified Copy
6.	Confirmation Deed dated February 20, 2023 and registered as Document No. ANK-1-10313-2022-23, Book 1, CD No. ANKD1500, page Nos. 1 to 12 in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;	Original
7.	Confirmation Deed dated February 07, 2023 and registered as Document No. ANK-1-09829/2022-23, Book 1, CD No. ANKD1491, the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;	Original
8.	Unregistered Gift Agreement dated August 10, 1965;	Original
9.	Inheritance certificate bearing IHC No. 11/1995-96;	Certified copy
10.	Sale Deed dated February 24, 1996 and registered as Document No. 8242/1995-96, Book 1, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;	Original
11.	Mutation register extract bearing MR No. 69/1997-98;	Certified Copy
12.	Sale Deed dated March 06, 2003 and registered as Document No. 9463/2002-03, Book 1, stored in CD No. 23/2002-03, in the Office of the Sub-Registrar, Anekal Taluk, Bangaluru Rural District;	Original
13.	Mutation register extract bearing M.R. No. 55/2004-05;	Certified Copy

14.	Sale Deed dated July 26, 2023 registered as Document No. ABL-1-04590/2023-24 in Book-I in the office of the Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk;	Original
15.	Official Memorandum dated May 20, 2010 bearing No. ALN. (AS) SR 02/2019-10 issued by the Special Deputy Commissioner, Bangalore District and Alienation Sketch dated March 28, 2014;	Certified Copy
16.	Assistant Commissioner, Bengaluru South, initiated proceedings against M. Ranganath in the Case No. LRF (83)(A) 118: 1997-98, dated December 16, 2002;	Certified Copy
17.	Mutation register extract bearing M.R. No. 7/2002-03;	Certified Copy
18.	Amended plaint filed in original suit bearing O.S. No. 98/2014 before the Senior Civil Judge and JMFC, Anekal Bengaluru Rural District;	Certified Copy
19.	Plaint filed in an original suit bearing O.S. No. 486/2020 before the Senior Civil Judge, Anekal Bengaluru Rural District;	Certified Copy
20.	RTC for the period 1969-70 to 1974-75 and 1976-77 to 2022-23 with regard to Survey No. 93;	Certified Copy
21.	Moola Tippani in respect of Survey No. 93;	Certified Copy
22.	Karnataka Revision Settlement Akarband discloses the total and actual extent of Survey No. 93;	Certified Copy
23.	Endorsement dated October 17, 1995 bearing No. NIC/MS/233/1995-96 issued by the Tahsildar/ Anekal Taluk Bangalore;	Certified Copy
24.	Endorsement dated December 02, 2022 and bearing No. PTCL/CR/(AS)808/2022-23 issued by the Assistant Commissioner, Anekal Taluk (sub-division), Bangalore;	Certified Copy
25.	Endorsement dated November 30, 2022 bearing No. KHB/LAQ/641/2022-23 issued by the Public Information Officer, Karnataka Housing Board, Bangalore;	Certified Copy
26.	Endorsement dated December 17, 2022 bearing No. RD0038028260468 issued by the Tahsildar, Bangalore North Taluk;	Certified Copy
27.	Encumbrance Certificate in SA No. 15075/22-23 issued for the period from April 1, 1950 to March 31, 2004;	Certified Copy
28.	Encumbrance Certificate in SA No. 20891/10-11 issued for the period from April 1, 1979 to March 31, 2004;	Certified Copy
29.	Encumbrance Certificate in SA No. 18255/10-11 issued for the period from April 1, 1998 to March 31, 2004;	Certified Copy
30.	Encumbrance Certificate in SA No. 9537/10-11 issued for the period from April 1, 2004 to January 22, 2011;	Certified Copy

31.	Encumbrance Certificate in SA No. 27577/2022-23 issued for the period from April 1, 2004 to December 7, 2022; and	Certified Copy
32.	Encumbrance Certificate in SA No. 1082023-2251803 issued for the period from April 1, 2022 to August 1, 2023 of Survey No. 93 and 99.	Photo copy

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ANNEXURE – C

LIST OF DOCUMENTS REQUIRED (Photocopies)

Sl. No.	Particulars of additional documents required
1.	Latest tax paid receipt for the period 2022-23 in respect of Survey No. 93;
2.	Latest khata certificate and extract in respect of Survey No. 93; and
3.	Encumbrance certificate issued for the period from December 08, 2022 till date in respect of Survey No. 93 measuring 5 Acres 4 Guntas.

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PRELIMINARY TITLE REPORT

PREPARED FOR

HERO FINCORP LIMITED



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INTRODUCTION

This title verification report (the “**Report**”) has been prepared under instructions and at the instance of Hero Fincorp Limited (the “**Client**”) and is based on the documents and information provided to us by the Casa Grande Garden City Builders Private Limited.

DESCRIPTION OF PROPERTY

All that piece and parcel of the converted land bearing Survey No. 99 measuring 5 Acres 6 Guntas excluding 11 Guntas of ‘B’ kharab situated at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Rural District (“**Property**”) and bounded as follows –

East by : Land bearing Survey No. 98;
West by : Land bearing Survey No. 100;
North by : Land bearing Survey No. 34/1 & 2; and
South by : Land bearing Survey Nos. 93.

DOCUMENTS PERUSED

The list containing photocopies of documents, relating to the Property, which are examined by us is attached hereto as **Annexure A** (“**Documents**”). The Documents relate to transactions in respect to the Property for a period of Thirty Five years.

SCOPE OF INVESTIGATION AND LIMITATIONS

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

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

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

We have not issued any public notice in any daily newspaper, inviting claims from public in general to the Report being issued by us to the Client.

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

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

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

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

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

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

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

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

TRACING THE TITLE

On perusal of the documents, we observe that the land bearing Survey No. 99 measuring 5 Acres 6 Guntas excluding 11 Guntas of 'B' Kharab situated at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Rural District ("Property") was originally owned by (1) Shankarappa, (2) Nagabhushanappa and (3) Shivanna all sons of Doddakaverappa. We have not been provided with the title deed under which (1) Shankarappa, (2) Nagabhushanappa and (3) Shivanna acquired right, title and interest in the Property.

On review of the family tree of Doddakaverappa issued by the Village Accountant, we note that Doddakaverappa (late) was married to Shiddamma (late) and they have four children namely (1) Shankarappa, (2) Nagabhushanappa, (3) Shivanna and (4) Bhagyamma.

- (1) Shankarappa (late) was married to Bhagyamma and they have two sons namely Puttanna and Shivarudrappa;
- (2) Nagabhushanappa (late) was married to Puttananjamma and they have eight children namely (i) N. Rajashekaraiah, (ii) N. Neelakantaiah, (iii) Muninanajappa, (iv) N. Sreekantaiah, (v) Dakshayani, (vi) N. Ganesh, (vii) N. Somashekaraiah and (viii) Siddamma;
- (3) Shivanna (late) was married to Shivamma and they do not have any children;
- (4) Bhagyamma is shown as dead.

Further, we note that (i) Shivamma wife of late Shivanna, (ii) S. Puttanna son of late Shankarappa, and (iii) Rajashekaraiah son of late Nagabhushanappa, have partitioned portion of the Property along with another land under Panchayath Partition dated March 28, 1981. On such partition we note that an extent of 2 Acres 28½ Guntas in the Property was allotted to the share of Rajashekaraiah.

JSA Comments:

- i. We have not been provided with the inheritance certificate in the name of S. Puttanna, Rajashekaraiah and Shivamma with respect to the Property.
- ii. We note that though the total extent of the Property is 5 Acres 6 Guntas excluding 11 Guntas of B Kharab the extent partitioned in the Panchayath Partition dated March 28, 1981 is 2 Acres 28 ½ Guntas only. It is relevant to note that under two sale deeds (as detailed below) the Property was sold to K. Subramanya Naidu. Hence we can ignore the discrepancy in extent.

On review of the Panchayath Partition dated March 23, 1988 (1) Rajashekaraiah joined by his mother (2) Puttananjamma, and brothers namely (3) Neelakantaiah, (4) Munnanjappa, (5) Ganesh, (6) Somashekaraiah, all sons of Late Nagabhushanappa alias Narayanappa (Somashekaraiah represented by his General Power of Attorney Holder Rajashekaraiah) and (7) Jagadhamba wife of late Srikantaiah have partitioned portion of the Property measuring 2 Acres 29 Guntas along with other family properties. Under the partition an extent of 01 Acre 14 ½ Guntas was allotted

to the share of Rajashekaraiah and an extent of 01 Acre 14 ½ Guntas was allotted to the share of Ganesh.

JSA Comments: *Kindly note that all the family members of late Doddakaverappa are not parties to the two Panchayath Partitions dated March 28, 1981 and March 23, 1988. It appears that all the family members of Doddakaverappa i.e., Shankarappa, Nagabhushanappa and Shivanna are parties to the Sale deed and confirmation deeds as detailed below.*

On review of the Affidavit dated June 25, 2013 sworn by N. Somashekar and Confirmation Deed dated September 08, 2014 we note that Nagabhushanappa was married to Puttananamma and they have eight children namely (i) N. Rajashekaraiah, (ii) N. Neelakantaiah, (iii) Muninananjappa, (iv) N. Sreekantaiah, (v) Dakshayani, (vi) N. Ganesh, (vii) N. Somashekaraiah and (viii) Siddamma. Further,

- I. N. Rajashekaraiah is married to Sushelamma, and they have three children namely Sarpesh R, Shivakumar and Shivamurthy;
- II. Neelakantaiah is married to Puttamma and they have nine children namely (a) N. Manjesh, (b) N. Suresh, (c) N. Dakshinamurthy, (d) N. Nagaraj, (e) N. Gowriprasad, (f) N. Pushpa, (g) N. Arathi, (h) N. Sarala and (i) N. Vatsala;
- III. Munnananjappa (late) was married to Katyani and they have three children namely M. Manjasha, M. Paramesha and M. Mallesha;
- IV. N. Sreekantaiah (late) was married to Jagadamba and they have two children namely S. Nagesh and S. Chandrashekar;
- V. N. Ganesh is married to Nalina and they have two daughters namely G. Manjula and G. Deepu;
- VI. N. Somashekaraiah is married to Prema and they have two daughters namely Sahana and Sanchana.

On review of the Inheritance register extract bearing IHC No. 12/1996-07 we note that the Property was originally owned by Shankarappa. The said Shankarappa died on August 20, 1977. Pursuant to the death of Shanakarappa his wife Bhagyamma and children namely Puttanna and Shivarudrappa gave their consent to transfer the katha of the Property in favour of Rajashekaraiah and N. Ganesh.

On perusal of the Sale Deed dated July 13, 2007 we note that (i) Rajashekaraiah, (ii) Sarpesh R, (iii) Shivakumar, (iv) Shivamurthy, (v) N. Ganesh, (vi) C.G. Manjula and (vii) C.G. Deepu have sold the Property to K. Subramanya Naidu son of late K. Narasimhulu. The said Sale Deed is registered as Document No. SRJ-1-01068/2007-08 in Book-I stored in CD No. SRJD4 on the office of the Sub-Registrar Anekal Taluk. Pursuant to the said sale deed the katha with regard to the Property has been transferred in the name of K. Subramanya Naidu vide Mutation Register bearing MR No. 24/09-10.

On the review of the Sale Deed dated July 26, 2023 we note that K. Subramanyam Naidu has sold the Property to Casa Grande Garden City Builders Private Limited. The said Sale Deed is registered as Document No. ABL-1-04590/2023-24 in Book-I in the office of the Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk.

Conversion Orders

On review of the Official Memorandum dated June 14, 2010 bearing No. ALN.(A)(AS) SR 37/2010-11 issued by the Special Deputy Commissioner, Bangalore District and sketch annexed it, we note that Survey No. 99 measuring 5 Acres 6 Guntas has been converted from agricultural to non-agricultural hi-tech use.

JSA Comments: *We have not been provided with the Mutation Register extract issued pursuant to Official Memorandum dated June 14, 2010 bearing No. ALN. (A)(AS) SR 37/2010-11.*

We observe from the Commencement Certificate dated March 02, 2023 bearing Reference No. BDA/CPA/CLU-205/3720/2022-23 that the change of land use of the Property from non-agricultural to residential use has been accorded.

Litigation

We have perused the Complaint filed in original suit bearing O.S. No. 567/2006 (Old No. 1194/2002) before the City Civil Judge (senior division) at Anekal and note that Neelakantiah (“**Plaintiff**”) has filed a suit for partition seeking 1/6th share in the Property against (i) Puttananjamma, (ii) N. Rajashekaraiyah, (iii) Katyani, (iv) M. Manjesh, (v) M. Paramesha, (vi) M. Mallesha, (vii) N. Ganesh, (viii) Somashekaraiyah, (ix) Jagadamba, (x) S. Nagesh, (xi) Chandra alias S. Chandrashekar, (xii) Dakshayani, (xiii) Siddamma wife of Shivanna, (xiv) K. Subramanya Naidu, (xv) Suheelamma, (xvi) Sarpesha, (xvii) Shivakumar, (xxviii) Shivamurthy, (xvix) Naliana, (xx) Manjula (xxi) Sahana and (xxii) Sachana (“**Defendants**”). The said suit was compromised under a compromise petition dated September 08, 2014 stating that the sale deed executed by N. Ganesh and others in favour of K. Subramanya Naidu with respect to the Property is binding on the Plaintiff and Defendants. Further, it states that the Plaintiff and Defendants will execute a registered confirmation deed confirming the sale of the Property in favour of K. Subramanya Naidu. The compromised petition was recorded in the Order Sheet dated September 08, 2014.

On review of the Confirmation Deed dated September 08, 2014 we note that (1) Neelakantiah, (2) Puttamma, (3) N. Manjesh, (4) N. Suresh, (5) N. Dakshinamurthy, (6) N. Nagaraj, (7) N. Gowriprasad, (8) N. Pushpa, (9) N. Arathi, (10) N. Sarala, (11) N. Vatsala, (12) Katyani alias Kathyaniamma, (13) M. Manjesh, (14) M. Paramesha, (15) M. Mallesha, (16) Jagadamba (17) S. Nagesh and (19) S. Chandrashekar, (20) Dakshayani, (21) Siddamma, (22) N. Somashekaraiyah (for self and as father and natural guardian of his minor daughters Sahana and Sanchana) and (23) Prema have confirmed the Sale Deed dated July 13, 2007 executed in respect of the Property in favour of K. Subramanya Naidu. The said Confirmation Deed is registered as Document No. 2671/14-15 in Book-I stored in CD No. ANKD 380, in the office of the Sub-Registrar Anekal.

On review of the Confirmation Deed dated July 15, 2023 we note that late Puttanna’s (son of late Shankarappa) family members i.e., (i) Bhagyamma wife of late Puttanna, (ii) Shivananda alias Shivanna son of late Puttanna, (iii) Puneeth S, (iv) Bindu both children of Shivananda alias Shivanna, (v) Nagaraj alias Nagendrappa, (vi) Prema N, (vii) Rajesh both children of Nagaraj alias Nagendrappa, (viii) Nagarathna daughter of late Puttanna, (ix) Parvathamma wife of late Shivarudrappa, (x) Babu. S son of late Shivarudrappa, (xi) Ganaganashree B.C and (xii) Kavana B.C being minors represented by their mother Ambika, (xiii) Shankara alias Shankarappa son of late Shivarudrappa, (xiv) Bhavya and (xv) Tharun being minors represented by their mother Sandhya and (xvi) Nagaveni daughter late Shivarudrappa have confirmed the Sale Deed dated July

13, 2007 executed in respect of the Property in favour of K. Subramanya Naidu. The said Confirmation Deed is registered as Document No. ABL-1-04229/2023-24 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk.

JSA Comments:

- From the compromised petition dated September 08, 2014, we note that the Plaintiff and Defendants will execute a confirmation deed in favour of K. Subramanya Naidu with respect to the Property:
- In this regard we note that Puttananjamma wife of Nagabhushanappa and N. Rajashekaraiah have not joined as parties to the executed confirmation deed. Further, it is relevant to note that N. Rajashekaraiah was a party to the Sale Deed dated July 13, 2007; and
- It is relevant to note Puttananjamma wife of Nagabhushanappa was party to the Panchayath Partition dated March 23, 1988 and we have been informed that the said Puttananjamma is no more. Further, her children are parties to the Sale Deed dated July 13, 2007 and Confirmation Deed dated September 08, 2014. Hence, we can ignore any claims from the family members of Puttananjamma.

RTC/pahani for the period 1969-70 onwards reflects Subbanna as the kathedar of Survey No. 99. As Subbanna is shown as kathedar, his family members namely (i) Rajashekar son of late Subbanna, (ii) Naveen Kumar, (iii) Santosh Kumar Rajashekar, both sons of Rajashekar, (iv) Jagadamba and (v) Rajamma alias Rajeswari both daughter of Subbanna have confirmed the sale of the Property in favour of K. Subramanya Naidu under a Confirmation Deed dated July 17, 2023. The said Confirmation Deed is registered as Document No. ABL-1-04228/2023-24 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk.

Revenue Records

The Record of Tenancy and Crops (RTC) discloses the total and the actual extent in Survey No. 99 as 5 Acres 17 Guntas and the actual extent is 5 Acres 16 Guntas and there being 1 Gunta of kharab land. The RTC further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1969-70 to 1972-73	Shankarappa, Subbanna (jointly)	Nil	Nil	Shankaraappa, Subbanna
1973-74	Shankarappa, Subbanna (jointly)	Nil	Nil	Subbanna, Nanjappa, Putanna

The RTC for the period 1969-70 to 1973-74 with regard to Survey No. 99 corroborates with the documents of title furnished and do not disclose any change or deviation in the ownership.

As per the RTC for the period 1969-70 to 1973-74 of Survey No. 99 the total extent in Survey No. 99 is 5 Acres 17 Guntas and the actual extent is 5 Acres 16 Guntas and there being 1 Gunta of kharab land and as per the RTC/pahani for the period 1974-75, 1976-77 to 2008-09 and 2010-11 the total extent in Survey No. 99 is 5 Acres 17 Guntas and the actual extent is 5 Acres 6 Guntas and there being 11 Guntsa of kharab land. The said extent discrepancy can be ignored as the

RTC/pahani for the period 1974-75 and the subsequent RTCs corroborate with the documents of title furnished and do not disclose any change or deviation in the extents.

The Record of Tenancy and Crops (RTC) discloses the total and the actual extent in Survey No. 99 as 5 Acres 17 Guntas and the actual extent is 5 Acres 6 Guntas and there being 11 Guntas of kharab land. The RTC further discloses the following owners and occupants:

Period	Owner	Column No. 10	Column No. 11	Occupant
1974-75	Shankarappa, Subbanna (jointly)	Nil	Nil	Shivamma, Narayanappa
1976-77	Shankarappa, Subbanna (jointly)	Nil	Nil	Shivamma, Narayanappa
1977-78 to 1988-89	Shankarappa, Subbanna (jointly)	Ancestral	Nil	Shivamma, Rajashekaraiah son of Narayanappa
1989-90 to 1993-94	Shankarappa	Ancestral	RR Nos. 331, 332 Akarbandh Durasth	Shivamma, Rajashekaraiah
1994-95	Rajashekaraiah son of Nagabhushanappa (2 Acres 23 Guntas), N. Ganesh son of Nagabhushanappa (2 Acres 23 Guntas)	IHC No. 12/96-97	RR Nos. 331, 332 Akarbandh Durasth	Shivamma, Rajashekaraiah
1995-96 to 2009-10	Rajashekaraiah son of Nagabhushanappa (2 Acres 23 Guntas), N. Ganesh son of Nagabhushanappa (2 Acres 23 Guntas)	IHC No. 12/96-97	RR Nos. 331, 332 Akarbandh Durasth	Rajashekaraiah, N. Ganesh
2010-11 to 2022-23	K. Subramanya Naidu son of late K. Narasimhalu Naidu	MR No. 24/2009- 10 (Sale December 1, 2009)	Nil	K. Subramanya Naidu

The RTC for the period 1974-75 and 1976-77 to 2022-23 with regard to Survey No. 99 corroborates with the documents of title furnished and do not disclose any change or deviation in the ownership.

JSA Comments:

- i. We not been provided with the record of records bearing RR Nos. 331 and 332 with respect to Survey No. 99, and in this regard we have been provided with the Endorsement dated May 9, 2011 which discloses that the said record of rights are not available;
- ii. RTC/pahani of Survey No. 99 reflects an Akarbandh Darkasth order, we have not been provided with the same.

Survey Records

On the review of the village map of Chikkanagamangala village we note that the land bearing Survey No. 99 is bounded on the east by land bearing Survey No. 98; on the west by land bearing Survey No. 100; on the north by land bearing Survey No. 34; and on the south by land bearing Survey Nos. 29 and 93.

We have been provided with the Moola Tippani in respect of Survey No. 99 measuring 5 Acres 17 Guntas (including 11 Guntas of kharab) and the same indicates the name of the karda as Hanumanthappa.

JSA Comments: We have not been provided with the documents under which Hanumanthappa acquired right, title and interest in Survey No. 99.

The Karnataka Revision Settlement Akarband discloses the total extent of Survey No. 99 as 5 Acres 17 Guntas and the actual extent of Survey No. 99 as 5 Acres 6 Guntas there being 11 Guntas of 'B' kharab.

Municipal records and tax paid receipts

We have been provided with the Land Tax Assessment in Form 9 and Demand Register in Form 11 for the year 2011-12 issued by the Panchayat Development Officer, Shanthipura Village Panchayat, Anekal Taluk which indicates that Survey No. 99 measuring 5 Acres 6 Guntas (equivalent to 2,20,413.6 square feet) stands in the name of K. Subramanya Naidu son of late K. Narasimhalu Naidu.

We have been provided with the tax paid receipt dated June 6, 2011 bearing No. 177988 which indicates that K. Subramanyam Naidu has paid property taxes in respect of Survey No. 99 for the period 2011-12.

JSA Comments: We have not been provided with the latest tax paid receipt for the period 2022-23 in respect of Survey No. 99. We have not been provided with the latest khata certificate and extract in respect of Survey No. 99.

Endorsements

We have been provided with the Endorsement dated February 6, 2008 bearing No. BDA/SLAQO/C7/PR/231/2007-08 issued by Special Land Acquisition Officer, Bangalore

Development Authority, Bangalore which indicates that there are no acquisition proceedings with respect to Survey No. 99.

We have been provided with the Endorsement dated November 30, 2022 bearing No. KHB/LAQ/638/2022-23 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which indicates that there are no acquisition proceedings with respect to Survey No. 99.

We have been provided with the Endorsement dated May 18, 2010 bearing No. 1731/2010-11 issued by Bangalore Development Authority, Bangalore which indicates that there are no notifications issued in respect of any acquisition with respect to Survey No. 99 measuring 5 Acres 6 Guntas.

We have been provided with the Endorsement dated May 9, 2011 and bearing No. LRF/CR/32/11-12 issued by the Assistant Commissioner, Bangalore south (sub-division), Bangalore which indicates that there are no violations of the provisions of Sections 79-A and 79-B of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No. 99 measuring 5 Acres 6 Guntas.

We are provided with the Endorsement dated May 09, 2011 and bearing No. PTCL/CR/33/2011-12 issued by the Assistant Commissioner, Anekal Taluk (sub-division), Bangalore which indicates that there are no proceedings initiated or pending under the provisions of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer Certain Lands) Act, 1978 with respect to Survey No. 99 measuring 5 Acres 6 Guntas.

We have been provided with the Endorsement dated May 9, 2011 bearing No. RK/CR/618/2011-12 issued by the Tahsildar/ Anekal Taluk Bangalore which indicates that the copy of IL and RR in respect of Survey No. 99 is not available as the same is dilapidated.

We have been provided with the Endorsement dated June 03, 2011 bearing No. KIADB/KK/LAQ.IR/CR/1614/3367/2011-12 issued by the Special Assistant Commissioner, Karnataka Industrial Areas Development Board, Bangalore, which indicates that there are no acquisition proceedings with respect to Survey No. 99.

We have been provided with the Endorsement dated December 17, 2022 bearing No. RD0038028260467 issued by the Special Tahsildar, Anekal Taluk, which indicates that there are no tenancy applications which are filed under Section 77A (in Form 7A) of the Karnataka Land Reforms Act with respect to Survey No. 99.

We are provided with the Endorsement dated December 2, 2022 and bearing No. PTCL/CR/(AAS)/784/2022-23 issued by the Assistant Commissioner, Bangalore South (sub-division), Bangalore which indicates that there are no proceedings initiated or pending under the provisions of the Karnataka Schedule Caste and Schedule Tribe (Prohibition of Transfer Certain Lands) Act, 1978 with respect to Survey No. 99 measuring 5 Acres 6 Guntas.

ISA Comments: *We have not been provided with the following documents:*

- i. Present Endorsement of Tahsildar regarding Tenancy Application if any filed or pending under Section 48A (in Form 7) and Section 77A (in Form 7A) of the Karnataka Land Reforms Act, with respect to the Property;
- ii. Present Endorsement confirming that there are no acquisition proceedings with regard to the Property issued by the relevant Land Acquisition Officer or other jurisdictional authority such as the National Highways Authority, State Highways Authority.

Investigation of Encumbrances

On the review of the two registered Lease Deeds both dated August 7, 1969 registered as Document Nos. 10 and 19 we note that Puttanna, Subbanna and Nagabhushanappa have mortgaged the Property to Anekal Taluk, Co-operative Development Bank Limited. We have not been provided with the discharge of the said Lease Deeds.

On perusal of the Encumbrance Certificate in SA No. 15074/22-23 issued for the period from April 1, 1950 to March 31, 2004 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 99 measuring 5 Acres 6 Guntas.

On perusal of the Encumbrance Certificate in SA No. 18259/10-11 issued for the period from April 1, 1996 to March 31, 2004 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 99 measuring 5 Acres 6 Guntas.

On perusal of the Encumbrance Certificate in SA No. 9540/10-11 issued for the period from April 1, 2004 to January 22, 2011 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 99 measuring 5 Acres 6 Guntas.

On perusal of the Encumbrance Certificate in SA No. 25189/2022-23 issued for the period from April 1, 2004 to December 7, 2022 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey No. 99 measuring 5 Acres 6 Guntas.

On perusal of the online view copy of the Encumbrance Certificate issued for the period from January 01, 2023 to July 30, 2023 we note that apart from the transactions discussed above, we note that a Sale Deed dated July 26, 2023 registered as Document No. ABL-1-04590/2023-24 is not reflected in respect of Survey No. 99.

On perusal of the Encumbrance Certificate in SA No. 1082023-2251803 issued for the period from April 1, 2022 to August 1, 2023 we note that apart from the transactions discussed above, no other transactions are reflected in respect of Survey Nos. 93 and 99.

Public Notice

We have reviewed the Letter dated July 25, 2023 issued by Mr. J. Satish Kumar, Advocate stating that he had issued a public notice on July 19, 2023 in the Karnataka edition of Times of India and Vijaya Karnataka notifying the general public of the proposed acquisition of the Property and calling for any written objections or interest, from any third party in relation to the same within

seven (7) days from the date of publication. In terms of the said Letter, Mr. J. Satish Kumar has confirmed that he has not received any objections from the public as on July 19, 2023 claiming any right, title, interest, possession or ownership in relation to the Property.

CONCLUSION

Subject to our comments and observations above, receipt of the documents listed hereto as **Annexure C**, we are of the opinion that Casa Grande Garden City Builders Private Limited is the absolute owner having good marketable right, title and interest in the converted land bearing Survey No. 99 measuring 5 Acres 6 Guntas excluding 11 Guntas of 'B' kharab situated at Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Rural District and can create a valid enforceable mortgage over the Property by deposit of title documents as set out in Annexure B. The Property shall be enforceable under the provisions of SARFAESI subject to proper execution of security documents.

For J.S.A.,



Gerald Manoharan
Partner

Date : August 10, 2023

DISCLAIMER

In producing this Report, any statements made are based only on such knowledge as we have obtained from the copies of the documents and information provided to us and as listed above, all of which we are assuming to be true, correct and complete for the purposes of this Report. We have limited ourselves to endeavoring to provide a Report based on the above and represent that we have not made an independent search or verification of any of the documents or their adequacy for the purpose of preparation of this Report. Also, we have undertaken no site inspection of the Property, nor have we conducted a search or inspection at the offices of the concerned sub registrar of assurance while in preparation of this Report.

ANNEXURE – A

LIST OF DOCUMENTS PERUSED (Photocopies)

Sl. No.	Particulars of the documents furnished
1.	Family tree of Doddakaverappa issued by the Village Accountant;
2.	Panchayath Partition dated March 28, 1981;
3.	Panchayath Partition dated March 23, 1988;
4.	Affidavit dated June 25, 2013 sworn by N. Somashekar;
5.	Confirmation Deed dated September 08, 2014;
6.	Inheritance register extract bearing IHC No. 12/1996-07;
7.	Sale Deed dated July 13, 2007 and registered as Document No. SRJ-1-01068/2007-08 in Book-I stored in CD No. SRJD4 on the office of the Sub-Registrar Anekal Taluk;
8.	Official Memorandum dated June 14, 2010 bearing No. ALN. (A)(AS) SR 37/2010-11 issued by the Special Deputy Commissioner, Bangalore District and sketch annexed it;
9.	Plaint filed in original suit bearing O.S. No. 567/2006 (Old No. 1194/2002) before the City Civil Judge (senior division) at Anekal;
10.	Compromised petition dated September 08, 2014;
11.	Confirmation Deed dated September 08, 2014 and registered as Document No. 2671/14-15 in Book-I;
12.	Confirmation Deed dated July 15, 2023 and registered as Document No. ABL-1-04229/2023-24 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk;
13.	Confirmation Deed dated July 17, 2023 and registered as Document No. ABL-1-04228/2023-24 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk;
14.	Sale Deed dated July 26, 2023 registered as Document No. ABL-1-04590/2023-24 in Book-I in the office of the Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk;
15.	RTC for the period 1969-70 to 1973-74 with regard to Survey No. 99;
16.	RTC for the period 1974-75, 1976-77 to 2008-09 and 2010-11 to 2022-23 with regard to Survey No. 99;
17.	Moola Tippani in respect of Survey No. 99;
18.	Karnataka Revision Settlement Akarband discloses the total extent of Survey No. 99;
19.	Land Tax Assessment in Form 9 and Demand Register in Form 11 for the year 2011-12 issued by the Panchayat Development Officer, Shanthipura Village Panchayat, Anekal Taluk;
20.	Tax paid receipt dated June 6, 2011 bearing No. 177988;

21.	Endorsement dated February 6, 2008 bearing No. BDA/SLAQO/C7/PR/231/2007-08 issued by Special Land Acquisition Officer, Bangalore Development Authority, Bangalore;
22.	Endorsement dated November 30, 2022 bearing No. KHB/ LAQ/638/2022-23 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;
23.	Endorsement dated May 18, 2010 bearing No. 1731/2010-11 issued by Bangalore Development Authority, Bangalore;
24.	Endorsement dated May 9, 2011 and bearing No. LRF/CR/32/11-12 issued by the Assistant Commissioner, Bangalore south (sub-division), Bangalore;
25.	Endorsement dated May 09, 2011 and bearing No. PTCL/CR/33/2011-12 issued by the Assistant Commissioner, Anekal Taluk (sub-division), Bangalore;
26.	Endorsement dated May 9, 2011 bearing No. RK/CR/618/2011-12 issued by the Tahsildar/ Anekal Taluk Bangalore;
27.	Endorsement dated June 03, 2011 bearing No. KIADB/KK/LAQ.IR/CR/1614/3367/2011-12 issued by the Special Assistant Commissioner, Karnataka Industrial Areas Development Board, Bangalore;
28.	Endorsement dated December 17, 2022 bearing No. RD0038028260467 issued by the Special Tahsildar, Anekal Taluk;
29.	Endorsement dated December 2, 2022 and bearing No. PTCL/CR/(AAS)/784/2022-23 issued by the Assistant Commissioner, Bangalore South (sub-division), Bangalore;
30.	Lease deeds both dated August 7, 1969 registered as Document Nos. 10 and 19
31.	Encumbrance Certificate in SA No. 15074/22-23 issued for the period from April 1, 1950 to March 31, 2004;
32.	Encumbrance Certificate in SA No. 18259/10-11 issued for the period from April 1, 1996 to March 31, 2004;
33.	Encumbrance Certificate in SA No. 9540/10-11 issued for the period from April 1, 2004 to January 22, 2011;
34.	Encumbrance Certificate in SA No. 25189/2022-23 issued for the period from April 1, 2004 to December 7, 2022; and
35.	Encumbrance Certificate in SA No. 1082023-2251803 issued for the period from April 1, 2022 to August 1, 2023 of of Survey Nos. 93 and 99.

ANNEXURE – B

The list of documents which are to be deposited for creating a mortgage by deposit of title deeds.

Sl. No.	Particulars of documents inspected	Original/certified copy
1.	Panchayath Partition dated March 23, 1988;	Original
2.	Affidavit dated June 25, 2013 sworn by N. Somashekar;	Notarised Original
3.	Inheritance register extract bearing IHC No. 12/1996-07;	Certified Copy
4.	Sale Deed dated July 13, 2007 and registered as Document No. SRJ-1-01068/2007-08 in Book-I stored in CD No. SRJD4 on the office of the Sub-Registrar Anekal Taluk;	Original
5.	Official Memorandum dated June 14, 2010 bearing No. ALN. (A)(AS) SR 37/2010-11 issued by the Special Deputy Commissioner, Bangalore District and sketch annexed it;	Certified Copy
6.	Confirmation Deed dated September 08, 2014 and registered as Document No. 2671/14-15 in Book-I;	Original
7.	Confirmation Deed dated July 15, 2023 and registered as Document No. ABL-1-04229/2023-24 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk;	Original
8.	Confirmation Deed dated July 17, 2023 and registered as Document No. ABL-1-04228/2023-24 in Book-I in the office of the Senior Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk;	Original
9.	Sale Deed dated July 26, 2023 registered as Document No. ABL-1-04590/2023-24 in Book-I in the office of the Sub-Registrar, Basavanagudi (Attibele) Anekal Taluk;	Original
10.	RTC for the period 1969-70 to 1973-74 with regard to Survey No. 99;	Certified Copy
11.	RTC for the period 1974-75, 1976-77 to 2008-09 and 2010-11 to 2022-23 with regard to Survey No. 99;	Certified Copy
12.	Moola Tippani in respect of Survey No. 99;	Certified Copy
13.	Karnataka Revision Settlement Akarband discloses the total extent of Survey No. 99;	Certified Copy
14.	Endorsement dated November 30, 2022 bearing No. KHB/LAQ/638/2022-23 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore;	Certified Copy
15.	Endorsement dated December 17, 2022 bearing No. RD0038028260467 issued by the Special Tahsildar, Anekal Taluk;	Certified Copy

16.	Endorsement dated December 2, 2022 and bearing No. PTCL/CR/(AAS)/784/2022-23 issued by the Assistant Commissioner, Bangalore South (sub-division), Bangalore;	Certified Copy
17.	Lease deeds both dated August 7, 1969 registered as Document Nos. 10 and 19	Certified Copy
18.	Encumbrance Certificate in SA No. 15074/22-23 issued for the period from April 1, 1950 to March 31, 2004;	Certified Copy
19.	Encumbrance Certificate in SA No. 18259/10-11 issued for the period from April 1, 1996 to March 31, 2004;	Certified Copy
20.	Encumbrance Certificate in SA No. 9540/10-11 issued for the period from April 1, 2004 to January 22, 2011;	Certified Copy
21.	perusal of the Encumbrance Certificate in SA No. 25189/2022-23 issued for the period from April 1, 2004 to December 7, 2022 and;	Certified Copy
22.	Encumbrance Certificate in SA No. 1082023-2251803 issued for the period from April 1, 2022 to August 1, 2023 of Survey Nos. 93 and 99..	Photo copy

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ANNEXURE – C

LIST OF DOCUMENTS REQUIRED (Photocopies)

Sl. No.	Particulars of additional documents required
1.	Latest tax paid receipt for the period 2022-23 in respect of Survey No. 99;
2.	Latest khata certificate and extract in respect of Survey No. 99;
3.	Release deed/ discharge deed evidencing the discharge of the Lease Deed dated August 7, 1969 registered as Document No. 10 and 19;
4.	Encumbrance certificate issued for the period from December 08, 2022 till date in respect of Survey No. 99 measuring 5 Acres 4 Guntas.

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