

18<sup>th</sup> June, 2024

**VBHC Delhi Value Homes Private Limited**  
VBHC House, 74 & 75, Millers Road,  
Vasanthnagar, Bangalore - 560 052

Dear Sirs,

**Attn: Ms. Preethi Nair K**

We act as Legal Advisors to VBHC Delhi Value Homes Private Limited, who have forwarded to us the photocopies of the documents of title with regard to all that piece and parcel of the property presently bearing amalgamated BBMP Khata No. 424/2483/410/D4-386, SFS 407, 4<sup>th</sup> Stage, Yelahanka Upanagara, Ward No.3, Bangalore measuring about 47,885 square feet (comprising of (a) residentially converted land bearing Municipal No. 380/34/1, Atturu, Yelahanka Upanagara, Ward No.3, Bangalore and still earlier a portion of Survey No.34/1 situated at Atturu Village, Yelahanka Hobli, Bangalore North Taluk measuring about 1 Acre 02 Guntas and (b) property bearing Municipal No. 424/2483/410/D4-386, SFS 407, 4<sup>th</sup> Stage, Yelahanka Upanagara, Ward No.3, Bangalore, still earlier having CMC Khata No.446, Yelahanka and still earlier site bearing No. D4-386 measuring about 199.50 square metres or 2147 square feet) ("Property" or "Said Land") which is more fully set out in Para III below for scrutiny of title and this Title Report is in supersession of our Title Report dated 17<sup>th</sup> June 2024.

**I. DOCUMENTS FURNISHED**

Sl. No.	Date	Particulars
<b>Re: Title Deeds relating to Survey No.34:</b>		
1.	15.02.1957	Sale Deed executed by Patel Machappa son of late Munishami Gowda in favour of Govindappa son of Bale Muniyappa (registered as Document No.8562/57-58 in Book 1, Volume 1606 at pages 72-74 in the office of the Sub-Registrar, Bangalore North Taluk) with regard to Survey No.34 measuring about 9 Acres 02 Guntas;
2.	15.02.1957	Sale Deed executed by Govindappa & Ramakrishna, both sons of Bale Muniyappa in favour of M.Nanjundappa son of N.Mallappa (registered as Document No.8568/57-58 in Book 1, Volume 1602 at pages 156-157 in the office of the Sub-Registrar, Bangalore North Taluk) with regard to portion of Survey No.34 measuring about 5 Acres;
3.	02.03.1957	Sale Deed executed by B.M Govindappa and Rama Krishna both sons of Muniyappa in favour of M. Nanjundappa son of Mallaiah (registered as Document No.8778/1956-57, in Book-I, Volume-1604, at pages 190 & 191, in the office of the Sub-Registrar, Bangalore) with regard to portion of Survey No.34 measuring about 4 Acres 08 Guntas;

*Preethi Nair K*

Sl. No.	Date	Particulars
4.		Family Tree of Mallappa, issued by office of the Village Accountant, Yelahanka Taluk;
5.		Family Tree of Y.N.Mallikarjuna, issued by office of the Village Accountant, Yelahanka Taluk;
6.		Family Tree of Y.N.Nagarjuna, issued by office of the Village Accountant, Yelahanka Taluk;
7.	20.01.1967	Partition Deed effected amongst (a) M.Nanjundappa, (b) M.Nanjappa, both sons of late Yarmallappa (registered as Document No.5989/66-67 in Book 1, Volume 2613 at pages 20-25 in the office of the Sub-Registrar, Bangalore North Taluk) with regard to portion of Survey No.34 measuring about 6 Acres 06 Guntas;
8.	22.12.1988	Sale Deed executed by Gowamma wife of late M.Nanjundappa and her son Y.N.Shashank in favour of Narasiyappa son of Gudi Ugrappa (registered as Document No.6298/88-89 in Book 1, Volume 4202 at pages 125-128 in the office of the Sub-Registrar with regard to portion of Survey No.34 measuring about 3 Acres 03 Guntas;
9.		Computerized copy of Mutation Register Extract bearing MR No.14/2003-04 discloses Y.N.Shashank and Y.N.Shivakumar, both sons of late M.Nanjundappa as joint khatedars of portion of Survey No.34 measuring about 3 Acres on the death of their mother Gowamma;
10.	15.02.2005	Order in case bearing No. RA 28/2004-05 on the file of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore filed by Y.N.Mallikarjuna and Y.N.Nagarjuna sons of late M.Nanjappa against Tahsildar, Y.N.Shashank and Y.N.Shivakumar;
11.	03.07.2006	Final Decree in suit bearing O.S No.718/2004 filed by Y.N.Mallikarjuna & Y.N.Nagarjuna, sons of late M.Nanjappa against Y.N.Shashank & Y.N.Shivakumar, both sons of late M.Nanjundappa (registered on 21.07.2006 as Document No. YAN-1-08942-2006-07 in Book 1, stored in CD No. YAND211 in the office of the Sub-Registrar, Yelahanka) with regard to portion of Survey No.34 measuring about 3 Acres 03 Guntas;
12.	11.09.2006	Order in Revision Petition No. 91/2005-06 on the file of the Special Deputy Commissioner, Bangalore District filed by Y.N.Shashank & Y.N.Shivakumar, sons of late M.Nanjundappa against Y.N.Mallikarjuna, Y.N.Nagarjuna, sons of late M.Nanjappa, The Assistant Commissioner, the Tahsildar;

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Sl. No.	Date	Particulars
<b>Re: Title Deeds relating to Survey No.34/1:</b>		
13.	28.03.2007	Sale Deed executed by (i) Y.N.Mallikarjuna son of late M.Nanjappa, for self, as father & natural guardian of his minor son Jagadeesha, (ii) Chandramma wife of Mallikarjuna, (iii) Y.N.Nagarjuna son of late M.Nanjappa, for self, as father & natural guardian of his minor children Prathyusha & Prajwal, (iv) Parvathamma wife of Nagarjuna, (v) Y.N.Rajamma, (vi) Y.N.Shylaja, (vii) Y.N.Pushpalatha, all daughters of late M.Nanjappa in favour of (a) A.N.Ramaiah Shetty, (b) A.N.Balaram, (c) A.N.Krishnamurthy, (d) A.N.Lakshman, (e) A.N.Rajanna, (f) A.N.Venugopal, all sons of late A.R Narayana Shetty (registered as Document No. YAN-1-29433-2006-07 in Book 1, stored in CD No. YAND285 in the office of the Sub-Registrar, Yelahanka) with regard to portion of Survey No.34/1 measuring about 1 Acre 02.02 Guntas;
14.		Mutation Register Extract bearing MR No.107/2006-07 issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore North (additional) Taluk, Yelahanka, Bangalore discloses (a) A.N.Ramaiah Shetty, (b) A.N.Balaram, (c) A.N.Krishnamurthy, (d) A.N.Lakshman, (e) A.N.Rajanna, (f) A.N.Venugopal, all sons of late A.R Narayana Shetty as joint khatedars of portion of Survey No.34/1 measuring about 1 Acre 02.02 Guntas;
15.	13.10.2008	Official Memorandum bearing No. ALN (NAY) SR 236/2007-08 issued by office of the Special Deputy Commissioner, Bangalore District, Bangalore to (a) A.N.Ramaiah Shetty, (b) A.N.Balaram, (c) A.N.Krishnamurthy, (d) A.N.Lakshman, (e) A.N.Rajanna, (f) A.N.Venugopal, all sons of late A.R Narayana Shetty discloses conversion of portion of Survey No.34/1 measuring about 1 Acre 02 Guntas from agricultural to non-agricultural residential purposes;
16.		Computerized copy of the Mutation Register Extract bearing MR No.11/2008-09 discloses conversion of portion of Survey No.34/1 measuring about 1 Acre 02 Guntas;
17.	23.03.2011	Sale Deed executed by (a) A.N.Ramaiah Shetty, (b) A.N.Balaram, (c) A.N.Krishnamurthy, (d) A.N.Lakshman, (e) A.N.Rajanna, (f) A.N.Venugopal, all sons of late A.R Narayana Shetty duly consented by Y.N.Mallikarjuna son of M.Nanjappa in favour of Ashish Vikram son of Anand Prakash Garg (registered on 29.03.2011 as Document No. YAN-1-05115-2010-11 in Book 1, stored in CD No. YAND352 in the office of the Sub-Registrar, Yelahanka, Bangalore) with regard to portion of Survey No.34/1 measuring about 1 Acre 02 Guntas;
18.	11.04.2011	Indenture of Mortgage executed by Ashish Vikram son of Anand Prakash Garg in favour of India Infoline Housing Finance Limited

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Sl. No.	Date	Particulars
		represented by its authorized officer Shyam Prasad (registered as Document No. YAN-1-00130-2011-12 in Book 1, stored in CD No. YAND353 in the office of the Sub-Registrar, Yelahanka, Bangalore) with regard to portion of Survey No.34/1 measuring about 1 Acre 02 Guntas;
19.	14.10.2011	Betterment Charges paid receipt issued by the Bruhat Bengaluru Mahanagara Palike, Yelahanka Range, Bangalore to Ashish Vikram with regard to portion of Survey No.34/1 measuring about 1 Acre 02 Guntas;
20.	31.10.2011	Khata Certificate issued by the Assistant Revenue Officer, Yelahanka Sub-Range, Bruhat Bengaluru Mahanagara Palike to Ashish Vikram with regard to property bearing Municipal No.380/34/1;
21.	31.10.2011	Khata Assessment Register Extract for the period 2011-12 issued by the Assistant Revenue Officer, Yelahanka Sub-Range, Bruhat Bengaluru Mahanagara Palike to Ashish Vikram with regard to property bearing Municipal No.380/34/1 measuring about 45738 square feet or 1 Acre 02 Guntas;
22.	17.08.2013	Reconveyance of Mortgage Deed executed between Ashish Vikram son of Anand Prakash Garg and India Infoline Housing Finance Limited represented by its Manager Shyam Prasad (registered as Document No. YAN-1-05206-2013-14 in Book 1, stored in CD No. YAND502 in the office of the Sub-Registrar, Yelahanka, Bangalore) with regard to portion of Survey No.34/1 measuring about 1 Acre 02 Guntas;
<b>Re: Title Deeds relating to Site No. D4-386:</b>		
23.	14.11.1988	Letter for Provisional Intimation of Allotment bearing No. KHB/ADM3.YEL SFS/PH.II/Cat-A/88-89 issued by office of the Housing Commissioner, Karnataka Housing Board, Bangalore to Dalamchand Chhajer with regard to house bearing No.D4-386;
24.	09.03.1992	Conditional Sale Deed executed by Karnataka Housing Board represented by its Secretary in favour of Dalamchand Chhajer son of Hansaraj Chhajer (registered on 09.06.1992 as Document No.1054/1992-93 in Book 1, Volume 236 at pages 55-57 in the office of the Sub-Registrar, Yelahanka) with regard to Site No.D4 386 in Yelahanka under SFS II Phase measuring about 199.50 square metres i.e., 13.3 mts x 15 mts (2,147.418 square feet);
25.	24.12.1992	Deed of Correction of Conditional Deed of Sale executed by and between the Karnataka Housing Board represented by its Secretary and Dalamchand Chhajer son of Hansaraj Chhajer (registered on 16.01.1993 as Document No.4818/1992-93 in Book 1, Volume SF322 at

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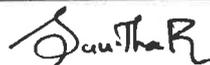
Sl. No.	Date	Particulars
		pages 49-50 in the office of the Sub-Registrar, Yelahanka) with regard to Site No.D4 386 in Yelahanka under SFS II Phase measuring about 199.50 square metres i.e., (14.86 + 14.80)/2 mts x 13.45 mts (2,147.418 square feet);
26.	16.12.1992/ 30.09.1993	Memo bearing No. KHB/ADM3/YH/SFS/92-93 & No. KHB/AEE-2/YNK/407/SFS/672/93-94 issued by the Assistant Executive Engineer, Karnataka Housing Board, Sub-Division 2, Yelahanka;
27.	02.05.2008	Deed of Modification and Absolute Sale executed by the Karnataka Housing Board represented by its Assistant Executive Engineer in favour of Dalamchand Chhajer son of Hansaraj Chhajer (registered on 06.05.2008 as Document No. YAN-1-00288-2008-09 in Book 1, stored in CD No. YAND304 in the office of the Sub-Registrar, Yelahanka, Bangalore) with regard to Site No.D4-386, 407 SFS formed in SFS Scheme, Yelahanka New Town measuring about 199.50 square metres i.e., (14.86 + 14.80)/2 mts x 13.45 mts (2,147.418 square feet);
28.	06.05.2008	Sale Deed executed by Dalamchand Chhajer son of late Hansaraj Chhajer in favour of Ernest K Alford son of late R.D.Alford (registered as Document No. YAN-1-00291-2008-09 in Book 1, stored in CD No. YAND304 in the office of the Sub-Registrar, Yelahanka, Bangalore) with regard to Site No.D4-386, in khata No.446 of CMC, Yelahanka, now coming within the limits of BBMP, at SFS-407, Yelahanka New Town measuring about 199.50 square metres i.e., (14.86 + 14.80)/2 mts x 13.45 mts (2,147.418 square feet) along with a house constructed on it measuring about 500 square feet;
29.	23.03.2011	Sale Deed executed by Ernest K Alford son of late R.D.Alford duly consented by Jennifer Alford wife of Ernest K Alford in favour of Rajesh B Chhabria son of Balilal K Chhabria (registered as Document No. YAN-1-05014-2010-11 in Book 1, stored in CD No. YAND351 in the office of the Sub-Registrar, Yelahanka, Bangalore) with regard to a house constructed (5 squares + additional 9 squares) on Site No.D4-386, presently bearing BBMP Khata No.2483/386 (previously CMC Khata No.446), situated at SFS 407, Yelahanka New Town, Bangalore; the site measuring about 199.50 square metres i.e., (14.86 + 14.80)/2 mts x 13.45 mts (2,147.418 square feet);
30.	24.06.2011	Khata Assessment Register Extract for the period 2010-11 issued by the Assistant Revenue Officer, Yelahanka Range, Bruhat Bengaluru Mahanagara Palike to Rajesh B Chhabria with regard to property bearing Municipal No.424/2483/410/D4-386 SFS 407 measuring about 2147 square feet with building thereon;
31.	25.06.2011	Khata Endorsement bearing No. KTR/No/26/2011-12 issued by the Assistant Revenue Officer, Yelahanka Range, Bruhat Bengaluru

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Sl. No.	Date	Particulars
		Mahanagara Palike to Rajesh B Chhabria with regard to property bearing Municipal No.424/2483/410/D4-386 SFS 407;
<b>Re: Common Title Deeds:</b>		
32.	21.04.2011	Deed of Partnership executed by and between (a) Ashish Vikram son of Anand Garg, (b) Dinesh Ahuja son of Ram Ganga Vishindas Ahuja, (c) Rajesh B Chhabria son of Balilal K Chhabria and (d) Vinod S Rajani son of late Shyamal B Rajani, forming a partnership under the name and style of 'Haven Holdings';
33.	11.05.2011	Form C Extract issued by the Registrar of Firms, Jayanagar Registrar District, Bangalore to M/s Haven Holdings;
34.	20.06.2012	Form A Extract issued by the Registrar of Firms, Jayanagar Registrar District, Bangalore to M/s Haven Holdings;
35.	21.01.2012	Deed of Partnership executed between (a) Ashish Vikram son of Anand Garg, (b) Dinesh Ahuja son of Ram Ganga Vishindas Ahuja, (c) Rajesh B Chhabria son of Balilal K Chhabria, (d) Vinod S Rajani son of late Shyamal B Rajani, (e) Balilal K Chhabria son of late Karamchand Chhabria and (f) Indra B Chhabria wife of Balilal K Chhabria (registered as Document No. YAN-1-06227-2011-12 in Book 1, stored in CD No. YAND387 in the office of the Sub-Registrar, Yelahanka, Bangalore);
36.	18.12.2023	Form A Extract issued by the Registrar of Firms, Jayanagar Registrar District, Bangalore to M/s Haven Holdings;
37.	18.02.2012	Khata Endorsement bearing No. KTR/522/11-12 issued by the Assistant Revenue Officer, Yelahanka Range, Bruhat Bengaluru Mahanagara Palike to M/s Haven Holdings with regard to property bearing Municipal No. 424/2483/410/D4-386/SFS-407;
38.	18.02.2012	Khata Certificate issued by the Assistant Revenue Officer, Yelahanka Range, Bruhat Bengaluru Mahanagara Palike to M/s Haven Holdings with regard to property bearing Municipal No. 424/2483/410/D4-386/SFS-407;
39.	18.02.2012	Khata Assessment Register Extract for the period 2011-12 issued by the Assistant Revenue Officer, Yelahanka Range, Bruhat Bengaluru Mahanagara Palike to M/s Haven Holdings with regard to property bearing Municipal No. 424/2483/410/D4-386/SFS-407 measuring about 2147 square feet with building thereon;
40.	15.05.2014	Khata Certificate bearing No. DA/W3/PR49/14-15 issued by the Assistant Revenue Officer, Yelahanka Range, Bruhat Bengaluru

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Sl. No.	Date	Particulars
		Mahanagara Palike to M/s Haven Holdings with regard to property bearing Municipal No. 380/34/1;
41.	15.05.2014	Khata Assessment Register Extract bearing No. DA/W3/PR49/14-15 for the period 2014-15 issued by the Assistant Revenue Officer, Yelahanka Range, Bruhat Bengaluru Mahanagara Palike to M/s Haven Holdings with regard to property bearing Municipal No. 380/34/1 measuring about 1 Acre 02 Guntas;
42.	27.06.2014	Development Agreement entered between Haven Holdings represented by its authorized signatory R.Dinesh Ahuja and Krishna Enterprises (Housing & Infrastructures) India Private Limited represented by its Managing Director R.Anil Kumar (registered as Document No. YAN-1-02965-2014-15 in Book 1, stored in CD No. YAND555 in the office of the Sub-Registrar, Yelahanka, Bangalore);
43.	27.06.2014	Power of Attorney executed by Haven Holdings represented by its authorized signatory R.Dinesh Ahuja in favour of Krishna Enterprises (Housing & Infrastructures) India Private Limited represented by its Managing Director R.Anil Kumar (registered as Document No. YAN-4-00057-2014-15 in Book 4, stored in CD No. YAND555 in the office of the Sub-Registrar, Yelahanka, Bangalore);
44.	20.06.2015	Deed of Simple Mortgage executed by Krishna Enterprises (Housing and Infrastructures) India Private Limited represented by its Managing Director Anil Kumar, Anil Kumar son of Ravi, Sunil Kumar son of Ravi, represented by his attorney holder Anil Kumar, R.Surya Prakash son of Rajappa Reddy, represented by his attorney holder Anil Kumar in favour of IL & FS Trust Company Limited represented by its authorized signatory/manager Arnab Mitra (registered as Document No. JAY-1-02417-2015-16 in Book 1, stored in CD No. JAYD230 in the office of the Sub-Registrar, Jayanagar, Bangalore);
45.	12.08.2016	Mortgage Deed executed by Krishna Enterprises (Housing and Infrastructures) India Private Limited represented by its Managing Director Anil Kumar, R.Surya Prakash son of Rajappa Reddy, represented by his attorney holder Anil Kumar in favour of IL & FS Trust Company Limited represented by its authorized signatory Murali Rajan (registered as Document No. HBB-1-01576-2016-17 in Book 1, stored in CD No. HBBD180 in the office of the Sub-Registrar, Hebbala, Bangalore);
46.	05.10.2016	Debenture Trust Deed executed by and between (1) Krishna Enterprises (Housing & Infrastructures) India Private Limited, (2) M.Manickam son of late Muthuswamy, (3a) Prakash L Gangawani son of Lunidhram, (3b) Meena P wife of Prakash L Gangawani, (3c) Bajaj Deepak son of Jaidev Bajaj, (3d) D.Dimple wife of Bajaj Deepak,



Sl. No.	Date	Particulars
		(4) M/s Haven Holdings, 2-4 all represented by their attorney holder Krishna Enterprises (Housing & Infrastructures) India Private Limited, (5) R.Surya Prakash son of Rajappa Reddy, (6) K.T.Sanath son of K.M.Thimmaiah represented by his attorney holder Krishna Enterprises (Housing & Infrastructures) India Private Limited in favour of Catalyst Trusteeship Limited (registered as Document No. HBB-1-02126-2016-17 in Book 1, stored in CD No. HBBD181 in the office of the Sub-Registrar, Hebbal, Bangalore);
47.	07.10.2016	Indenture of Mortgage executed by (1) Krishna Enterprises (Housing & Infrastructures) India Private Limited, (2) M.Manickkam son of late Muthuswamy, (3a) Prakash L Gangawani son of Lunidhram, (3b) Meena P wife of Prakash L Gangawani, (3c) Bajaj Deepak son of Jaidev Bajaj, (3d) D.Dimple wife of Bajaj Deepak, (4) M/s Haven Holdings, 2-4 all represented by their attorney holder Krishna Enterprises (Housing & Infrastructures) India Private Limited, (5) R.Surya Prakash son of Rajappa Reddy, (6) K.T.Sanath son of K.M.Thimmaiah represented by his attorney holder Krishna Enterprises (Housing & Infrastructures) India Private Limited in favour of Edelweiss Housing Private Limited (registered as Document No.2171/2016-17 in Book 1, in the office of the Sub-Registrar, Hebbala, Bangalore);
48.	25.10.2016	Deed of Release executed by Vistra ITCL (India) Limited (formerly known as IL & FS Trust Company Limited) in favour of Krishna Enterprises (Housing & Infrastructures) India Private Limited and R.Surya Prakash represented by his attorney holder Krishna Enterprises (Housing & Infrastructures) India Private Limited (registered as Document No. HBB-1-02325-2016-17 in Book 1, stored in CD No. HBBD182 in the office of the Sub-Registrar, Hebbal, Bangalore);
49.	25.10.2016	Deed of Release executed by Vistra ITCL (India) Limited (formerly known as IL & FS Trust Company Limited) in favour of Krishna Enterprises (Housing & Infrastructures) India Private Limited and R.Surya Prakash represented by his attorney holder Krishna Enterprises (Housing & Infrastructures) India Private Limited (registered as Document No. HBB-1-02327-2016-17 in Book 1, stored in CD No. HBBD182 in the office of the Sub-Registrar, Hebbal, Bangalore);
50.	31.01.2018	Amendment/Assignment Deed of Development dated 27.06.2014 executed between Haven Holdings represented by partner R.Dinesh Ahuja, Krishna Enterprises (Housing & Infrastructures) India Private Limited represented by its Managing Director R.Anil Kumar and M/s Jain Housing LLP represented by its partner Sreyansh Mehta;

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Sl. No.	Date	Particulars
51.	31.01.2018	Joint Development Agreement executed by and between Haven Holdings represented by its partner R.Dinesh Ahuja duly confirmed by Krishna Enterprises (Housing & Infrastructures) India Private Limited represented by its Managing Director R.Anil Kumar and M/s Jain Housing LLP represented by its partner Sreyansh Mehta;
52.	31.01.2018	Power of Attorney executed by Haven Holdings represented by its partner R.Dinesh Ahuja in favour of M/s Jain Housing LLP represented by its partner Sreyansh Mehta (registered as Document No. JAL-4-00165-2017-18 in Book 4, stored in CD No. JALD234 in the office of the Sub-Registrar, Gandhinagar (Jala));
53.	31.01.2018	Revocation of Power of Attorney executed by Haven Holdings represented by its partner R.Dinesh Ahuja in favour of Krishna Enterprises (Housing & Infrastructures) India Private Limited represented by its Managing Director Anil Kumar (registered as Document No. JAL-4-00164-2017-18 in Book 4, in the office of the Sub-Registrar, Gandhinagar (Jala));
54.	11.04.2018	Deed of Amalgamation executed by M/s Haven Holdings represented by its partners Ashish Vikram & Rajesh B Chhanria for amalgamation of (a) all that property being portion of Survey No.34/1 measuring about 1 Acre 02 Guntas and (b) property being Site No.D4-386, presently bearing BBMP Khata No.2483/386, formerly CMC Khata No.446 measuring about 199.50 square metres, into a single property;
55.	23.06.2018	Special Notice bearing No. DA (YS)/W-3/KTR-05/18-19 & DA (YS)/W-3/MTR-17/18-19 issued by the Assistant Revenue Officer, Yelahanka Sub-Division, Bruhat Bengaluru Mahanagara Palike confirms that khata No. 380/34/1 measuring about 45738 square feet and khata No. 424/2483/410/D4-386 measuring about 2147 square feet, together measuring about 47885 square feet, were amalgamated and retained with khata No. 424/2483/410/D4-386;
56.	24.06.2021	Deed of Reconveyance executed by Edelweiss Asset Reconstruction Company Limited represented by its authorized representative Akshay Vadakkaevila in favour of Krishna Enterprises (Housing & Infrastructures) India Private Limited represented by its Managing Director R.Anil Kumar (registered as Document No. BYP-1-01249-2021-22 in Book 1, stored in CD No.BYPD877 in the office of the Sub-Registrar, Gandhinagar (Byatarayanapura)) with regard to all right title, interest, benefits, entitlements (both present and future) of whatsoever nature coming to the share of Krishna Enterprises (Housing & Infrastructures) India Private Limited in terms of the Development Agreement dated 27.06.2014 in respect of Portion of Survey No.34/1 measuring about 1 Acre 02 Guntas presently bearing BBMP Khata No.380/34/1 and immovable property being vacant site

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Sl. No.	Date	Particulars
		bearing No. D4-386, presently bearing BBMP Khata No. 424/2483/410/D4-386/SFS-407 situated at SFS-407, Yelahanka New Town measuring about 199.50 square metres, together in all measuring about 47884.62 square feet; and Krishna Haven being constructed thereon together with all buildings, structures and constructions thereon;
57.	24.06.2021	Cancellation of Joint Development Agreement executed by and between Haven Holdings represented by its partner Dinesh Ahuja and Jain Housing LLP represented by its authorized signatory Girish Jain and Krishna Enterprises (Housing & Infrastructures) India Private Limited represented by its Managing Director Anil Kumar, cancelling the Joint Development Agreement dated 31.01.2018 with regard to Portion of Survey No.34/1 measuring about 1 Acre 02 Guntas presently bearing BBMP Khata No.380/34/1 and immovable property being vacant site bearing No. D4-386, presently bearing BBMP Khata No. 424/2483/410/D4-386/SFS-407 situated at SFS-407, Yelahanka New Town measuring about 199.50 square metres, together in all measuring about 47884.62 square feet;
58.	24.06.2021	Deed of Revocation of Power of Attorney executed by Haven Holdings represented by its partner Dinesh Ahuja in favour of Jain Housing LLP represented by its authorized signatory Girish Jain (registered as Document No. BYP-4-00104-2021-22 in Book 4, stored in CD No. BYPD877 in the office of the Sub-Registrar, Byatarayanapura) cancelling the POA dated 31.01.2018 with regard to Portion of Survey No.34/1 measuring about 1 Acre 02 Guntas presently bearing BBMP Khata No.380/34/1 and immovable property being vacant site bearing No. D4-386, presently bearing BBMP Khata No. 424/2483/410/D4-386/SFS-407 situated at SFS-407, Yelahanka New Town measuring about 199.50 square metres, together in all measuring about 47884.62 square feet;
59.	24.06.2021	Cancellation of Joint Development Agreement executed between Haven Holdings represented by its partner Dinesh Ahuja and Krishna Enterprises (Housing & Infrastructures) India Private Limited represented by its Managing Director Anil Kumar (registered as Document No. BYP-1-01245-2021-22 in Book 1, stored in CD No. BYPD877 in the office of the Sub-Registrar, Byatarayanapura) cancelling the Joint Development Agreement dated 27.06.2014, with regard to Portion of Survey No.34/1 measuring about 1 Acre 02 Guntas presently bearing BBMP Khata No.380/34/1 and immovable property being vacant site bearing No. D4-386, presently bearing BBMP Khata No. 424/2483/410/D4-386/SFS-407 situated at SFS-407, Yelahanka New Town measuring about 199.50 square metres, together in all measuring about 47884.62 square feet;

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Sl. No.	Date	Particulars
60.	24.06.2021	Deed of Reconveyance executed by Catalyst Trusteeship Limited represented by its authorized signatory Raghottam Krishnarao Devale son of Krishnarao Devale in favor of Krishna Enterprises (Housing & Infrastructures) India Private Limited represented by its Managing Director R.Anil Kumar (registered as Document No. BYP-1-01248-2021-22 in Book 1, stored in CD No. BYPD877 in the office of the Sub-Registrar, Byatarayanapura) discharging the mortgage created with regard to all right title, interest, benefits, entitlements (both present and future) of whatsoever nature coming to the share of Krishna Enterprises (Housing & Infrastructures) India Private Limited in terms of the Development Agreement dated 27.06.2014 in respect of Portion of Survey No.34/1 measuring about 1 Acre 02 Guntas presently bearing BBMP Khata No.380/34/1 and immovable property being vacant site bearing No. D4-386, presently bearing BBMP Khata No. 424/2483/410/D4-386/SFS-407 situated at SFS-407, Yelahanka New Town measuring about 199.50 square metres, together in all measuring about 47884.62 square feet; and Krishna Haven being constructed thereon together with all buildings, structures and constructions thereon;
61.	20.07.2023	Khata Assessment Register Extract for the period 2023-24 issued by office of the Revenue Officer, Yelahanka Sub-Division, Bruhat Bangalore Mahanagara Palike, to M/s. Haven Holdings, with regard to Khata No. 424/2483/410/D4-386/SFS-407 measuring about 47885 square feet, Yelahanka Upanagara, Ward No.3;
62.	20.07.2023	Khata Certificate issued by office of the Assistant Revenue Officer, Yelahanka Sub-Division, Bruhat Bangalore Mahanagara Palike to M/s. Haven Holdings, with regard to Khata No. 424/2483/410/D4-386/SFS-407, Yelahanka Upanagara, Ward No.3;
63.		Property Tax Paid Receipt for the period 2016-17, 2018-19 to 2023-24, issued by office of the Revenue Department, Bruhat Bangalore Mahanagara Palike to M/s. Haven Holdings, with regard to property bearing Municipal No.380/34/1, Survey No.34/1, Attur, Yelahanka, Bangalore;
64.		Property Tax Paid Receipt for the period 2013-14 & 2014-15, issued by the Tax Collector, Bruhat Bengaluru Mahanagara Palike to M/s. Haven Holdings, with regard to property bearing Municipal No.424/2483/410/D4-386, SFS 4 <sup>th</sup> Stage, Yelahanka;
65.	25.07.2023	Betterment Charges Paid Receipt issued by office of the Assistant Revenue Officer, Bruhat Bengaluru Mahanagara Palike, to M/s. Haven Holdings with regard to Khata No. 424/2483/410/D4-386/SFS-407;

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Sl. No.	Date	Particulars
66.	01.09.2023	Resolution passed by the partners of M/s Haven Holdings i.e., Ashish Vikram, Dinesh Ahuja, Rajesh B Chhabria, Vinod S Rajani, Balilal K Chhabria and Indra B Chhabria agreeing to sell portion of Survey No.34/1 measuring about 1 Acre 02 Guntas and vacant site bearing No. D4-386, presently bearing BBMP Khata No. 424/2483/410/D4-386/SFS-407 situated at SFS-407, Yelahanka New Town measuring about 2146.62 square feet, together in all measuring about 47884.62 square feet;
67.	14.09.2023	Certificate issued by Singhvi Dev & Unni LLP, Chartered Accountants to M/s Haven Holdings certifying that M/s Haven Holdings has not created any charge/liability on Portion of Survey No.34/1 measuring about 1 Acre 02 Guntas and vacant site bearing No. D4-386, presently bearing BBMP Khata No. 424/2483/410/D4-386/SFS-407 situated at SFS-407, Yelahanka New Town measuring about 2146.62 square feet;
68.	12.12.2023	Power of Attorney executed by Indra B Chhabria wife of Balilal K Chhabria in favour of Rajesh B Chhabria son of Balilal K Chhabria (registered as Document No. SHR-4-00634-2023-24 in Book 4 and stored in electronic format in the centralized Data Repository by the Sub-Registrar, Shantinagar, Bangalore on 12.12.2023) with regard to property bearing amalgamated BBMP Khata No. 424/2483/410/D4-386/SFS-407, measuring about 47,885 square feet;
69.	18.12.2023	Sale Deed executed by M/s Haven Holdings represented by its partners (a) Ashish Vikram, (b) Dinesh Ahuja, (c) Rajesh B Chhabria, (d) Vinod S Rajani, (e) Balilal K Chhabria, (f) Indra B Chhabria represented by her attorney holder Rajesh B Chhabria in favour of M/s VBHC Delhi Value Homes Private Limited represented by its authorized representative Preethi Nair.K (registered as Document No. YAN-1-11967-2023-24 in Book 1 and stored in electronic format in the centralized Data Repository, by the Sub-Registrar, Yelahanka, Bangalore on 18.12.2023) with regard to property bearing amalgamated BBMP Khata No. 424/2483/410/D4-386/SFS-407, measuring about 47,885 square feet;
70.	11.01.2024	Khata Endorsement bearing No. DA-W3/KTRSKL/234/23-24 issued by the Assistant Revenue Officer, Yelahanka Upanagar, Yelahanka Range, Bruhat Bengaluru Mahanagara Palike to M/s VBHC Delhi Value Homes Private Limited with regard to property bearing Municipal No. 424/2483/410/D4-386/SFS-407;
71.	11.01.2024	Khata Certificate bearing No. DA-W3/KTRSKL/234/23-24 issued by the Assistant Revenue Officer, Yelahanka Upanagar, Yelahanka Range, Bruhat Bengaluru Mahanagara Palike to M/s VBHC Delhi Value Homes Private Limited with regard to property bearing Municipal No. 424/2483/410/D4-386/SFS-407;

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Sl. No.	Date	Particulars
72.	11.01.2024	Khata Assessment Register Extract for the period 2023-24 issued by the Assistant Revenue Officer, Yelahanka Upanagar, Yelahanka Range, Bruhat Bengaluru Mahanagara Palike to M/s VBHC Delhi Value Homes Private Limited with regard to property bearing Municipal No. 424/2483/410/D4-386/SFS-407 measuring about 47,885 square feet;
73.		Tax Paid Receipt for the period 2024-25 issued by Bruhat Bengaluru Mahanagara Palike to M/s VBHC Delhi Value Homes Private Limited with regard to property bearing Municipal No.380/34/1;
<b>Re: Endorsements:</b>		
74.	23.09.2008	Endorsement bearing No. PTCL/235/2008-09 issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No.34/1 measuring about 1 Acre 02 ½ Guntas;
75.	09.05.2012	Endorsement bearing No. LRF/CR/609/2008-09 issued by office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka Sub-Division, with regard to Survey No.34/1;
76.	16.04.2024	Endorsement bearing No. Bangalore/SLAO-2/180/2023-24 issued by office of the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore with regard to Survey No.34/1 measuring about 1 Acre 02 Guntas;
77.	18.04.2024	Endorsement bearing No. BDA/ALA/626/2024-25 issued by office of the Assistant Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore with regard to portion of Survey No.34/1 measuring about 1 Acre 02 Guntas;
78.	14.06.2024	Endorsement bearing No. KHB/LA/Atturu/ (34/1)/2024-25 issued by office of the Special Land Acquisition Officer, Land Acquisition Department, Karnataka Housing Board, Bangalore with regard to Survey No.34/1 measuring about 1 Acre 02 Guntas;
<b>Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike with regard to Survey No.34:</b>		
79.		Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike for the period below with regard to Survey No.34 having the total extent as 9 Acres 08 Guntas and actual extent as 9 Acres 02 Guntas, there being 06 Guntas of kharab.  (a) 1966-67 to 1992-93 issued by office of the Tahsildar, Bangalore North Taluk, Bangalore.

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Sl. No.	Date	Particulars
		(b) 1993-94 to 1995-96 issued by office of the Village Accountant, Doddabettahalli Panchayat, Yelahanka Hobli, Bangalore North Taluk.
		(c) 1997-98 to 2003-04 issued by office of the Tahsildar, Bangalore North Taluk (Additional), Bangalore.
<b>Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike with regard to Survey No.34/1:</b>		
80.		Computerized copies of Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike for the period from 2004-05 to 2023-24 with regard to Survey No.34/1 having the total extent as 6 Acres 05 Guntas and actual extent as 5 Acres 39 Guntas, there being 06 Guntas of kharab.
<b>Re: Survey Records:</b>		
81.		Village Map of Atturu issued by office of the Director, Department of Land Survey Revenue Settlement and Land Records, Bangalore;
82.		Moola Tippani issued by Superintendent, office of the Assistant Director of Land Records, Yelahanka Taluk, with regard to Survey No.34;
83.		Hissa Survey Tippani as on 24.05.2003, issued by the Superintendent, office of the Assistant Director of Land Records, Yelahanka Taluk, with regard to Survey No.34;
84.		RR Pakka Book Nakal issued by the Superintendent, office of the Assistant Director of Land Records, Yelahanka Taluk, with regard to Survey No.34;
85.		Karnataka Revision Settlement Akarbandh issued by the Superintendent, office of the Assistant Director of Land Records, Yelahanka Taluk, with regard to Survey No.34/1;
<b>Re: Search Reports with regard to Survey No.34:</b>		
86.	22.03.2011	Search Report bearing SA No.41879/10-11 covering the period from 01.04.1956 to 31.05.1989, issued by office of the Sub-Registrar, Peenya, Bangalore with regard to Survey No.34;
87.	28.11.2023	Search Report bearing SA No.7011/23-24 covering the period from 01.06.1989 to 31.03.2004, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.34;
88.	21.06.2011	Search Report bearing SA No.2625/11-12 covering the period from 01.04.2004 to 20.06.2011, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.34;

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Sl. No.	Date	Particulars
<b>Re: Search Reports with regard to Survey No.34/1:</b>		
89.	18.02.2011	Search Report bearing SA No.10219/10-11 covering the period from 01.04.2004 to 14.02.2011, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.34/1;
90.	07.05.2012	Search Report bearing SA No.1616/12-13 covering the period from 01.04.2004 to 06.05.2012, issued by office of the office of the Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.34/1;
91.	06.12.2023	Computerized Search Report bearing SA No.191553/23-24 covering the period from 14.02.2011 to 06.12.2023, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.34/1;
92.	26.12.2017	Search Report bearing SA No.22273/17-18 covering the period from 01.04.2014 to 20.12.2017, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Survey No.34/1;
<b>Re: Search Reports with regard to Site No.D4-386:</b>		
93.	08.12.2023	Search Report bearing SA No.7382/23-24 covering the period from 01.01.1992 to 01.04.1992, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Site No.D4-386 measuring about 199.50 square metres;
94.	25.02.2011	Search Report bearing SA No.13156/10-11 covering the period from 01.03.1992 to 31.03.2004, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Site No.D4-386;
95.	24.11.2023	Search Report bearing SA No.7010/23-24 covering the period from 01.04.1992 to 31.03.2004, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Site No.D4-386;
96.	01.12.2010	Search Report bearing SA No.7674/10-11 covering the period from 01.04.2008 to 30.11.2010, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Site No.D4-386;
<b>Re: Search Reports with regard to Khata No. 424/2483/410/D4-386 (earlier Site No. D4-386 &amp; CMC No.446):</b>		
97.	27.11.2023	Computerized Search Report bearing SA No.182255/23-24 covering the period from 01.04.2004 to 27.11.2023, issued by office of the Sub-registrar, Yelahanka, Bangalore with regard to property bearing Khata No. 424/2483/410/D4-386 (earlier Site No.D4-386 & CMC No.446);

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Sl. No.	Date	Particulars
<b>Re: Search Reports with regard to Khata No.380/34/1 (earlier Survey No.34/1) and Khata No. 424/2483/410/D4-386 (earlier Site No. D4-386 &amp; CMC No.446):</b>		
98.	07.09.2023	Computerized Search Report bearing SA No. 104087/23-24 covering the period from 01.04.2004 to 07.09.2023, issued by office of the Sub-Registrar, Yelahanka, Bangalore with regard to Khata No.380/34/1 (earlier Survey No.34/1) and Khata No. 424/2483/410/D4-386 (earlier Site No.D4-386 & CMC No.446);
<b>Re: Search Reports with regard to amalgamated Khata No. 424/2483/410/D4-386</b>		
99.	27.12.2023	Computerized Search Report bearing SA No.211519/23-24 covering the period from 01.04.2004 to 21.12.2023, issued by office of the Sub-Registrar, Yelahanka, with regard to property bearing Khata No.424/2483/410/D4-386;
100.	14.05.2024	Computerized Search Report bearing SA No.301407/24-25 covering the period from 01.04.2023 to 11.05.2024, issued by office of the Sub-Registrar, Yelahanka, with regard to property bearing Khata No.424/2483/410/D4-386;
<b>Re: Documents not pertaining to the subject matter of the Title Report:</b>		
101.		Computerized copy of Mutation Register Extract bearing MR No.9/2002-03 discloses B.Kempalingegowda son of Bologowda as khatedar of portion of Survey No.34 measuring about 3 Acres 03 Guntas by virtue of court decree in O.S No.46/1991;
102.		Computerized copy of Mutation Register Extract bearing MR No.87/2006-07 discloses Y.N.Shashank & Y.N.Shivakumar, sons of late M.Nanjundappa as khatedars of portion of Survey No.34/1 measuring about 1 Acre 37.14 Guntas;

**II. GLOSSARY**

Sl. No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 <sup>th</sup> of an Acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;

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Sl. No	Term	Description
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Pakka Book/ RR Pakka Book	A Field Book which discloses the hissass and the hissedars of a survey number after phoddi along with the extent of the land;
14.	Phoddi	Bifurcation / partition of a survey number into hissass with sub survey numbers or sub-dividing of fields;
15.	Phut Kharab/ Kharab	A piece or pieces of land classified as unarable and included in a survey number;
16.	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
17.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
18.	Sub-Division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

### III. PROPERTY DETAILS

All that piece and parcel of the property presently bearing amalgamated BBMP Khata No. 424/2483/410/D4-386, SFS 407, 4<sup>th</sup> Stage, Yelahanka Upanagara, Ward No.3, Bangalore measuring about 47,885 square feet (comprising of (a) residentially converted land bearing Municipal No. 380/34/1, Atturu, Yelahanka Upanagara, Ward No.3, Bangalore and still earlier a portion of Survey No.34/1 situated at Atturu Village, Yelahanka Hobli, Bangalore North Taluk measuring about 1 Acre 02 Guntas and (b) property bearing Municipal No.

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424/2483/410/D4-386, SFS 407, 4<sup>th</sup> Stage, Yelahanka Upanagara, Ward No.3, Bangalore, still earlier having CMC Khata No.446, Yelahanka and still earlier site bearing No. D4-386 measuring about 199.50 square metres or 2147 square feet) and bounded on as under: -

East by	:	Road
West by	:	Portion of Survey No.34/1 belonging to Y.N.Shashank and Y.N.Shivakumar
North by	:	Property belonging to Escorts Limited and House No.387
South by	:	Government Layout and House No.385

**IV. NOTE**

This Report has been prepared for our client VBHC Delhi Value Homes Private Limited ('Client') and is in supersession of our Title Report dated 17<sup>th</sup> June 2024. The said Report has been prepared in the context of our Client's ownership of the property detailed in the Property Details above and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or relied upon by any other entity or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed, with our consent. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. In the course of the investigation of title, we have (a) not inspected any original documents of title and (b) not obtained any search reports from the concerned sub-registrar offices. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report.

**V. FLOW OF TITLE**

1. All that piece and parcel of agricultural land bearing Survey No.34, situated at Atturu Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore District, measuring about 9 Acres 02 Guntas, along with 06 Guntas of kharab, measuring in all about 09 Acres 08 Guntas is

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hereinafter referred to as "Survey No.34", originally belonged to Govindappa, he having purchased the same under a Deed of Sale dated 15.02.1957 (Document No. 1) from Patel Machappa son of late Munishami Gowda.

2. Govindappa son of Bale Muniyappa along with his brother Ramakrishna, under two separate sale deeds i.e., Deed of Sale dated 15.02.1957 and Deed of Sale dated 02.03.1957 (Document Nos.2 & 3) sold Survey No.34 to M.Nanjundappa son of N.Mallappa. It is observed that Mallappa is interchangingly referred as Mallaiah in the documents which is a common local colloquial usage. It appears that though M.Nanjundappa son of Mallappa purchased the property, the same was treated as part of his joint family property in view of the fact that he subsequently partitioned a portion of it with his brother.

3. It is gathered from the Family Trees of Mallappa, Y.N.Mallikarjuna and Y.N.Nagarjuna, all issued by office of the Village Accountant, Yelahanka Taluk (Document Nos.4, 5 & 6) that Mallappa (dead) and his wife Channabasamma (dead) have two sons M.Nanjundappa and M.Nanjappa.

I. M.Nanjundappa (dead) and his wife Gowramma (dead) have three children namely Sujatha, Y.N.Shashank and Y.N.Shivakumar.

a) Y.N.Shashank is married to Radhamma.

b) Y.N.Shivakumar is married to Shantala.

II. M.Nanjappa (dead) and his wife S.Rudramma (dead) have five children namely Rajamma, Y.N.Mallikarjuna, Y.N.Shylaja, Y.N.Nagarjuna and Y.N.Pushpalatha.

a) Y.N.Mallikarjuna and his wife Chandramma have a son named Jagadeesh.

b) Y.N.Nagarjuna and his wife Parvathamma have two children namely Prathyusha and Prajwal.

4. M.Nanjundappa and M.Nanjappa, both sons of late Mallappa partitioned the family properties including a portion of Survey No.34 measuring about 6 Acres 06 Guntas under a registered Partition Deed dated 20.01.1967 (Document No.7) save the remaining southern portion of Survey No.34 measuring about 3 Acres 03 Guntas ('Larger Property') which was not included in the partition. In the said Partition Deed, portion of Survey No.34 measuring about 3 Acres 03 Guntas was allotted to the share of M.Nanjundappa under Schedule 'A' and another portion of Survey No.34 measuring about 3 Acres 03 Guntas was allotted to the share of M.Nanjappa under Schedule 'B', both of which portions are not the subject matter of this Title Report. We observe that the southern boundary of the portion allotted to M.Nanjundappa in the Partition Deed erroneously records remaining portion of same Survey No. 34 as portion of Survey No.34 sold to one Ramakrishna and the same is evident from the subsequent Sale Deed dated 22.12.1988 in favour of Narasiyappa (Document No. 8) and the RTC/Pahani.

5. On a phoddi/sub-division being carried out by the survey department in May 2003, the land bearing Survey No.34 measuring about 3 Hectares 66 Ares along with 06 Ares of kharab,

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was phoddied/sub-divided into two portions i.e., Survey Nos.34/1 & 34/2, wherein the northern portion purchased by one B.Kempalingegowda and which is not the subject matter of this title report, was assigned Survey No.34/2, and the remaining portion of Survey No.34 measuring about 2 Hectares 42 Ares along with 06 Ares of kharab, in all measuring 2 Hectares 48 Ares i.e., 06 Acres 05 Guntas was assigned Survey No.34/1 ("Survey No.34/1"), which includes the Larger Property.

6. We gather from the RTC/Pahani that upon death of M.Nanjundappa, his wife Gowramma was registered as khatedar along with Nanjappa vide IHC 4/1985-86 and on death of Nanjappa, his sons Y.N.Mallikarjuna, Y.N.Nagarjuna & wife Rudramma were registered as khatedars along with Gowramma vide IHC 1/1997-98. On our requisitioning for the same, we have been given to understand that due to antiquity of the records, copies of the same are not available. Subsequently, on the death of Gowramma wife of late M.Nanjundappa, her sons Y.N.Shashank and Y.N.Shivakumar were registered as khatedars of 3 Acres in the revenue records of Survey No.34 by way of Mutation Register Extract bearing MR No.14/2003-04 (Document No. 9). Aggrieved by the said mutation, Y.N.Mallikarjuna and Y.N.Nagarjuna sons of late M.Nanjappa filed an appeal in RA 28/2004-05 on the file of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore seeking to set aside the mutation. The Assistant Commissioner set aside the Mutation Register Extract bearing MR No.14/2003-04, vide an Order dated 15.02.2005 (Document No. 10). Aggrieved by the said Order of the Assistant Commissioner dated 15.02.2005, Y.N.Shashank and Y.N.Shivakumar filed an appeal in Revision Petition No.91/2005-06 before the Special Deputy Commissioner, Bangalore District and the said appeal was dismissed as withdrawn in view of the memo filed by them stating that the dispute had been settled in O.S No.718/2004 and hence the revision petition may be dismissed as withdrawn (Document No.12).

7. Y.N.Mallikarjuna and Y.N.Nagarjuna sons of late M.Nanjappa also filed a suit bearing O.S No.718/2004 on the file of the Civil Judge (Senior Division) Bangalore Rural District, Bangalore against Y.N.Shashank and Y.N.Shivakumar, both sons of late M.Nanjundappa, seeking for partition and separate possession of their share in the Larger Property. At the intervention of the well-wishers and friends, the parties to the said suit settled the matter amicably and the parties filed a Compromise Petition. The Additional Civil Judge (Senior Division) Bangalore Rural District, Bangalore decreed the suit on 03.07.2006 based on the terms of the compromise petition, wherein the eastern portion of Larger Property measuring about 1 Acre 02.2 Guntas ( $246 + 13.5 = 259.5 \times 177$  i.e., 45,960 square feet) was allotted to the share of Y.N.Mallikarjuna and Y.N.Nagarjuna jointly, under Schedule 'B', as may be gathered from the copy of the registered Final Decree dated 03.07.2006 (Document No.11) and the remaining portion was allotted to the share of Y.N.Shashank and Y.N.Shivakumar, both sons of late M.Nanjundappa, who have been registered as khatedars of their portion in the revenue records by way of Mutation Register Extract bearing MR No.87/2006-07 (Document No. 102). We observe that though Survey No.34 was sub-divided into 2 portions in 2003, the said transaction has still taken place using the old Survey No.34.

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8. (i) Y.N.Mallikarjuna son of late M.Nanjappa, for self, as father & natural guardian of his minor son Jagadeesha, (ii) Chandramma wife of Y.N.Mallikarjuna, (iii) Y.N.Nagarjuna son of late M.Nanjappa, for self, as father & natural guardian of his minor children Prathyusha & Prajwal, (iv) Parvathamma wife of Nagarjuna, (v) Y.N.Rajamma, (vi) Y.N.Shylaja, (vii) Y.N.Pushpalatha, all daughters of late M.Nanjappa by a Deed of Sale dated 28.03.2007 (Document No.13) sold portion of Survey No.34/1 measuring about 1 Acre 02 Guntas ('Portion of Survey No.34/1') to (a) A.N.Ramaiah Shetty, (b) A.N.Balaram, (c) A.N.Krishnamurthy, (d) A.N.Lakshman, (e) A.N.Rajanna, (f) A.N.Venugopal, all sons of late A.R Narayana Shetty ('Ramaiah Shetty & Brothers'). Accordingly, on an application being made for transfer of khata, Ramaiah Shetty & Brothers were registered as joint khatedars of Portion of Survey No.34/1 in the revenue records, by way of Mutation Register Extract bearing MR No.107/2006-07 (Document No.14).

9. Ramaiah Shetty & Brothers made an application to the Deputy Commissioner, Bangalore District, Bangalore, for conversion of Portion of Survey No.34/1 from agricultural to non-agricultural purposes. The Special Deputy Commissioner, Bangalore District, Bangalore, upon the receipt of requisite conversion fines, vide an Official Memorandum bearing No. ALN (NAY) SR 236/2007-08 dated 13.10.2008 sanctioned the conversion of Portion of Survey No.34/1 from agricultural to non-agricultural residential purposes (Document No.15). The said conversion of Portion of Survey No.34/1 has been recorded in the revenue records by way of Mutation Register Extract bearing MR No.11/2008-09 (Document No. 16).

10. Ramaiah Shetty & Brothers duly consented by the erstwhile owner Y.N.Mallikarjuna son of M.Nanjappa by a Deed of Sale dated 23.03.2011 (Document No.17) sold Portion of Survey No.34/1 to Ashish Vikram son of Anand Prakash Garg.

11. Ashish Vikram son of Anand Prakash Garg secured the repayment of certain financial facility borrowed from India Infoline Housing Finance Limited by mortgaging Portion of Survey No.34/1, under an Indenture of Mortgage dated 11.04.2011 (Document No.18). On repayment of the loan amount, the said mortgage on Portion of Survey No.34/1 was discharged by India Infoline Housing Finance Limited by way of Reconveyance of Mortgage Deed dated 17.08.2013 (Document No.22).

12. Ashish Vikram son of Anand Prakash Garg made an application to the Bruhat Bengaluru Mahanagara Palike ('BBMP') for assessment of Portion of Survey No.34/1 to tax and assignment of municipal number. The BBMP assessed Portion of Survey No.34/1 measuring 1 Acre 02 Guntas or 45,738 square feet to tax and on payment of the betterment charges, assigned separate Municipal No.380/34/1, Ward No.3, Yelahanka Upanagara, Bangalore ('Municipal No.380/34/1') as may be gathered from the Khata Extract dated 31.10.2011 read with Betterment Charges paid receipt dated 14.10.2011 (Document Nos.21 & 19) and Ashish Vikram has been registered as the khatedar of Municipal No.380/34/1 in the records of BBMP as may be gathered from the Khata Certificate dated 31.10.2011 (Document No. 20).

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13. The Karnataka Housing Board ('KHB') formed a layout under the Self Finance Housing Scheme and on an application being made by one Dalamchand Chhajer son of Hansaraj Chhajer, the KHB allotted a house bearing No.D4-386 to Dalamchand Chhajer son of Hansaraj Chhajer under a Letter for Provisional Intimation of Allotment dated 14.11.1988 (Document No. 23).

14. KHB represented by its Secretary by a Conditional Sale Deed dated 09.03.1992 read with Deed of Correction of Conditional Deed of Sale dated 24.12.1992 (Document Nos.24 & 25) sold the property being Site No.D4-386, in Yelahanka under SFS II Phase measuring about 199.50 square metres formed in the layout to Dalamchand Chhajer son of Hansaraj Chhajer. The erroneous East to West and North to South measurements of Site No.D4-386 were rectified by way of a Deed of Correction of Conditional Deed of Sale dated 24.12.1992.

15. The KHB delivered possession of the building bearing No.D4-386 constructed on Site No.D4-386, in Yelahanka under SFS II Phase measuring about 199.50 square metres ('House No.D4-386') to Dalamchand Chhajer son of Hansaraj Chhajer on 28.04.1993 under Memo bearing No. KHB/ADM3/YH/SFS/92-93 dated 16.12.1992 & No. KHB/AEE-2/YNK/407/SFS/672/93-94 dated 30.09.1993, issued by the Assistant Executive Engineer, Karnataka Housing Board, Sub-Division 2, Yelahanka (Document No.26) and in confirmation of having taken possession of House No.D4-386, Dalamchand Chhajer has signed the said Memo.

16. The KHB represented by its Assistant Executive Engineer by a Deed of Modification and Absolute Sale dated 02.05.2008 (Document No.27) sold House No.D4-386 to Dalamchand Chhajer son of Hansaraj Chhajer.

17. Dalamchand Chhajer son of late Hansaraj Chhajer by a Deed of Sale dated 06.05.2008 (Document No.28) sold House No.D4-386 to Ernest K Alford son of late R.D.Alford.

18. On an application being made to the BBMP for assessment of Site No.D4-386 measuring about 2147 square feet along with building thereon to tax and assignment of municipal number, the BBMP assessed all that property being Site No.D4-386 measuring about 2147 square feet along with building thereon to tax and assigned Municipal No. 424/2483/410/D4-386 SFS 407, Ward No.3, Yelahanka Upanagara, Bangalore ('Municipal No. 424/2483/410'). The Special Notice assigning Municipal No.424/2483/410 is not available, we have gathered the aforesaid information from the subsequent Khata Assessment Register Extract dated 24.06.2011 (Document No. 30).

19. Ernest K Alford son of late R.D.Alford duly consented by his wife Jennifer Alford by a Deed of Sale dated 23.03.2011 (Document No.29) sold Municipal No. 424/2483/410 to Rajesh B Chhabria son of Balilal K Chhabria. Rajesh B Chhabria has been registered as khatedar of Municipal No. 424/2483/410 in the records of BBMP as may be gathered from the Khata Assessment Register Extract dated 24.06.2011 and the Khata Endorsement dated 25.06.2011 (Document Nos.30 & 31).

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20. (a) Ashish Vikram son of Anand Garg, (b) Dinesh Ahuja son of Ram Ganga Vishindas Ahuja, (c) Rajesh B Chhabria son of Balilal K Chhabria and (d) Vinod S Rajani son of late Shyamlal B Rajani constituted themselves into a partnership firm under the name and style of 'Haven Holdings' ('Firm') under a Deed of Partnership dated 21.04.2011 (Document No.32) to carry on any activity necessary for carrying on the business of real estate. The converted land being Portion of Survey No.34/1 was contributed as capital to the Firm by Ashish Vikram and Municipal No. 424/2483/410 was contributed as capital to the Firm by Rajesh B Chhabria. The Firm was registered as No. Firm/JNR/119/2011-12 in the Registrar of Firms as may be gathered from the Form C Extract dated 11.05.2011, issued by the Registrar of Firms, Jayanagar Registrar District, Bangalore (Document No.33).

21. The Form A Extract issued by the Registrar of Firms, Jayanagar Registrar District, Bangalore dated 20.06.2012 (Document No.34) discloses Ashish Vikram, Dinesh Ahuja, Rajesh B Chhabria and Vinod S Rajani as partners of the Firm.

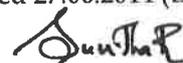
22. The Firm was reconstituted under a Deed of Partnership dated 21.01.2012 (Document No.35) and Balilal K Chhabria son of late Karamchand Chhabria & Indra B Chhabria wife of Balilal K Chhabria were admitted as partners to the Firm. Ashish Vikram son of Anand Garg, Dinesh Ahuja son of Ram Ganga Vishindas Ahuja, Rajesh B Chhabria son of Balilal K Chhabria and Vinod S Rajani son of late Shyamlal B Rajani continued as partners of the Firm. The contribution of Portion of Survey No.34/1 by Ashish Vikram and Municipal No. 424/2483/410 by Rajesh B Chhabria as capital to the firm has been re-captured in the aforesaid Partnership Deed dated 21.01.2012 as the earlier Partnership Deed dated 21.04.2011 was not a registered document.

23. The Form A Extract issued by the Registrar of Firms, Basavanagudi District, Bangalore dated 18.12.2023 (Document No. 36) discloses Ashish Vikram, Dinesh Ahuja, Rajesh B Chhabria, Vinod S Rajani, Balilal K Chhabria & Indra B Chhabria as partners of the Firm.

24. We observe that the Sale Deed dated 23.03.2011 and the Partnership Deeds dated 21.04.2011 & 21.01.2012 (Document Nos.29, 32 & 35) erroneously records Municipal No. 424/2483/410 as Municipal No. 2483/386. We have been informed due to antiquity of records, rectification of said Sale Deed and the Partnership Deeds is not feasible now. However, the property is identifiable from the primary property details being Site No.D4-386 assigned by the KHB and further the same has been now amalgamated with Municipal No.380/34/1.

25. On an application being made for transfer of khata, Haven Holdings has been registered as khatedar of Municipal No.380/34/1 & Municipal No. 424/2483/410 in the records of BBMP as may be gathered from the Khata Certificate & Khata Extract both dated 15.05.2014 (Document Nos.40 & 41) and Khata Endorsement, Khata Certificate, Khata Extract all dated 18.02.2012, respectively (Document Nos. 37, 38 & 39).

26. Haven Holdings and Krishna Enterprises (Housing & Infrastructures) India Private Limited ('KEIPL') entered into a Development Agreement dated 27.06.2014 (Document No. 42)



for development of all that piece and parcel of residentially converted land being portion of Survey No.34/1 measuring about 1 Acre 02 Guntas, having BBMP Khata No.380/34/1 and immovable property being vacant site bearing No. D4-386, having BBMP Khata No. 424/2483/410/D4-386/SFS-407 situated at SFS-407, Yelahanka New Town measuring about 199.50 square metres, together in all measuring about 47884.62 square feet, which is together hereinafter referred to as 'JDA Land', into a residential complex and on such development, Haven Holdings shall be entitled to 40% of the super built up area in the development along with proportionate share in the common areas on conveying 60% share to KEIPL. Haven Holdings, in terms of the Joint Development Agreement dated 27.06.2014, has also executed a Power of Attorney dated 27.06.2014 (Document No. 43) in favour of KEIPL inter alia authorizing KEIPL to dispose off upto 60% of the undivided share in the JDA Land. The said Power of Attorney dated 27.06.2014 was revoked under a Deed of Revocation of General Power of Attorney dated 31.01.2018 (Document No.53) and the said Joint Development Agreement dated 27.06.2014 was later cancelled under a Cancellation of Joint Development Agreement dated 24.06.2021 (Document No. 59).

27. In the meantime, (1) KEIPL joined by (2) M.Manickkam son of late Muthuswamy, (3a) Prakash L Gangawani son of Lunidhram, (3b) Meena P wife of Prakash L Gangawani, (3c) Bajaj Deepak son of Jaidev Bajaj, (3d) D.Dimple wife of Bajaj Deepak, (4) M/s Haven Holdings, 2-4 all represented by their attorney holder KEIPL, (5) R.Surya Prakash son of Rajappa Reddy, (6) K.T.Sanath son of K.M.Thimmaiah represented by his attorney holder KEIPL, secured the debentures issued on a private placement basis by mortgaging all right title, interest, benefits, entitlements (both present and future) of whatsoever nature coming to the share of Krishna Enterprises (Housing & Infrastructures) India Private Limited in terms of the Development Agreement dated 27.06.2014 in respect of the JDA Land along with structures thereon, to Catalyst Trusteeship Limited acting as trustee for holders of debentures under a Debenture Trust Deed dated 05.10.2016 (Document No.46). On part payment being received, Catalyst Trusteeship Limited has discharged the charge created on the JDA Land and structures thereon by a Deed of Reconveyance dated 24.06.2021 (Document No. 60) in favour of KEIPL.

28. (1) KEIPL joined by (2) M.Manickkam son of late Muthuswamy, (3a) Prakash L Gangawani son of Lunidhram, (3b) Meena P wife of Prakash L Gangawani, (3c) Bajaj Deepak son of Jaidev Bajaj, (3d) D.Dimple wife of Bajaj Deepak, (4) M/s Haven Holdings, 2-4 all represented by their attorney holder KEIPL, (5) R.Surya Prakash son of Rajappa Reddy, (6) K.T.Sanath son of K.M.Thimmaiah represented by his attorney holder KEIPL, secured the repayment of certain financial facility borrowed from Edelweiss Housing Private Limited by mortgaging all right title, interest, benefits, entitlements (both present and future) of whatsoever nature coming to the share of KEIPL in the JDA Land along with any structures on such JDA Land under an Indenture of Mortgage dated 07.10.2016 executed by them in favour of Edelweiss Housing Private Limited (Document No.47).

29. Edelweiss Housing Private Limited assigned all their rights under the Indenture of Mortgage dated 07.10.2016 to Edelweiss Asset Reconstruction Company Limited by way of an Assignment Agreement dated 27.03.2020, as maybe gathered from the Deed of Reconveyance

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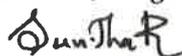
dated 24.06.2021 (Document No.56). On repayment of the loan amount, Edelweiss Asset Reconstruction Company Limited discharged the charge created on the JDA Land along with any structures on such JDA Land by a Deed of Reconveyance dated 24.06.2021 (Document No. 56) in favour of KEIPL.

30. KEIPL along with Surya Prakash represented by his attorney holder KEIPL secured the repayment of certain financial facility borrowed from Vistra ITCL (India) Limited (formerly known as IL & FS Trust Company Limited) by mortgaging KEIPL's undivided share in the JDA Land under two separate Mortgage Deeds dated 12.08.2016 and dated 20.06.2015 (Document Nos.45 & 44). On repayment of the loan amounts, the charges created on KEIPL's undivided share in the JDA Land were discharged under two separate Release Deeds both dated 25.10.2016 (Document Nos. 48 & 49) in favour of KEIPL and R.Surya Prakash.

31. Haven Holdings, KEIPL and M/s Jain Housing LLP entered into an Amendment/Assignment Deed of Development dated 27.06.2014 on 31.01.2018 (Document No.50) whereby Clause 34 of the said Joint Development Agreement was amended to enable KEIPL to transfer their rights under the Joint Development Agreement to any company/firm/person as it deems fit in order to carry out the obligations with consent from Haven Holdings and further all rights of KEIPL under the Joint Development Agreement was assigned to M/s Jain Housing LLP.

32. Haven Holdings, duly confirmed by KEIPL and M/s Jain Housing LLP entered into a Joint Development Agreement dated 31.01.2018 (Document No.51) for developing the JDA Land into residential or commercial development and on such development, Haven Holdings shall be entitled to 40% of the super built up area in the development along with proportionate share in the common areas on conveying 60% share to Jain Housing LLP. Haven Holdings, in terms of the Joint Development Agreement dated 27.06.2014, has also executed a Power of Attorney dated 31.01.2018 (Document No.52) in favour of M/s Jain Housing LLP inter alia authorizing them to dispose off upto 60% of the undivided share in the JDA Land. It is further gathered that KEIPL shall be entitled to 10,000 square feet from and out of the developers' constructed area being 60% of the total built up area in the building to be constructed on the JDA Land. We observe that the aforesaid Joint Development Agreement is neither registered nor duly stamped, however, the said Joint Development Agreement dated 31.01.2018 has been subsequently cancelled under a Cancellation of Joint Development Agreement dated 24.06.2021 and the Power of Attorney dated 31.01.2018 has been revoked by a Deed of Revocation of Power of Attorney dated 24.06.2021 (Document Nos.57 & 58).

33. The Firm entered into an Amalgamation Deed dated 11.04.2018 (Document No. 54) for amalgamation of all that (i) piece and parcel of residentially converted land being a portion of Survey No.34/1, situated at Atturu Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 1 Acre 02 Guntas or 45738 square feet, having BBMP Khata No. 380/34/1, Atturu, Yelahanka Upanagara, Ward No.3, Bangalore and (ii) Site No.D4-386, situated at SFS 407, Yelahanka New Town, Bangalore, having BBMP Khata No. 424/2483/410/D4-386, SFS 407, 4<sup>th</sup> Stage, Yelahanka Upanagara, Ward No.3, Bangalore (still earlier bearing CMC Khata No.446)



measuring about 199.50 square metres (or 2147 square feet), together measuring in all about 47,855 square feet, into one single property.

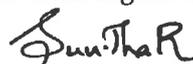
34. Thereafter, the Firm i.e., M/s Haven Holdings made an application to the BBMP seeking for amalgamation of all that piece and parcel of residentially converted land being portion of Survey No.34/1, situated at Atturu Village, Yelahanka Hobli, Bangalore North Taluk, measuring about 1 Acre 02 Guntas or 45738 square feet, having BBMP Khata No. 380/34/1, Atturu, Yelahanka Upanagara, Ward No.3, Bangalore ('Item No.1') and Site No.D4-386, situated at SFS 407, Yelahanka New Town, Bangalore, having BBMP Khata No. 424/2483/410/D4-386, SFS 407, 4<sup>th</sup> Stage, Yelahanka Upanagara, Ward No.3, Bangalore (still earlier bearing CMC Khata No.446) measuring about 199.50 square metres (or 2147 square feet) ('Item No.2') and assigning of a single Municipal Number. Accordingly, the BBMP amalgamated Item No.1 and Item No.2 together in all measuring about 47,885 square feet as a single property, assessed the same to tax and assigned single Municipal No. 424/2483/410/D4-386, SFS 407, 4<sup>th</sup> Stage, Yelahanka Upanagara, Ward No.3, Bangalore ('Said Land') by way of a Special Notice dated 23.06.2018 bearing No. DA (YS)/W-3/KTR-05/18-19 & DA (YS)/W-3/MTR-17/18-19, issued by the Assistant Revenue Officer, Yelahanka Sub-Division, Bruhat Bengaluru Mahanagara Palike (Document No.55). The Khata Certificate and Khata Assessment Register Extract for the period 2023-24, both dated 20.07.2023 (Document Nos.62 & 61) disclose that M/s Haven Holdings has been registered as the khatedar of the Said Land. The Betterment Charges Receipt dated 25.07.2023 discloses that the Firm has paid the betterment charges for the Said Land (Document No.65).

35. The Tax Paid Receipts (Document Nos. 63 & 64) disclose that the Firm has paid the tax with regard to Item No.1 for the period 2016-17, with regard to Item No.2 for the period 2013-14 & 2014-15 and with regard to the Said Land for the period 2018-19 to 2023-24.

36. The partners of the Firm i.e., Ashish Vikram, Dinesh Ahuja, Rajesh B Chhabria, Vinod S Rajani, Balilal K Chhabria and Indra B Chhabria, have agreed and decided to sell the Said Land by way of a Resolution on 01.09.2023 (Document No. 66). The Certificate dated 14.09.2023 (Document No. 67) issued by Singhvi Dev & Unni LLP, Chartered Accountants to M/s Haven Holdings certified that there are no charges or liabilities created on the Said Land by the Firm.

37. Indra B Chhabria wife of Balilal K Chhabria, one of the partners of the Firm by way of Power of Attorney dated 12.12.2023 (Document No. 68) nominated and appointed her son and also one of the partners of the Firm Rajesh B Chhabria as her attorney holder inter alia authorizing him to execute, sign and present the sale deed with regard to the Said Land, on her behalf.

38. M/s Haven Holdings represented by its partners (a) Ashish Vikram, (b) Dinesh Ahuja, (c) Rajesh B Chhabria, (d) Vinod S Rajani, (e) Balilal K Chhabria, (f) Indra B Chhabria represented by her attorney holder Rajesh B Chhabria under a Deed of Sale dated 18.12.2023 (Document No. 69) sold the Said Land to M/s VBHC Delhi Value Homes Private Limited ('VBHC'). VBHC has been registered as khatedar of the Said Land in the records of BBMP as



may be gathered from the Khata Endorsement, Khata Extract and Khata Certificate, all dated 11.01.2024 (Document Nos.70, 71 & 72). The Tax Paid Receipt (Document No. 73) issued by the BBMP discloses that VBHC has paid the tax for the period 2024-25 with regard to the Said Land.

39. The endorsement bearing No. PTCL/235/2008-09, dated 23.09.2008, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No.74) confirms that there are no proceedings initiated with regard to Survey No.34/1 measuring about 1 Acre 02 ½ Guntas under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition on Transfer of Certain Lands) Act, 1978.

40. The endorsement LRF/CR/609/2008-09 dated 09.05.2012 issued by office of the Tahsildar, Bangalore North (Additional) Taluk, Yelahanka Sub-Division (Document No.75) confirms that no tenancy applications have been filed in form 7A with regard to Survey No.34/1 under Section 77 (A) of the Karnataka Land Reforms Act, 1961 and no applications have been filed in Form 11 under Section 80 of the Karnataka Land Reforms Act, 1961.

41. The endorsement bearing No. Bangalore/SLAO-2/180/2023-24, dated 16.04.2024, issued by office of the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore (Document No.76) confirms that no acquisition proceedings have been initiated with regard to Survey No.34/1 measuring about 1 Acre 02 Guntas by the Karnataka Industrial Areas Development Board, as on the date of the endorsement.

42. The endorsement bearing No. BDA/ALA/626/2024-25, dated 18.04.2024, issued by office of the Assistant Commissioner (Land Acquisition), Bangalore Development Authority, Bangalore (Document No.77) confirms that no acquisition proceedings have been initiated with regard to portion of Survey No.34/1 measuring about 1 Acre 02 Guntas (out of 6 Acres 05 Guntas) by the Bangalore Development Authority, as on the date of the endorsement.

43. The endorsement bearing No. KHB/LA/Atturu/ (34/1)/2024-25, dated 14.06.2024, issued by office of the Special Land Acquisition Officer, Land Acquisition Department, Karnataka Housing Board, Bangalore (Document No.78) confirms that no acquisition proceedings have been initiated with regard to Survey No.34/1 measuring about 1 Acre 02 Guntas by the Karnataka Housing Board, as on the date of the endorsement.

44. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No.34 discloses the total extent as 9 Acres 08 Guntas and actual extent as 9 Acres 02 Guntas, there being 06 Guntas of kharab (Document No.79). The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
1966-67 to 1971-72	Muniyappa s/o Varadappa	RR 73	-	-

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Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
	M.Nanjundappa (3A 03G)	RR 712	-	Nanjundappa
	M.Nanjappa (3A 03G)	RR 713	-	Nanjappa
1972-73	M.Nanjundappa (3A 03G)	RR 712	-	Gowramma w/o Nanjundappa
	M.Nanjappa (3A 03G)	RR 713	-	Nanjappa
1973-74 & 1974-75	M.Nanjundappa (3A 03G)	RR 712	-	Gowramma w/o Nanjundappa
	M.Nanjappa (3A 03G)	RR 713	-	Nanjappa
				Mallanna
1975-76 to 1980-81	M.Nanjundappa (3A 03G)	RR 712	-	Gowramma w/o Nanjundappa
	M.Nanjappa (3A 03G)	RR 713	-	Nanjappa
	Ramakrishna	-	-	-
1981-82 & 1982-83	M.Nanjappa s/o Mallappa (3A 03G)	RR 713	-	Nanjappa
	Gowramma w/o Nanjundappa M.Nanjappa (jointly)	-	-	Nanjappa Gowramma
	Gowramma w/o M.Nanjundappa (3A 03G)	IHC 4/85-86	-	Gowramma
1983-85 to 1987-88	M.Nanjappa s/o Mallappa (3A 03G)	RR 713	-	-
	Gowramma w/o Nanjundappa M.Nanjappa (jointly)	-	-	-
	Gowramma w/o M.Nanjundappa (3A 03G)	IHC 4/85-86	-	-

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Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
1988-89	M.Nanjappa s/o Mallappa (3A 03G)	RR 713	-	Nanjappa
	Gowramma w/o Nanjundappa M.Nanjappa (jointly- 3A)	MR 4/85-86	-	-
	Gowramma w/o M.Nanjundappa (3A 03G)	IHC 4/85-86	-	Gowramma
1989-90	Gowramma w/o Nanjundappa M.Nanjappa (jointly- 3A)	MR 4/85-86	-	-
	Narasiyappa (3A 03G)	MR 5/89-90	-	-
1990-91 & 1991-92	Gowramma w/o Nanjundappa M.Nanjappa (jointly- 3A)	MR 4/85-86	-	Gowramma
	Narasiyappa s/o Rudrappa (3A 03G)	MR 5/89-90	-	Narayanappa
1992-93 to 1995-96	Gowramma w/o Nanjundappa M.Nanjappa (jointly- 3A)	MR 4/85-86	-	Gowramma Nanjappa
	Narasiyappa s/o Rudrappa (3A 03G)	MR 5/89-90	-	-
1997-98 to 2002-03	Narasiyappa s/o Rudrappa (3A 03G)	RR 713	-	-
	Gowramma Y.N.Mallikarjunaiah Y.N.Nagarajuna Rudramma (3A 03G)	IHC 1/97-98	-	-
	Y.N.Mallikarjunaiah s/o late Nanjappa Y.N.Nagarjuna s/o late Nanjappa	MR 4/85-86	-	-

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Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
	Rudramma w/o late Nanjappa (3A 03G)			
2003-04	Narasiyappa s/o Rudrappa (3A 03G)	RR 713	-	-
	B.Kempalingegowda s/o Bolo Gowda (3A 03G)	MR 9/02-03 Court Order	-	-
	Y.N.Shashank Y.N.Shivakumar sons of late M.Nanjundappa (3A)	MR 14/03-04	-	Shashank Shivakumar

45. The RTC/Pahani for the period 1966-67 to 2003-04 furnished to us corroborate with the documents of title and do not disclose any deviation or change either in ownership or in occupancy in so far as portion of Survey No.34 which is the subject matter of this Title Report is concerned. The Mutation Register Extract bearing MR No.9/2002-03 (Document No. 101) discloses that B.Kempalingegowda was registered as khatedar by virtue of Court Decree in O.S No.46/1991. We have not sought for papers in suit bearing O.S No.46/1991 as the same pertains to other portion of Survey No.34 which is not the subject matter of this Report.

46. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No.34/1 discloses the total extent as 6 Acres 05 Guntas and actual extent as 5 Acres 39 Guntas, there being 06 Guntas of kharab (Document No.80). The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
2004-05 to 2006-07	Narasiyappa s/o Gudi Rudrappa (3A 03G)	RR 713	-	Narayanappa
	Y.N.Shashank son of late M.Nanjundappa (3A)	MR 14/03-04	-	Shashank Shivakumar
2007-08 to 2010-11	Narasiyappa s/o Gudi Rudrappa (3A 03G)	RR 713	-	Narayanappa
	Y.N.Shashank Y.N.Shivakumar (1A 37.14G)	MR 87/06-07	-	Rudramma Shashank Shivakumar

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Period	Khatedar Column 9	How Acquired Column 10	Other Rights Column 11	Occupant Column 12
	A.N.Ramaiah Shetty A.N.Balaram A.N.Krishnamurthy A.N.Lakshman A.N.Rajanna A.N.Venugopal all sons of late A.R.Narayanashetty (1A 02.02G)	MR 107/06-07	-	A.N.Ramaiah Shetty A.N.Balaram A.N.Krishnamurthy A.N.Lakshman A.N.Rajanna A.N.Venugopal
2011-12 to 2023-24	Narasiyappa s/o Gudi Rudrappa (3A 03G)	RR 713	-	Narayanappa
	Y.N.Shashank Y.N.Shivakumar (1A 37.14G)	MR 87/06-07	-	Rudramma Shashank Shivakumar
	A.N.Ramaiah Shetty A.N.Balaram A.N.Krishnamurthy A.N.Lakshman A.N.Rajanna A.N.Venugopal all sons of late A.R.Narayanashetty (0.02G)	MR 107/06-07	-	A.N.Ramaiah Shetty A.N.Balaram A.N.Krishnamurthy A.N.Lakshman A.N.Rajanna A.N.Venugopal
	A.N.Ramaiah Shetty A.N.Balaram A.N.Krishnamurthy A.N.Lakshman A.N.Rajanna A.N.Venugopal all sons of late A.R.Narayanashetty (1 A 02G)	MR 11/08-09 Conversion	-	A.N.Ramaiah Shetty A.N.Balaram A.N.Krishnamurthy A.N.Lakshman A.N.Rajanna A.N.Venugopal

47. The RTC/Pahani for the period 2004-05 to 2023-24 with regard to Survey No.34/1 corroborate with the documents of title furnished to us and do not disclose any change or deviation either in ownership or in occupancy, in so far as the portion of Survey No.34/1 that is the subject matter of this Title Report is concerned.

48. The Village Map issued by office of the Director, Department of Land Survey Revenue Settlement and Land Records, Bangalore and Moola Tippani issued by Superintendent, office of the Assistant Director of Land Records, Yelahanka Taluk (Document Nos.81 & 82) show the location, shape and boundaries of Survey No.34. As per the Village Map, Survey No.34 is

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bounded on the East by: Mandlakunte Village Boundary, West by: Road, North by: Survey Nos.38 & 39 and South by: Survey No.33.

49. The Hissa Survey Tippani and RR Pakka Book Nakal both issued by the Superintendent, office of the Assistant Director of Land Records, Yelahanka Taluk (Document Nos.83 & 84) show the shape, boundaries and sub-divisions of Survey No.34. On a phoddi being effected by the Survey Department in May 2003, Survey No.34 measuring about 3 Hectares 66 Ares along with 06 Ares of kharab, was phoddied/sub-divided into two portions i.e., Survey Nos.34/1 & 34/2. On such phoddi, the southern portion of Survey No.34 measuring about 2 Hectares 48 Ares inclusive of 06 Ares of kharab was assigned Survey No.34/1. As per the Hissa Survey Tippani and RR Pakka Book Nakal, Survey No.34/1 is bounded on the east by: Mandlakunte Village Boundary, west by: Road, north by: Survey No.34/2 and south by: Survey No.33. The RR Pakka Book Nakal further discloses hissedar/khatedar of Survey No.34/1 will continue as per the RTC and Kempalingagowda son of Bolegowda as the hissedar of Survey No.34/2 measuring about 1 Hectare 24 Ares.

50. The Karnataka Revision Settlement Akarbandh issued by the Superintendent, office of the Assistant Director of Land Records, Yelahanka Taluk (Document No.85) with regard to Survey No.34/1, discloses the total extent as 6 Acres 05 Guntas and actual extent as 5 Acres 39 Guntas, there being 06 Guntas of kharab.

51. The Search Reports with regard to Survey No.34, situated at Atturu Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore District, measuring about 9 Acres 02 Guntas, along with 06 Guntas of kharab, measuring in all about 9 Acres 08 Guntas issued by the concerned Sub-Registrar (Document Nos.86 to 88) disclose the following transactions: -

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
41879 /10- 11	01.04.1956	31.05.1989	Sale Deed dated 15.02.1957	09	02	Manchappa	Govindappa	8562
			Sale Deed dated 15.02.1957	05	00	Govindappa Ramakrishna	M.Nanjundappa	8568
			Sale Deed dated 02.03.1957	04	08	Govindappa Ramakrishna	M.Nanjundappa	8778
			Partition Deed dated 06.03.1967	03	03	M.Nanjundappa		5989
				03	03	M.Nanjappa		
			Mortgage Deed dated 06.02.1968	03	03	M.Nanjappa	PLDB	SI No.12 7

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SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
			Mortgage Deed dated 07.12.1968	03	03	Gowramma	BDO	5221
			Sale Deed dated 22.12.1988	03	03	Y.N.Shashank	Narasiyappa	6298
7011 /23-24	01.06.1989	31.03.2004	Mortgage dated 02.12.1993	3	03	M.Nanjappa	RSSSN	2737
			Sale Deed dated 18.06.2002	3	03	Hariappa Gowda, Presiding Officer, Civil Judge Court on behalf of Judgment Debtors Nanjappa, Rudramma & others	B.Kempalingegowda	2288
2625 /11-12	01.04.2004	20.06.2011	Partition Deed dated 21.07.2006	01	02	II Additional Civil Judge, Bangalore Rural District, Y.N.Mallikarjuna, Y.N.Nagarjuna		8942
			Sale Deed dated 29.03.2011 34/1	01	02	A.N.Ramaiah Shetty and others	Ashish Vikram	5115
			Mortgage Deed dated 11.04.2011 34/1	01	02	Ashish Vikram	India Infoline Housing Finance Limited	130

52. We have reviewed the aforesaid Search Reports furnished to us with regard to Survey No.34 covering the period from 01.04.1956 to 20.06.2011 and observe as unders:

- (a) The Search Report for the period 01.04.1956 to 31.05.1989 discloses Mortgage Deeds dated 06.02.1968 (SI No.127) and dated 07.12.1968 (Document No.5221) and the Search Report for the period 01.06.1989 to 31.03.2004 discloses a Mortgage Deed dated 02.12.1993 (Document No.2737) and a Sale Deed dated 18.06.2002 (Document No.2288) in addition to the transactions discussed herein above and all these transactions pertain to other portions of Survey No.34 which are not the subject matter of this Title Report and therefore we have neither sought for copies of the same nor gone into the details.
- (b) The Search Report covering the period from 01.04.2004 to 20.06.2011 does not disclose any transactions other than those discussed hereinabove.

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53. The Search Reports with regard to Survey No.34/1, situated at Atturu Village, Yelahanka Hobli, Yelahanka Taluk, Bangalore District, issued by the concerned Sub-Registrar (Document Nos.89 to 92) disclose the following transactions: -

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
10219 /10-11	01.04.2004	14.02.2011	Sale Deed dated 28.03.2007	01	02	Mallikarjuna and others	Ramaiah Shetty and others	29433
1616 /12-13	01.04.2004	06.05.2012	Sale Deed dated 29.03.2011	01	02	Ramaiah Shetty and others	Ashish Vikram	5115
			Mortgage Deed dated 11.04.2011	01	02	Ashish Vikram	India Infoline Housing Finance Limited	130
			Partnership Deed dated 21.01.2012	01	02	Ashish Vikram	Dinesh Ahuja and others	6227
19155 3/23-24	14.02.2011	06.12.2023	Mortgage Deed dated 11.04.2011	01	02	Ashish Vikram	India Infoline Housing Finance Limited	130
			Partnership Deed dated 21.01.2012	01	02	Ashish Vikram	Dinesh Ahuja and others	6227
			Reconveyance dated 21.01.2012	01	02	India Infoline Housing Finance Limited	Ashish Vikram	5206
			Discharge Deed dated 26.10.2016	01	02	IL & FS Trust Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	2325
			Agreement of Sale dated 30.04.2019 Site No.14, BBMP Khata No.818/34/14	720 sq. ft.		M.Srinivas	Kanakamani.C	767
			Discharge Deed dated 24.06.2021	01	02	Edelweiss Asset Reconstruction Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	1249
22273 /17-18	01.04.2014	20.12.2017	Development Agreement dated 27.06.2014	01	02	Haven Holdings	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd	2965

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SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
			Mortgage Deed dated 06.10.2016	01	02	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	Catalyst Trusteeship Limited	2126
			Mortgage Deed dated 07.10.2016	01	02	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	Edelweiss Housing Finance Limited	2171
			Discharge Deed dated 26.10.2016	01	02	IL & FS Trust Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	2325
			Discharge Deed dated 26.10.2016	01	02	IL & FS Trust Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	2327

54. We have reviewed the Search Reports furnished to us with regard to Survey No.34/1 for the period from 01.04.2004 to 06.05.2012, 01.04.2014 to 20.12.2017 and 01.04.2004 to 06.12.2023 and the same do not disclose any transactions other than those discussed hereinabove save and except the Agreement to Sell dated 30.04.2019 in Search Report bearing SA No.191553/23-24 which on our seeking for clarification, we have been informed that the same pertains to a site formed in remaining portion of Survey No.34/1 which is not subject matter of this Title Report and therefore the documents with regard to the same are not available. We further observe as under: -

- (a) The Search Report for the period from 01.04.2004 to 06.05.2012 furnished to us though discloses most transactions, does not disclose the Sale Deed dated 23.03.2007 (registered as Document No.29433/06-07) and the Search Report covering the period from 01.04.2004 to 06.12.2023 furnished to us though discloses most transactions, the same does not disclose the Sale Deed dated 23.03.2011 (Document No.5115).
- (b) The Search Report for the period from 01.04.2014 to 20.12.2017 with regard to Survey No.34/1 furnished to us does not disclose the Mortgage Deeds dated 12.08.2016 (registered as Document No. HBB-1-01576-2016-17) and dated 20.06.2015 (registered as Document No. JAY-1-02417-2015-16), as the said Mortgage Deeds were registered in the office of the Sub-Registrar, Hebbal and Jayanagar respectively.

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55. The Search Reports with regard to Site No.D4-386, Yelahanka, measuring about 199.50 square meters issued by the concerned Sub-Registrar (Document Nos. 93 to 96) disclose the following transactions: -

SA No.	From	To	Transaction	Extent	By	In Favour of	Doc No.
				Sq mts			
7382/ 23-24	01.01.1992	01.04.1992	Nil	199.50	-	-	-
13156 /10-11	01.03.1992	31.03.2004	Correction Deed dated 16.01.1993	199.50	Secretary, KHB	Dalamchand Chhajer	4818
7010/ 23-24	01.04.1992	31.03.2004	Sale Deed dated 09.06.1992	199.50	Karnataka Housing Board	Dalamchand Chhajer	1054
7674/ 10-11	01.04.2008	30.11.2010	Sale Deed dated 06.05.2008	199.50	Assistant Executive Engineer, Karnataka Housing Board	Dalamchand Chhajer	288
			Sale deed dated 06.05.2008	199.50	Dalamchand Chhajer	Ernest K Alford	291

56. We have reviewed the Search Reports furnished to us with regard to Site No. D4-386 for the period from 01.01.1992 to 31.03.2004 and 01.04.2008 to 30.11.2010 and the same do not disclose any transactions other than those discussed hereinabove.

57. We further observe the Search Report for the period from 01.03.1992 to 31.03.2004 furnished to us does not disclose the Conditional sale deed dated 09.06.1992 (registered as Document No.1054/91-92) and the Search Report covering the period from 01.04.1992 to 31.03.2004 does not disclose the Correction Deed dated 16.01.1992 (registered as Document No.4818/91-92). On seeking for clarification as to why both entries are not reflected in the same Search Report, we have been given to understand that the books are in a mutilated condition and hence only on volume-based search being carried out, the Conditional sale deed dated 09.06.1992 was reflected in the Search report bearing SA No.7010/23-24.

58. The Search Report with regard to property bearing Khata No. 424/2483/410/D4-386 (earlier Site No. D4-386 & CMC No.446), Yelahanka, issued by the concerned Sub-Registrar (Document No.97) discloses the following transactions: -

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SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
18225 5/23- 24	01.04.2004	27.11.2023	Mortgage Deed dated 06.10.2016	2146.62		Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	Catalyst Trusteeship Limited	2126
			Discharge Deed dated 24.06.2021	2146.62		Edelweiss Asset Reconstruction Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	1249
			Discharge Deed dated 24.06.2021	2146.62		Catalyst Trusteeship Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	1248
			Cancellation Deed dated 24.06.2021	2146.62		Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	Haven Holdings	1245

59. Other than the transactions discussed hereinabove, the Search Report covering the period from 01.04.2004 to 27.11.2023, furnished to us with regard to Khata No. 424/2483/410/D4-386 (earlier Site No. D4-386 & CMC No.446), does not disclose any other transactions/mortgages/adverse entries. However, the same does not disclose the (i) Sale Deed dated 02.05.2008 (Document No.288), (ii) Sale Deed dated 06.05.2008 (Document No.291), (iii) Sale Deed dated 23.03.2011 (Document No.5014), (iv) Partnership Deed dated 21.01.2012 (Document No.6227/11-12), (v) Mortgage Deed dated 07.10.2016 (Document No.2171/16-17), (vi) Release Deed dated 25.10.2016 (Document No.2325) and (vii) Release Deed dated 25.10.2016 (Document No.2327/16-17).

60. The Search Report with regard to Khata No.380/34/1 (earlier Survey No.34/1), Yelahanka and Khata No. 424/2483/410/D4-386 (earlier Site No. D4-386 & CMC No.446), Yelahanka, issued by the concerned Sub-Registrar (Document No.98) discloses the following transactions: -

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
10408 7/23- 24	01.04.2004	07.09.2023	Development Agreement dated 27.06.2014	01	02	Haven Holdings	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd	2965

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SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
			Mortgage Deed dated 06.10.2016	2146.62 square feet		Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	Catalyst Trusteeship Limited	2126
			Discharge Deed dated 26.10.2016			IL & FS Trust Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	2325
			34/1	01	02			
			D4-386	2146.62 square feet				
			Discharge Deed dated 24.06.2021			Edelweiss Asset Reconstruction Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	1249
			34/1	01	02			
			D4-386	2146.62 square feet				
			Discharge Deed dated 24.06.2021			Catalyst Trusteeship Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	1248
			34/1	01	02			
			D4-386	2146.62 square feet				
			Cancellation Deed dated 24.06.2021	47,884.92 square feet		Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	Haven Holdings	1245
			34/1 Site No.D4-386					

61. Other than the transactions discussed hereinabove, the Search Report covering the period from 01.04.2004 to 07.09.2023, furnished to us with regard to Khata No.380/34/1 (earlier Survey No.34/1) and Khata No. 424/2483/410/D4-386 (earlier Site No. D4-386 & CMC No.446) does not disclose any transactions/mortgages/adverse entries. The said Search Report does not disclose the (i) Partnership Deed dated 21.01.2012 (registered as Document No.6227/11-12), (ii) Mortgage Deed dated 07.10.2016 (registered as Document No.2171/16-17) & (iii) Release Deed dated 26.10.2016 (registered as Document No.2327/16-17), however all the transactions have been reflected in the Search Report bearing SA No.211519/23-24 with regard to amalgamated Khata No. 424/2483/410/D4-386 (Document No.99).

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62. The Search Reports with regard to amalgamated Khata No. 424/2483/410/D4-386, Yelahanka, issued by the concerned Sub-Registrar (Document Nos.99) disclose the following transactions: -

SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
21151 9/23- 24	01.04.2004	21.12.2023	Sale Deed dated 29.03.2011 34/1	45738 sq ft		A.N.Krishnamurthy & others	Ashish Vikram	5115
			Mortgage Deed dated 11.04.2011 34/1	45738 sq ft		Ashish Vikram	India Infoline Housing Finance Limited	130
			Partnership Deed dated 21.01.2012 34/1	45738 sq ft		Ashish Vikram & others		6227
			Development Agreement dated 27.06.2014	01	02	Haven Holdings	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd	2965
			Mortgage Deed dated 06.10.2016 Site No.D4-386	2146.62 square feet		Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	Catalyst Trusteeship Limited	2126
			34/1	1	02			
			Mortgage Deed dated 07.10.2016 34/1	1	02	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	Edelweiss Housing Finance Limited	2171
			Discharge Deed dated 26.10.2016			IL & FS Trust Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	2325
			Discharge Deed dated 26.10.2016			IL & FS Trust Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	2327
			34/1	1	02			
Site No.D4-386	2146.62							

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SA No.	From	To	Transaction	Extent		By	In Favour of	Doc No.
				A	G			
			Discharge Deed dated 24.06.2021			Edelweiss Asset Reconstruction Company Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	1249
			34/1	01	02			
			D4-386	2146.62 square feet				
			Discharge Deed dated 24.06.2021			Catalyst Trusteeship Limited	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	1248
			34/1	01	02			
			D4-386	2146.62 square feet				
			Cancellation Deed dated 24.06.2021	47,884.9	2 square feet	Krishna Enterprises (Housing & Infrastructure) India Pvt Ltd and others	Haven Holdings	1245
			34/1 Site No.D4-386					
			Sale Deed dated 18.12.2023	47,885		Haven Holdings	VBHC Delhi Value Homes Private Limited	11967
301407/24-25	01.04.2023	11.05.2024	Sale Deed dated 16.12.2023	47,885		Haven Holdings	VBHC Delhi Value Homes Private Limited	11967

63. Other than the transactions discussed hereinabove, the Search Reports covering the period from 01.04.2004 to 11.05.2024, furnished to us with regard to amalgamated Khata No. 424/2483/410/D4-386 does not disclose any transactions/mortgages/adverse entries. However, we observe that the Search Report bearing SA No.301407/24-25 erroneously records the date of the sale deed as 16.12.2023 instead of 18.12.2023. The Search Report bearing SA No.211519/23-24 does not disclose the Mortgage Deeds dated 12.08.2016 (registered as Document No. HBB-1-01576-2016-17) and dated 20.06.2015 (registered as Document No. JAY-1-02417-2015-16), as the said Mortgage Deeds were registered in the office of the Sub-Registrar, Hebbal and Jayanagar respectively. A search report covering the period from 11.05.2024 to date with regard to amalgamated Khata No. 424/2483/410/D4-386 may be obtained for completion of records. *Sunil P*

**VI. OBSERVATIONS AND SUGGESTIONS:**

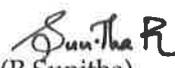
Taking into consideration the documents and information furnished, subject to observations made herein above, we are of the view that, all that piece and parcel of the property presently bearing amalgamated BBMP Khata No. 424/2483/410/D4-386, SFS 407, 4<sup>th</sup> Stage, Yelahanka Upanagara, Ward No.3, Bangalore (comprising of (a) residentially converted land bearing Municipal No. 380/34/1, Atturu, Yelahanka Upanagara, Ward No.3 and still earlier a portion of Survey No.34/1 situated at Atturu Village, Yelahanka Hobli, Bangalore North Taluk measuring about 1 Acre 02 Guntas and (b) property bearing Municipal No. 424/2483/410/D4-386, SFS 407, 4<sup>th</sup> Stage, Yelahanka Upanagara, Ward No.3, still earlier having CMC Khata No.446, Yelahanka and still earlier site bearing No. D4-386 measuring about 199.50 square metres or 2147 square feet) measuring in all about 47,885 square feet ("Said Land"), presently vests with M/s VBHC Delhi Value Homes Private Limited and they would have a marketable title to the same.

We have been assisted by Ms.Ashwini C.M in the preparation of this Title Report.

In the event of there being any clarification, please feel free to write to us.

Thanking you,

Yours faithfully,  
INDUSLAW,

  
(R.Sunitha)  
Advocate.