

01st February, 2024

M/s. Navami Chamara Heights,
#11, A.S. Complex, 8th Main, 3rd Stage,
4th Block, Basaveshwarnagar,
Bangalore-560079.

Dear Sir/s,

Attn: Ravi D. and Raghu D.

We act as Legal Advisors to M/s.Navami Chamara Heights, who have forwarded to us the photocopies of documents of title relating to all that piece and parcel of property being a portion of Municipal No.396/130, Ullalu, Ward No.130-Ullalu Ward, Bangalore (earlier a portion of residentially converted land bearing Survey No.130, situated at Ullalu Village, Yeshwanthpura Hobli, Bangalore North Taluk, Bangalore) measuring about 9054.56 square metres (97,427.06 square feet) or 2 Acres 9½ Guntas ("Property" or "Said Land"), and is more fully set out in the Para III below for scrutiny of title:

I. DOCUMENTS FURNISHED		
Sl. No.	Date	Particulars
1.	24.05.1975	Copy of Order in case bearing No.A1.BC.105/1970-71 filed by A.Chamaraju son of late Appala Raju against Nagarathamma wife of late Raja Venkataramana Chetty, on the file of the Court of the Special Deputy Commissioner for Abolition of Inams, Bangalore;
2.	17.06.1975	Endorsement in case bearing No. A1.BC.105/1970-71 issued by the Special Deputy Commissioner for Abolition of Inams, Bangalore in the name of A.Chamaraju with regard to Survey No.130;
3.		Form VIII Register Extract in case bearing No. 105/1970-71, issued by the office of the Tahsildar, Bangalore North Taluk, Bangalore District in the name of A.Chamaraju son of late Appalaraju, with regard to Survey No. 130;



-1-

Privileged & Confidential

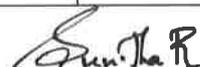
Sl. No.	Date	Particulars
4.		Record of Rights bearing RR No. 845 issued by Tahsildar, Bangalore North Taluk;
5.	03.11.1980	Death Certificate of Veenamma mother of A.Chamaraju, issued by Commissioner, Corporation of Bangalore;
6.	07.12.1981	Notice in case bearing No.LRF/INA/141/1979-80, issued by office of the Additional Special Tahsildar, Land Tribunal, Bangalore North Taluk to A.Chamaraju;
7.	18.02.1982	Order Sheet in case bearing No.LRF/INA/141/1979-80 filed before the Land Tribunal, Bangalore North Taluk, Bangalore by A.Chamaraju against Jodidar, Ullalu;
8.	25.02.1982	Death Certificate of A.Chamaraju issued by the office of the Corporation of Greater Bombay - Public Health Department;
9.	28.07.2020	Affidavit declaring the family tree of A.Chamaraju sworn by A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju before the Notary;
10.	18.04.2022	Aadhar based Family Tree of A.Chamaraju issued by the Deputy Tahsildar, City Circle Hobli, Bengaluru South Taluk;
11.	21.11.2022	Aadhar based Family Tree of A.C.Krishna Raju issued by the Deputy Tahsildar, City Circle Hobli, Bengaluru South Taluk;
12.	17.08.2023	Aadhar based Family Tree of Srinivas Raju.A.C issued by the Deputy Tahsildar, City Circle Hobli, Bengaluru South Taluk;
13.	18.08.2023	Aadhar based Family Tree of A.C.Chandrashekar Raju issued by the Deputy Tahsildar, City Circle Hobli, Bengaluru South Taluk;
14.		Inheritance Register Extract bearing IHC No.4/1999-2000 issued by the office of Tahsildar, Bangalore North Taluk, jointly in the names of Chandrashekar Raju.A.C. Srinivasa Raju and A.C.Krishna Raju with the consent of their mother Lakshamma with regard to Survey No. 130;
15.	15.04.2002	Gazette copy of Preliminary Notification bearing No. BDA/COMMR/DC(LA)/ALAO/09/2002-03, issued by the office of the Additional Land Acquisition officer, Bangalore Development Authority, Bangalore, with regard to Survey No. 130;

Sunil R

-2-

Privileged & Confidential

Sl. No.	Date	Particulars
16.	31.10.2002	Gazette copy of Final Notification bearing No. UDD654 MNX 2002, issued by the office of the Additional Land Acquisition officer, Bangalore Development Authority, Bangalore, with regard to Survey No. 130;
17.	05.10.2010	De-notification bearing No. UDD/458/MNX/2005 issued by the office of Under Secretary to Government Urban Development Department with regard to Survey No. 130 along with other survey numbers;
18.	02.05.2011	General Power of Attorney executed by Hema C. Raju alias Hemalatha wife of S.Thyagaraju and daughter of late A.Chamaraju in favour of Lakshamma wife of late A.Chamaraju, in the presence of Yieran Phang, Solicitor and Notary Public, Parramatta NSW with regard to Survey No. 130 along with other properties;
19.	04.05.2011	General Power of Attorney executed by Annapoorna Raju daughter of late A.Chamaraju in favour of Lakshamma wife of late A.Chamaraju, in the presence of Yusuf Mohamed, Notary Public, State of Florida with regard to Survey No. 130 along with other properties;
20.	21.11.2013	Order in case bearing No.RA(BN)68/2013-14 filed before the Assistant Commissioner, Bangalore North Sub-Division, Bangalore by A.C.Krishna Raju son of Chamaraju against the Tahsildar Bangalore North Taluk, Bangalore with regard to Survey No.130;
21.		Mutation Register Extract bearing M.R.No.H9/2013-14 issued by office of the Village Accountant, in the name of A.C.Krishna Raju with regard to Survey No. 130;
22.	29.09.2004	Death Certificate of Sharada.K Raju issued by the office of the Medical Officer of Health Cum-Sub-Registrar Bangalore Mahanagara Palike, Bangalore;
23.	16.12.2013	Release Deed executed by (i) Lakshamma wife of late A.Chamaraju and her daughters (ii) A.C.Thejavathi, (iii) Annapoorna Raju represented by her Attorney holder Lakshamma, (iv) Hema C. Raju represented by her Attorney holder Lakshamma and (v) K.Kodanda Raju husband of late A.C.Sharada in favour of A.C.Chandrashekar Raju, A.C.Srinivas



Sl. No.	Date	Particulars
		Raju and A.C.Krishna Raju all sons of late A.Chamaraju (registered as Document No. 4593/2013-14 in Book I, stored in CD No. LAGD221 in the office of the Sub-Registrar Laggere, Bangalore) with regard to Survey No. 130 along with other properties;
24.	22.03.2014	Relinquishment Deed executed by A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju all sons of late A.Chamaraju in favour of the Commissioner, Bruhat Bangalore Mahanagara Palike (registered as Document No. YPR-1-06405/2013-14 in Book I, stored in CD No. YPRD99 in the office of the Sub-Registrar, Rajajinagara (Yeshwanthpura), Bangalore) with regard to portion of Survey No. 130 measuring about 2,390.10 square meters (i.e., 25,737 square feet);
25.	06.07.2016	Application made by A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju to the Tahsildar, Bangalore Taluk, with regard to conversion of portion of Survey No.130;
26.	22.09.2017	Demand Note bearing No. ALN (N) (Y) SR/24/2016-17, issued by office of the Deputy Commissioner, Bangalore District, Bangalore with regard to Survey No. 130 measuring about 2 Acres 28 Guntas;
27.	24.11.2017	Receipt Acknowledging the payment of conversion fee, issued by the State Bank of India, Bangalore to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju, with regard to Survey No. 130;
28.		Conversion sketch issued by the office of the Tahsildar Bangalore North Taluk, with regard to Survey No. 130;
29.	28.11.2017	Official Memorandum bearing No. ALN(N)(Y)SR24/2016-17, issued by office of the Deputy Commissioner, Bangalore District, with regard to Survey No. 130 measuring about 2 Acres 28 Guntas;
30.	15.10.2019	Special Notice bearing No. Vale/PR/KTR/419/2019-20 MR/43/2019-20, issued by the Revenue Officer, Kengeri Region, Bruhat Bengaluru Mahanagara Palike with regard to Municipal No.396/130 measuring 2 Acres 28 Guntas;

Sunil R

Sl. No.	Date	Particulars
31.	21.10.2019	Computer Generated Receipt issued by Bruhat Bangalore Mahanagara Palike with regard to Municipal No.396/Sy No.130 of Ullalu;
32.	11.02.2020	Khata Certificate bearing No. DA/KTR/419/2019-20, issued by office of the Assistant Revenue officer, Bangalore Sub-Division, Bangalore Mahanagara Palike, Bangalore to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju with regard to Municipal No. 396/130;
33.		Khata Extract issued by office of the Assistant Revenue Department, Bangalore Sub-Division, Bangalore Mahanagara Palike, Bangalore to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju with regards to Municipal No. 396/130;
34.		Tax paid receipts for the period 2020-21 to 2022-23 issued by office of the Revenue Department, Bruhat Bangalore Mahanagara Palike to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju with regard to Municipal No. 396/130;
35.	03.06.2023	Khata Certificate issued by office of the Assistant Revenue officer, Bangalore Sub-Division, Bangalore Mahanagara Palike, Bangalore to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju with regard to Municipal No. 396/130;
36.	03.06.2023	Khata Extract bearing No. 396/130 issued by the Office of the Assistant Revenue Department Bangalore Sub-Division Bangalore Mahanagara Palike, Bangalore to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju with regards to Survey No. 130;
37.	28.04.2023	Tax paid receipts for the period 2023-24 issued by office of the Revenue Department, Bruhat Bangalore Mahanagara Palike to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju with regard to Municipal No. 396/130;
38.	23.09.2020	Addendum to Memorandum of Entry for Deposit of Title Deeds executed by A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju, Director of Garuda Autocraft Private Limited in favour of Kotak Mahindra Prime Limited (registered as Document No. NGB-1-04158/2020-21 in Book I, stored in CD No. NGBD771 in the office of the Sub-Registrar, Rajajinagar (Nagarabhavi), Bangalore) with regard to Survey No. 130

Sunil R

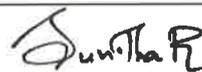
Sl. No.	Date	Particulars
		measuring 2 Acres 28 Guntas (subsequently rectified as 2 Acres 12 Guntas);
39.	25.03.2022	Rectification Deed executed by A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju all sons of late Chamaraju and Garuda Autocraft Private Limited in favour of M/s Kotak Mahindra Prime Limited (registered as Document No. SRI-1-05504/2021-22 in Book I, stored in CD No. SRID1024 in the office of the Sub-Registrar Srirampura Bangalore) with regard to Survey No. 130;
40.	08.08.2023	Discharge Deed executed by M/s Kotak Mahindra Prime Ltd in favour of M/s Garuda Autocraft Pvt Ltd and A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju (Book-I Document is registered as Document No. SRI-1-04170-2023-24 and stored in electronic format in the centralized Data Repository, by the Senior Sub-Registrar, Srirampura, Bengaluru) with regard to Municipal No.396/130 (earlier bearing Survey No.130);
41.	19.08.2023	Release Deed executed by Ritu Krishna Raju daughter of A.C.Krishna Raju in favour of A.C.Krishna Raju son of Late A.Chamaraju (Book-I Document is registered as Document No. SRI-1-04518/2023-24 and stored in electronic format in the centralized Data Repository, by the Senior Sub-Registrar, Srirampura, Bengaluru) with regard to Municipal No.396/130;
42.	28.11.2023	Special Power of Attorney executed by Akila Chintalapati Raju daughter of A.C.Chandrashekar Raju in favour of A.C.Chandrashekar Raju son of late A.Chamaraju (Book-IV Document registered as Document No. JAY-4-00729-2023-24 and stored in electronic format in the centralized Data Repository, by the Senior Sub-Registrar, Jayanagar, Bangalore City) with regard to execution of JDA for development of Municipal No. 396/130;
43.	28.11.2023	Special Power of Attorney executed by Manthena Adithi Verma daughter of A.C.Srinivas Raju, in favour of A.C.Srinivas Raju son of Late A.Chamaraju (Book-IV Document registered as Document No. JAY-4-00728-2023-24 and stored in electronic format in the Centralized Data Repository by the Senior Sub-Registrar, Jayanagar, Bangalore City) with regard to execution of JDA for development of Municipal No. 396/130;



Sl. No.	Date	Particulars
44.	04.12.2023	Joint Development Agreement entered into between (i) A.C.Chandrashekar Raju, (ii) A.C.Srinivas Raju, (iii) A.C.Krishna Raju, all sons of late A.Chama Raju, (iv) Kalyani.K Raju wife of A.C.Krishna Raju, (v) Arjun K. Raju son of A.C.Krishna Raju, (vi) Yeshoda Chandrashekar Raju wife of A.C.Chandrashekar Raju, (vii) Tanisha Umesh Raju daughter of A.C.Chandrashekar Raju, (viii) Akila Chintalapati Raju represented by her father and SPA holder A.C.Chandrashekar Raju, (ix) Chandini C. Raju daughter of A.C.Chandrashekar Raju, (x) Tejas C. Raju son of A.C.Chandrashekar Raju, (xi) Subadhra Srinivas Raju wife of A.C.Srinivas Raju, (xii) Manthena Adithi Verma represented by her father and SPA Holder A.C.Srinivas Raju, (xiii) Akanksha Srinivas Raju daughter of A.C.Srinivas Raju, and (xiv)Aishwarya Srinivas Raju daughter of A.C.Srinivas Raju, and M/s Navami Chamara Heights represented by Ravi D., Managing partner authorized vide Partners Resolution dated 15.03.2023 (Book-I Document registered on 05.12.2023, as Document No.YPR-1-08893-2023-24 and stored in electronic format in the Centralized Data Repository by the Sub-Registrar, Rajajinagar (Yeshwanthpur), Bengaluru) with regard to development of land bearing Municipal No.396/130 (earlier portion of Residentially converted land bearing Survey No.130) measuring 2 Acres 9½ Guntas;
45.	04.12.2023	General Power of Attorney executed by (i) A.C.Chandrashekar Raju, (ii) A.C.Srinivas Raju, (iii) A.C.Krishna Raju, all sons of late A.Chama Raju, (iv) Kalyani.K Raju wife of A.C.Krishna Raju, (v) Arjun K. Raju son of A.C.Krishna Raju, (vi) Yeshoda Chandrashekar Raju wife of A.C.Chandrashekar Raju, (vii) Tanisha Umesh Raju daughter of A.C.Chandrashekar Raju, (viii) Akila Chintalapati Raju represented by her father and SPA holder A.C.Chandrashekar Raju, (ix) Chandni C. Raju daughter of A.C.Chandrashekar Raju, (x) Tejas C. Raju son of A.C.Chandrashekar Raju, (xi) Subadhra Srinivas Raju wife of A.C.Srinivas Raju, (xii) Manthena Adithi Verma represented by her father and SPA Holder A.C.Srinivas Raju, (xiii) Akanksha Srinivas Raju daughter of A.C.Srinivas Raju, and (xiv)Aishwarya Srinivas Raju daughter of A.C.Srinivas Raju in favour of M/s Navami Chamara Heights represented by Ravi D, Managing partner authorized vide Partners Resolution dated 15.03.2023 (Book-IV Document registered on 05.12.2023, as Document No. YPR-4-00449-2023-24 and stored in electronic format in the centralized Data Repository by the Sub-Registrar, Rajajinagar



Sl. No.	Date	Particulars
		(Yeshwanthpur), Bengaluru) with respect to Municipal No.396/130 (earlier residentially converted land being portion of Survey No.130) measuring 2 Acres 9½ Guntas;
46.	23.07.2023	Public Notice published in Udayavani notifying the development of Municipal No.396/130 belonging to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju;
47.	23.07.2023	Public Notice published in The Hindu notifying the development of Municipal No.396/130 belonging to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju;
48.	20.01.2024	Building License bearing No.BBMP/Addl.Dir/JDSouth/0030/2023-24 issued by office of the Joint Director (Town Planning-South), Bruhat Bangalore Mahanagara Palike, Bangalore;
49.	20.01.2024	Sanction Plan bearing No.BBMP/Addl.Dir/ JDSouth/0030/2023-24 issued by office of the Joint Director (Town Planning- South), Bruhat Bangalore Mahanagara Palike, Bangalore;
Re: Endorsements:		
50.	16.05.2012	Endorsement bearing No. BDA/LAO/59/2012-13 issued by the Commissioner (LA), Bangalore Development Authority, Bangalore with regard to Survey No. 130 measuring about 3 Acres 17 Guntas;
51.	20.05.2016	Endorsement bearing No. PTCL:CR:41/2016-17 issued by Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No. 130 measuring about 3 Acres 17 Guntas;
52.	23.05.2016	Endorsement bearing No. LRF(BN)CR:74/2016-17 issued by Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No. 130 measuring about 3 Acres 17 Guntas;
53.	05.09.2017	Nil Tenancy Endorsement bearing No. RD0038191273343 issued by Tahsildar, Bangalore North Taluk, Bangalore District with regard to Survey No. 130 measuring about 3 Acres 17 Guntas;



Sl. No.	Date	Particulars
54.	27.02.2023	Endorsement bearing No. KHB/LAO/Ullalu/(130)/2022-23 issued by Special Land Acquisition Officer, Karnataka Housing Board, Bangalore with regard to Survey No. 130 measuring about 3 Acres 17 Guntas;
55.	14.03.2023	Endorsement bearing No. BLR/SLAO-2/3799/2022-23 issued by the Special Land Acquisition Officer, KIADB, Bangalore with regard to portion of Survey No.130 measuring about 3 Acres 17 Guntas;
Re: Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike:		
56.		Record of Rights Tenancy and Crops (RTC) Extracts/Pahani Patrike set out for the period below with regard to Survey No. 130 having total and actual extent as 3 Acres 17 Guntas, there being no kharab.
		a) 1971-72, issued by the office of the Tahsildar Bangalore North Taluk, Bangalore District;
		b) 1972-73 to 1999-2000, issued by the office of the Tahsildar Bangalore North Taluk, Bangalore District;
		c) 2000-01 to 2005-06, issued by the office of the Tahsildar Bangalore North Taluk, Bangalore District;
		d) 2006-07, Computerised copy;
		e) 2007-08 to 2012-13, Computerised copy;
		f) 2013-14 to 2022-23, Computerised copy;
		g) 2023-24, online copy;
Re: Survey Documents:		
57.		Village Map of Ullalu issued by the office of Director of Land Surveyor Revenue Department, Bangalore;
58.		Tippani issued by Village Accountant, Computerised Centre, Bangalore North Taluk, Bangalore with regard to Survey No.130;
59.		Karnataka Revision Settlement Akarband issued by the office of Superintendent (E.O.), Department of Assistant Director of Land Records, Bangalore North Taluk with regard to Survey No. 130;

Sunil R

Sl. No.	Date	Particulars
Re: Search Reports with regard to Survey No. 130:		
60.	11.07.2019	Search Report bearing SA No.6670/2019-20 for the period covering from 01.04.1960 to 31.03.2004 issued by office of the Sub-Registrar, Peenya, Bangalore with regard to Survey No.130;
61.	11.07.2019	Search Report bearing SA No.5502/2019-20 for the period covering from 01.04.2004 to 09.07.2019 issued by office of the Sub-Registrar, Gandhinagara, Bangalore with regard to Survey No.130;
62.	03.06.2023	Search Report bearing SA No.6224/2023-24 for the period covering from 01.04.2019 to 03.06.2023 issued by the office of the Sub-Registrar, Rajajinagar, Bengaluru with regard to Survey No.130;
63.	02.01.2024	Search Report bearing SA No.218642/2023-24 for the period covering from 01.04.2021 to 01.01.2024 issued by the office of the Sub-Registrar, Nagarabhavi with regard to Survey No.130;
Re: Search Report with regard to Municipal No.396/130:		
64.	02.01.2024	Search Report bearing SA No.218644/2023-24 for the period covering from 01.04.2013 to 01.01.2024 issued by the office of the Sub-Registrar, Nagarabhavi with regard to Municipal No.396/130;

II. GLOSSARY (indicative)

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);

Sunitha R

Sl. No.	Term	Description
5.	Gunta	1/40 th of an acre or 121 square yards or 1089 square feet;
6.	Hisse / Hissa	Portions formed in survey numbers after phoddi / sub-division by the Survey Department;
7.	Hissadar	Co-owner / Co-sharer of the sub-divided portion of a Survey Number i.e., the sub-survey number;
8.	Tipni	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.	Palupatti/ Panchayat Parikath	Customary oral partition effected amongst the co-owners/ family members in the presence of the panchayatdars;
14.	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;
15.	Phoddi	Sub-division / partition of a survey number into hissass with survey sub-numbers or sub-dividing of fields;
16.	Phut Kharab/Kharab	A piece or pieces of land classified as unarable and included in a survey number;
17.	RTC/Pahani	The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;

Sunitha R

Sl. No.	Term	Description
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	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 property being a portion of Municipal No.396/130, Ullalu, Ward No.130-Ullalu Ward, Bangalore (earlier a portion of residentially converted land bearing Survey No.130, situated at Ullalu Village, Yeshwanthpura Hobli, Bangalore North Taluk, Bangalore) measuring about 9054.56 square metres (97,427.06 square feet) or 2 Acres 9½ Guntas and bounded as follows:

EAST	:	Road formed in Survey No.130;
WEST	:	Raja Kaluve;
NORTH	:	Raja Kaluve and Mallathalli Village Boundary;
SOUTH	:	Ullalu Main Road;

IV. NOTE:

This Report has been prepared for our client M/s.Navami Chamara Heights ('Client'). The said Report has been prepared in the context of our Client's proposed development 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

Sunitha R

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. 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. Our observation would undergo a change in the event of fresh information being obtained and on accurate Search Reports being provided wherever observed by us as faulty in our report. 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.130, situated at Ullalu Village, Yeshwanthpura Hobli, Bangalore North Taluk, Bangalore, measuring in all about 3 Acres 17 Guntas, there being no kharab is hereinafter referred to as "Survey No. 130", originally an inam land.

2. A.Chamaraju son of late Appala Raju, filed an application before the Special Deputy Commissioner for Abolition of Inams, Bangalore District, seeking to register him as an occupant of Survey No. 130 measuring about 3 Acres 17 Guntas along with another Survey No.129, pursuant to which by an order in case bearing No.A1.BC.105/1970-71 dated 24.05.1975 (Document No.1) under Section 5 of the Karnataka (Personal and Miscellaneous) Inams Abolition Act, 1954 the Special Deputy Commissioner for Inams Abolition registered A.Chamaraju son of late

Suntha R

Appala Raju as an occupant of Survey No.130 of which he was a permanent tenant before the vesting.

3. We have been furnished with an (i) Endorsement dated 17.06.1975, issued by office of the Special Deputy Commissioner, Inams Abolition, Bangalore, (ii) Form VIII Register Extract, issued by the Tahsildar, Bangalore North Taluk, Bangalore District and (iii) Record of Rights bearing RR No.845 issued by Tahsildar, Bangalore North Taluk, Bangalore District (Document Nos.2 to 4) which confirms the grant of occupancy rights of Survey No.130 in the name of A.Chamaraju.

4. Though A.Chamaraju was registered as an occupant of Survey No.130 under Inams Abolition Act, he also erroneously made an application before the Land Tribunal, Bangalore North Taluk, Bangalore in case bearing No.LRF/INA/141/1979-80 against Jodidar of Ullalu, seeking occupancy rights of Survey No.130 under Karnataka Land Reforms Act, 1961. Pursuant to his application, Notice dated 07.12.1981 (Document No.6) was issued to A.Chamaraju to appear before the Land Tribunal. Further, we gather from the Order Sheet dated 18.02.1982 in case bearing LRF/INA/No.141/1979-80 (Document No.7) that the said case was closed on 18.02.1982 on the ground that A.Chamaraju was already registered as an occupant under Section 5 of Karnataka (Personal and Miscellaneous) Inams Abolition Act, 1954.

5. An (i) Affidavit declaring the family tree of A.Chamaraju sworn by A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju, (ii) Aadhar based Family Tree of A.Chamaraju (iii) Aadhar based Family Tree of Srinivas Raju.A.C (iv) Aadhar based Family Tree of A.C.Chandrashekar Raju and (v) Aadhar based Family Tree of A.C.Krishna Raju (Document Nos.9 to 13) discloses that A.Chamaraju and his wife Lakshamma have seven children namely A.C.Chandrashekar Raju, A.C.Srinivasa Raju, A.C.Krishna Raju, A.C.Sharada, A.C.Thejavathi, A.C.Annapoorna, and A.C.Hemalatha alias Hema C. Raju, and it further discloses the details of the family members as mentioned below: 

- i) A.C.Chandrashekar Raju and wife K.R.Yeshoda have 4 children namely Tanisha, A.C.Akhila, A.C.Chandini and A.C.Tejas.
- (a) Tanisha is married to Umesh and they have a daughter named Dayata.
 - (b) A.C.Akhila is married to Kartheek Raju and they have a daughter named Samuktha.
 - (c) A.C.Chandini is married to Aditya.
- ii) A.C.Srinivasa Raju and his wife Subhadra S. Raju have 3 children namely Adithi S Raju, Akanksha S. Raju and Aishwarya S. Raju.
- (a) Aditi S.Raju is married to Kruthik and they have a daughter Yashika Varma.
 - (b) A.C.Krishna Raju and his wife Kalyani K. Raju and have 2 children namely Arjun K. Raju and Ritu K. Raju.
 - (c) A.C.Sharada died on 22.09.2004, she was married to K.Kodanda Raju and they had no children.
 - (d) A.C.Thejavathi is married to C.Sundar Raju and have 3 children namely Karthik S. Raju, Kaushik S. Raju and Sanithra S. Raju.
 - (e) A.C.Annapurna is married to Dr.Padma Kesari Raju and have 3 children namely Priya P.K.Raju, Prashanth P.K.Raju and Arvind P.K.Raju.
 - (f) A.C.Hemalatha alias Hema C. Raju is married to S.Thyagaraju and have a son named Ankush T. Raju.

6. A.Chamaraju died on 31.12.1981 and his mother Veenamma predeceased him on 07.03.1971 as could be gathered from the Death Certificate dated 25.02.1982 issued by office of the Corporation of Greater Bombay, Public Health Department and Death Certificate dated 03.11.1980 issued by Commissioner, Corporation of Bangalore respectively (Document Nos.8 & 5).

7. Upon the death of A.Chamaraju, he left behind his wife Lakshamma, children namely A.C.Chandrashekar Raju, A.C.Srinivas Raju, A.C.Krishna Raju, A.C.Thejavathi, Annapurna Raju, Hema C. Raju alias Hemalatha and A.C.Sharada

Sunitha R

as his only surviving legal heirs and his estate which inter alia included the land bearing Survey No.130, devolved upon the aforesaid legal heirs as per personal laws of inheritance governing him.

8. After the demise of A.Chamaraju, on an application being made for the transfer of khata, A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju were registered as khatedars of Survey No.130 with the consent of their mother Lakshamma in the revenue records by virtue of Inheritance Register Extract bearing IHC No.4/1999-2000 (Document No.14).

9. We observe that one of the khatedars A.C.Krishna Raju, was by a clerical error, reflected as A.C.Krishnamurthy Raju in column No.9 of the RTC/ Pahani Extract with regard to Survey No.130. The said error was rectified by Assistant Commissioner in his Order bearing No.RA(BN)68/2013-14 dated 21.11.2013 (Document No.20) and directed the Tahsildar, to correct the records so as to reflect the name of khatedar as A.C.Krishna Raju in the RTC/Pahani with regard to Survey No.130. Accordingly, A.C.Krishna Raju was registered as khatedar in the revenue records with regard to Survey No.130 by way of Mutation Register Extract bearing M.R.No. H9/2013-14 (Document No.21).

10. It is gathered from the Preliminary Notification bearing No. BDA/COMMR/DC(LA)/ALAO/09/2002-03 dated 15.04.2002, issued by the office of the Additional Land Acquisition officer, Bangalore Development Authority, Bangalore published in Karnataka State Gazette (Document No.15), that the land bearing Survey No.130 measuring about 3 Acres 17 Guntas was notified for formation of Sir M.Visvesvaraya Layout by the Bangalore Development Authority; and by way of a Final Notification bearing No. UDD654 MNX 2002, dated 31.10.2002, issued by the office of the Additional Land Acquisition officer, Bangalore Development Authority, Bangalore published in Karnataka State Gazette, (Document No.16), the land bearing Survey No.130 was acquired for formation of the Sir M.Visvesvaraya Layout by Bangalore Development Authority. The said acquisition

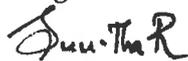


with regard to Survey No.130, however, was subsequently withdrawn by the Bangalore Development Authority by way of a Notification bearing No. UDD/458/MNX/2005 dated 05.10.2010 issued by the office of Under Secretary to Government Urban Development Department, published in Karnataka State Gazette (Document No.17).

11. Hema C. Raju alias Hemalatha wife of S.Thyagaraju being one of the legal heirs of A.Chamaraju appointed and nominated her mother Lakshamma as her attorney for purpose of effecting documents in terms of their oral family arrangement with regard to assets of late A.Chamaraju which incidentally includes Survey No.130, interalia authorized her mother Lakshamma to execute partition, release deed etc., under a Power of Attorney 02.05.2011 executed in the presence of Yieran Phang, Solicitor and Notary Public, Parramatta NSW (Document No.18).

12. Similarly, Annapoorna Raju wife of Dr.Padmakesari Raju also being one of the legal heirs of A.Chamaraju also appointed and nominated her mother Lakshamma as her attorney for purpose of effecting documents in terms of their oral family arrangement with regard to assets of late A.Chamaraju which incidentally includes Survey No.130, interalia authorized her mother Lakshamma to execute partition, release deed etc., under a Power of Attorney dated 02.05.2011 (Document No.19) executed in the State of Florida which is certified by two different notary publics i.e., Yusuf Mohamed, (page 1 to 4) and Amreshkumar Patel (Page 5) as executed in their presence. Though Lakshamma has been clearly empowered to execute the release deed under Power of Attorney 02.05.2011 (Document No.19) on account of aforesaid irregularity in the Power of Attorney, it is recommended to obtain a Confirmation Deed from Annapoorna Raju confirming and ratifying Release Deed dated 16.12.2013 (Document No.23) executed by her attorney and mother Lakshamma on her behalf.

13. Sharada K. Raju wife of Kodanda Raju and daughter of A.Chamaraju died on 22.09.2004 as could be gathered from the Death Certificate dated 29.09.2004 issued by



Medical Officer of Health Cum-Sub-Registrar, Bruhat Bangalore Mahanagara Palike, Bangalore (Document No.22). It is also gathered from Release Deed dated 16.12.2013 (Document No.23) that Sharada K.Raju did not have any children and died leaving behind her husband K.Kodanda Raju as her only heir.

14. (i) Lakshamma wife of late A.Chamaraju and her daughters (ii) Annapoorna Raju and (iii) Hema Raju alias Hemalatha both represented by their attorney holder and mother Lakshamma, (iv) A.C.Thejavathi daughter of late A.Chamaraju and (v) K.Kodanda Raju husband of late A.C.Sharada by way of a Release Deed dated 16.12.2013 (Document No.23), released all their rights, title and interest in Survey No.130 to A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju all sons of late A.Chamaraju.

15. We gather that the Bruhat Bangalore Mahanagara Palike ("BBMP") undertook formation of a new road from Muddenapalya-Anjana Nagar upto Magadi Main Road in Muddenapalya and a portion measuring about 2,390.10 square metres (i.e., 25,737 square feet or 23½ Guntas) from and out of the total area of 3 Acres 17 Guntas in Survey No.130, which was required for formation of the road, was relinquished by A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju all sons of late A.Chamaraju to the Commissioner, BBMP under a Relinquishment Deed dated 22.03.2014 (Document No.24) and the remaining 2 Acres 33½ Guntas in Survey No.130 was retained by them. Subsequently, an additional 5½ Guntas from and out of 2 Acres 33½ Guntas in Survey No.130 was utilized for the widening of the Ullalu Main Road on the southern side of Survey No.130. However, we have been informed that neither a notification has been issued nor relinquishment deed has been executed yet for such utilisation of land for widening of road.

16. Consequent to the aforesaid acquisitions, A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju all sons of late A.Chamaraju were left with the remaining 2 Acres 28 Guntas in Survey No.130 ("**Retained Portion**"). We observe from the Relinquishment Deed dated 22.03.2014 and conversion sketch (Document



No.24 and 28) that the Retained Portion was bifurcated into two parts by the new Road formed in Survey No.130. Further, we have been given to understand that the due to the bifurcation, the eastern portion of Retained Portion is measuring 16 Guntas and western portion of Retained Portion is measuring 2 Acres 12 Guntas.

17. A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju all sons of late A.Chamaraju, together made an application to the Tahsildar, Bangalore District (Document No.25) for the conversion of Retained Portion from agricultural to non-agricultural residential purpose. The Deputy Commissioner, Bangalore District, Bangalore pursuant to the receipt of the requisite conversion fine, by way of an Official Memorandum bearing No. ALN (N) (Y) SR/24/2016-17 dated 28.11.2017 converted the Retained Portion from agricultural to non-agricultural residential purpose (Document Nos.26 to 29). The eastern portion of converted land measuring 16 Guntas is not subject matter of this title report and the western portion measuring 2 Acres 12 Guntas is hereinafter referred to as “**Western Portion of Survey No.130**”.

18. A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju directors of Garuda Autocraft Private Limited who had availed a financial assistance from Kotak Mahindra Prime Limited, by an Addendum to Memorandum of Entry by Deposit of Title Deeds dated 23.09.2020 (Document No.38 & 39) mortgaged the Western Portion of Survey No.130. In view of the fact that though the only Western Portion was mortgaged, as the parties had erroneously included the eastern portion while giving the extent and boundaries, subsequently, A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju, rectified the document by a Rectification Deed dated 25.03.2022 (Document No.39) so as to restrict the mortgage to the Western Portion of Survey No.130. A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju paid the entire amount due to the Kotak Mahindra Prime Limited and Survey No.130 which was security for the loan transactions was released from the mortgage charge by the Kotak Mahindra Prime Limited as gathered from Discharge Deed dated 08.08.2023 (Document No.40). 

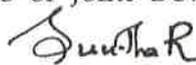
19. The Western Portion of Survey No.130 measuring 2 Acres 12 Guntas or 1,00,259 square feet presently having come within the jurisdiction of the BBMP has been assessed to tax and assigned with Municipal No.396/130, Ullalu, Ward No.130-Ullalu Ward, Bangalore (“Municipal No.396/130”) as gathered from the Special Notice dated 15.10.2019 (Document No.30). A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju were registered as joint khatedars of Municipal No.396/130 in the municipal records as evident from the Khata Certificates dated 11.02.2020 and 03.06.2023 (Document No.32 & 35) and Khata Extracts dated 11.02.2020 and 03.06.2023 (Document No.33 & 36). It is evident from the tax paid receipts issued by BBMP (Document No.34 & 37) that the property taxes have been paid for the period 2020-21 to 2023-24 with regard to Municipal No.396/130.

20. It is evident from the Computer Generated Receipt dated 21.10.2019, issued by BBMP (Document No.31) that improvement charges has been paid by A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju with regard to Municipal No.396/130.

21. Ritu Krishna Raju daughter of A.C.Krishna Raju released all her right, title and interest in Municipal No.396/130 to her father A.C.Krishna Raju under a Release Deed dated 19.08.2023 (Document No.41).

22. In addition to 5½ Guntas utilised in Survey No.130 for widening of Ullalu Main Road, we have been given to understand that a further 2½ Guntas in Municipal No.396/130 (earlier being Western Portion of Survey No.130) was also utilized for the same purpose without any notification or relinquishment deed. Accordingly, A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju have presently been left with 2 Acres 9½ Guntas or 9054.56 square metres (97,427.06 square feet) in Municipal No.396/130, Ullalu, Ward No.130-Ullalu Ward, Bangalore (“Said Land”).

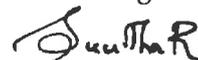
23. Akila Chintalapati Raju by a Special Power of Attorney dated 28.11.2023 (Document No.42) appointed and nominated her father A.C.Chandrashekar to complete the registration formalities of Joint Development Agreement, Power of



Attorney and other related documents in favour of M/s.Navami Chamara Heights, with regard to development of Said Land.

24. Similarly, Manthena Adithi Varma also by a Special Power of Attorney dated 28.11.2023 (Document No.43) appointed and nominated her father A.C.Srinivas Raju to complete the registration formalities of Joint Development Agreement, Power of Attorney and other related documents in favour of M/s.Navami Chamara Heights, with regard to development of Said Land.

25. (i) A.C.Chandrashekar Raju, (ii) A.C.Srinivas Raju, (iii) A.C.Krishna Raju, all sons of late A.Chama Raju, (iv) Kalyani K. Raju wife of A.C.Krishna Raju, (v) Arjun K. Raju son of A.C.Krishna Raju, (vi) Yeshoda Chandrashekar Raju wife of A.C.Chandrashekar Raju, (vii) Tanisha Umesh Raju daughter of A.C.Chandrashekar Raju, (viii) Akila Chintalapati Raju represented by her father and SPA holder A.C.Chandrashekar Raju, (ix) Chandini C. Raju daughter of A.C.Chandrashekar Raju, (x) Tejas C. Raju son of A.C.Chandrashekar Raju, (xi) Subadhra Srinivas Raju wife of A.C.Srinivas Raju, (xii) Manthena Adithi Verma represented by her father and SPA Holder A.C.Srinivas Raju, (xiii) Akanksha Srinivas Raju daughter of A.C.Srinivas Raju, and (xiv) Aishwarya Srinivas Raju daughter of A.C.Srinivas Raju, ("A.C.Chandrashekar Raju and others") and M/s.Navami Chamara Heights represented by Ravi.D (Managing partner) under a Joint Development Agreement dated 04.12.2023 (Document No.44), agreed to develop the Said Land by putting up multi-storeyed residential project thereon. As per the terms of Joint Development Agreement dated 04.12.2023, upon payment of refundable security deposit, completion of development and construction of residential project in the Said Land and upon Navami Chamara Heights delivering to A.C.Chandrashekar Raju and others, who retained undivided 37% share in the land comprised in the Said Land, 37% of the constructed area in the form of residential units, 37% car parking space in the basement and surface area, Navami Chamara Heights would become entitled to take conveyance of 63% undivided share in the land comprises in the Said Land from A.C.Chandrashekar Raju and others and retain the remaining 63% of the constructed



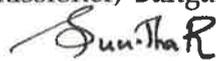
area in the form of residential units, 63% car parking space in the basement and surface area. Pursuant thereto, A.C.Chandrashekar Raju and others have in terms of the Joint Development Agreement dated 04.12.2023, empowered M/s.Navami Chamara Heights to enter into agreements to sell, to transfer and convey by way of sale upto 63% share in the Said Land under a General Power of Attorney dated 04.12.2023 (Document No.45).

26. On an application being made by A.C.Chandrashekar Raju, A.C.Srinivas Raju and A.C.Krishna Raju to the BBMP for sanction Plan for the construction of the residential apartment building on the Said Land, the Joint Director of Town Planning (South), BBMP, granted Building License and Sanction Plan both bearing No.BBMP/Addl.Dir/ JDSouth/0030/2023-24 (Document Nos.48 & 49) for the construction of residential apartment building on the Said Land consisting of basement floor, ground floor and 21 upper floors with common areas, common facilities and common amenities.

27. A Public Notice was issued by us on 23.07.2023, in local edition of The Hindu and Udayavani, being local daily newspapers (Document Nos.46 & 47), calling for objections if any from the general public, for the development of Municipal No.396/130 and in response to such public notice, we have not received any objections.

28. The Endorsement bearing No. BDA/LAO/59/2012-13 dated 16.05.2012 issued by the Commissioner (LA), Bangalore Development Authority, Bangalore (Document No.50), confirms that the acquisition of lands bearing Survey No.129 and Survey No.130 have been notified under Final Notification No. UDD/654/MNX/2002 dated 31.10.2002 and further the same was de-notified vide de-notification bearing No.UDD/458/MNX/2005 dated 05.10.2010 from the land acquisition.

29. The Endorsement bearing No. PTCL:CR:41/2016-17 dated 20.05.2016 issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore,



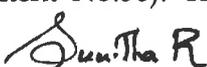
(Document No.51), confirms that no proceedings were initiated under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, with regard to Survey No.130 measuring about 3 Acres 17 Guntas.

30. The Endorsement bearing No. LRF(BN)CR:74/2016-17 dated 23.05.2016 issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, (Document No.52), confirms that no proceedings were initiated under Sections 79(A) & 79(B) of the Karnataka Land Reforms Act, 1961, with regard to Survey No.130 measuring about 3 Acres 17 Guntas.

31. The Nil Tenancy Certificate bearing No. RD0038191273343, dated 05.09.2017, issued by office of the Tahsildar, Bangalore North Taluk, Bangalore District (Document No.53), confirms that there are no tenancy applications filed in Form 7 and 7A under Sections 48A and 77A of the Karnataka Land Reforms Act, 1961, with regard to Survey No. 130 measuring about 3 Acres 17 Guntas.

32. The Endorsement bearing No. KHB/LAO/Ullalu/(130)/2022-23 dated 27.02.2023 issued by Special Land Acquisition Officer, Karnataka Housing Board, Bangalore (Document No.54) confirms that no acquisition proceedings have been initiated with respect to Survey No. 130 by the Karnataka Housing Board for any of its project.

33. The Endorsement bearing No. BLR/SLAO-2/3799/2022-23 dated 14.03.2023 issued by the Special Land Acquisition Officer, KIADB, Bangalore (Document No.55) confirms that there are no land acquisition proceedings by KIADB with regard to Survey No.130;

34. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No. 130 discloses the total and actual extent as 3 Acres 17 Guntas and there being no kharab (Document No.56). 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
1971-72	Chamaraju s/o Appaiah Raju	-	-	Nil
1972-73 to 1999-2000	Chamaraju s/o Appaiah Raju	-	-	Chamaraju
2000-01 to 2005-06	A.C.Chandrashekar Raju	IHC 4/1999-2000	-	A.C.Chandrashekar
	A.C.Srinivasa Raju			
	A.C.Krishnamurthy Raju (jointly)			
2006-07	A.C.Chandrashekar Raju	IHC 4/1999-2000	-	A.C.Chandrashekar Raju
	A.C.Srinivasa Raju			A.C.Krishnamurthy Raju
	A.C.Krishnamurthy Raju (jointly)			
2007-08 to 2012-13	A.C.Chandrashekar Raju	IHC 4/1999-2000	-	A.C.Chandrashekar Raju
	A.C.Srinivasa Raju			A.C.Srinivasa Raju
	A.C. Krishna Raju (jointly)			A.C. Krishna Raju
2013-14 to 2022-23	A.C.Chandrashekar Raju	MR H9/2013-14	-	A.C.Chandrashekar Raju
	A.C.Srinivasa Raju			A.C.Srinivasa Raju
	A.C. Krishna Raju (jointly)			A.C. Krishna Raju
2023-24 (online copy)	A.C.Chandrashekar Raju	MR H9/2013-14	-	A.C.Chandrashekar Raju
	A.C.Srinivasa Raju			A.C.Srinivasa Raju
	A.C. Krishna Raju (jointly)			A.C. Krishna Raju

35. The Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike for the period 1971-72 to 2023-24 with regard to Survey No. 130 measuring about 3 Acres 17 Guntas provided to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy. *We observe that portion of Survey No.130 measuring about 2 Acres 28 Guntas is*

Sunil R

converted from agricultural purpose to non-agricultural residential purpose and it is recommended that an application be made to the concerned authority seeking to record NAK (non-agricultural kharab), in order to avoid multiple transactions and claims.

36. The Village Map of Ullalu Village issued by office of the Director of Land Surveyor Revenue Department, Bangalore (Document No.57) and Moola Tippani Nakal (Document No.58) with regard to Survey No.130, shows the location, shape and boundaries of Survey No.130. As per the Village Map, Survey No.130 is bounded on the East by: Village Boundary of Mallatahalli and Survey No.131, West by: Halla/Nala, North by:Halla/Nala and on the South by: Road.

37. The Karnataka Revision Settlement Akarband issued by office of the Superintendent (E.O.), Department of Assistant Director of Land Records, Bangalore North Taluk (Document No.59) discloses the total and actual extent of Survey No.130 as 3 Acres 17 Guntas, there being no kharab.

38. The Search Report with regard to Survey No. 130, situated at Ullalu Village, Yeshwanthpura Hobli, Bangalore North Taluk, measuring about 3 Acres 17 Guntas, issued by the concerned Sub-Registrar, (Document Nos.60 to 63) discloses the following transactions:

SA. NO.	From	To	Transaction	Extent		By	In favor of	Doc. No.
				A	G			
6670/19-20	01.04.1960	31.03.2004	Nil	-	-	-	-	-
5502/19-20	01.04.2004	09.07.2019	Release Deed dated 16.12.2013	3	17	Lakshamma and others	A.C.Chandrashekar Raju	4593
6224/23-24	01.04.2019	03.06.2023	Deposit of Title Deed dated 23.09.2020	2	28	A.C.Chandrashekar Raju and others	Kotak Mahindra Prime Limited	4158
			Rectification Deed dated 25.03.2022	2	12	A.C.Chandrashekar Raju and others	Kotak Mahindra Prime Limited	5504
218642/2023-24	01.04.2021	01.01.2024	Joint Development Agreement dated 05.12.2023	2	9 ½	A.C.Chandrashekar Raju and others	M/s.Navami Chamara Heights	8893/23-24

Sun-This

SA. NO.	From	To	Transaction	Extent		By	In favor of	Doc. No.
				A	G			
			Rectification Deed	2	12	A.C.Chandrashekar Raju and others	M/s.Kotak Mahindra Private Ltd	5504/21-22

39. The Search Reports covering the period from 01.04.1960 to 01.01.2024 with regard to Survey No.130 do not disclose any transactions other than those discussed hereinabove. However, the Search Report bearing S.A.No.5502/2019-20 covering the period from 01.04.2004 to 09.07.2019 furnished to us does not disclose the Relinquishment Deed dated 22.03.2014 (registered as Document No.YPR-1-06405/2013-14), which we find is reflected in the Search Report for municipal number of the Said Land i.e., Municipal No.396/130 and not for the Search Report for Survey No.130. This appears to be more of a data entry error / indexing error by the office of the Sub-Registrar.

40. The Search Report with regard to Municipal No.396/130, situated at Ullalu, Ward No.130-Ullalu Ward, Bangalore issued by the concerned Sub-Registrar, (Document No.64) discloses the following:

SA. NO.	From	To	Transaction	Extent		By	In favor of	Doc. No.
				A	G			
218644/23-24	01.04.2013	01.01.2024	Relinquishment Deed dated 22.03.2014	25737 sq ft		A.C.Chandrashekar Raju and others	BBMP	6405/13-14
			Deposit of Title Deed dated 23.09.2020	2	28	A.C.Chandrashekar Raju and others	Kotak Mahindra Prime Limited	4158/20-21
			Discharge Deed dated 10.08.2023	2	12	Kotak Mahindra Private Ltd	A.C.Chandrashekar Raju and others	4170/23-24
			Release Deed dated 19.08.2023	2	12	Ritu Krishna Raju	A.C.Krishna Raju	4518/23-24
			Joint Development Agreement dated 05.12.2023	2	9 ½	A.C.Chandrashekar Raju and others	M/s.Navami Chamara Heights	8893/23-24

41. The Search Report for the period 01.04.2013 to 01.01.2024 with regard to Municipal No.396/130 does not disclose any transactions other than those discussed hereinabove.

Sunitha R

42. We have inspected the originals of the documents listed as Sl. Nos.8, 18, 19, 21, 23, 26, 29, 30, 32, 33, 35, 36, 38, 54 and 55, and the certified copies of the documents listed as Sl. Nos.2, 7, 20, 24 and 58 in the para I above.

VI. OBSERVATION AND SUGGESTIONS:

Taking into consideration the documents and information furnished, subject to the observations made herein above, Search Reports being brought updated, taxes being paid up to date, we are of the view that:

- (a) All that piece and parcel of property being a portion of Municipal No.396/130, Ullalu, Ward No.130-Ullalu Ward, Bangalore (earlier a portion of residentially converted land bearing Survey No. 130, situated at Ullalu Village, Yeshwanthpura Hobli, Bangalore North Taluk, Bangalore) measuring about 9054.56 square metres (97,427.06 square feet) or 2 Acres 9½ Guntas ("Property" or "Said Land") presently vests with (i) A.C.Chandrashekar Raju, (ii) A.C.Srinivas Raju, (iii) A.C.Krishna Raju, all sons of late A.Chama Raju, (iv) Kalyani K. Raju wife of A.C.Krishna Raju, (v) Arjun K. Raju son of A.C.Krishna Raju, (vi) Yeshoda Chandrashekar Raju wife of A.C.Chandrashekar Raju, (vii) Tanisha Umesh Raju daughter of A.C.Chandrashekar Raju, (viii) Akila Chintalapati Raju (ix) Chandini C. Raju daughter of A.C.Chandrashekar Raju, (x) Tejas C. Raju son of A.C.Chandrashekar Raju, (xi) Subadhra Srinivas Raju wife of A.C.Srinivas Raju, (xii) Manthena Adithi Verma (xiii) Akanksha Srinivas Raju daughter of A.C.Srinivas Raju, and (xiv) Aishwarya Srinivas Raju daughter of A.C.Srinivas Raju, ("A.C.Chandrashekar Raju and others").
- (b) M/s.Navami Chamara Heights has acquired development rights from A.C.Chandrashekar Raju and others by virtue of the Joint Development Agreement dated 04.12.2023 to develop Said Land and is entitled to deal with and dispose of upto 63% constructed area in the form of residential

Sunitha R

units, 63% car parking space in the basement and surface area, along with 63% of undivided share in the land comprised in the Said Land subject to the terms of the Joint Development Agreement dated 04.12.2023.

- (c) A.C.Chandrashekar Raju and others have by way of a Power of Attorney dated 04.12.2023 empowered M/s. Navami Chamara Heights to sell and dispose of upto 63% share in the land comprised in the Said Land together with corresponding constructed area.

We have been assisted by Mrs. Hamsaveni S. in the preparation of this Title Report.

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

Thanking you,

Yours faithfully,
INDUSLAW,


(R.Sunitha)
Advocate.