

Kusuma R. Muniraju • Kusuma Kaushik

B. S. Shankarnarayan • S. Venkateshwara Rao • J. Ravi Sunder • T.K. Thyagaraj • M.S. Sanjeeva Kumar • Geetha H. G. • B. N. Dileep Kumar
 Basavaraj. B.R. • N.L. Maheshwara Prasad • Nupur Kabra Mundhra • Rashmi. H • Amulya Sujit. B • Rashmi. R •

Bangalore,
 Dt: 28/12/2023.

M/s. BREN CORPORATION PRIVATE LIMITED,
 Third Floor,
 Balavana,
 Plot No.61,
 5th 'A' Block,
 Koramangala,
 BANGALORE - 560 095.

Sirs,

Sub : Title opinion in respect of Properties measuring (i) 01 Acre 38 Guntas (and 04 Guntas of Kharab land) in Sy.No.60/2A, (ii) 08 Acres 17 Guntas (and 04 Guntas of Kharab land) in Sy.No.60/2B and (iii) 06 Acres 37 Guntas (and 03 Guntas of Kharab Land) in Sy.No.60/2C totally measuring 17 Acres 12 Guntas (and 11 Guntas of Kharab Land) situated at Nimbekayipura Village, Bidarahalli Hobli, Bangalore East Taluk (formerly Hosakote Taluk) duly converted for Personal Housing - Residential Purposes vide Conversion Orders bearing Nos. (i) 411966, (ii) 411975 and (iii) 411955 all dated 15/11/2022 issued by The Deputy Commissioner, Bangalore Urban District.

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I am furnished with photocopies of the following documents and my opinion is as follows:-

SL. NO.	DATE	NATURE OF THE DOCUMENTS
1.	17/12/1969	Certified copy of the Sale Deed executed by Sri.A.Narasimhaiah and Sri.A.Narayanaswamy in favour of M/s.Hoskote Dairy Farm registered as Document No.2942/1969-70 in Book-I, Volume - 1263, at pages 66 to 68, in the Office of the Sub-Registrar, Hoskote.
2.	07/10/1969	Certified copy of Sale Deed executed by Sri.V.Linga Iyer also known as V.Lingaiah in favour of M/s.Hoskote Dairy Farm registered as Document No.2231/1969-70 in Book-I, Volume - 1256, at pages 241 to 242, in the Office of the Sub-Registrar, Hoskote.
3.	05/02/1970	Certified copy of Sale Deed executed by Sri.Muniyappa in favour of M/s.Hoskote Dairy Farm registered as Document No.3579/1969-70 in Book-I, Volume - 1265, at pages 100 to 103, in the Office of the Sub-Registrar, Hoskote.
4.	22/11/1969	Certified copy of Sale Deed executed by Sri.Narayanappa in favour of M/s.Hoskote Dairy Farm registered as Document No.2745/1969-70 in Book-I, Volume - 1261, at pages 132 to 135, in the Office of the Sub-Registrar, Hoskote.
5.		Record of Rights bearing R.R.Nos.330, 331, 333, 334 issued by the Revenue Authorities.

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No. 101, "Eden Park" First Floor

6.	07/06/1973	Sale Deed executed by M/s.Hoskote Dairy Farm in favour of Sri. Patel. K. Marappa and Sri.M.Hanumaiah registered as Document No.1107/1973-74 in Book-I, Volume -1359, at pages 244 to 249, in the Office of the Sub-Registrar, Hoskote.
7.		Record of Rights bearing R.R.No.473 issued by the Revenue Authorities.
8.		Suit papers in O.S.No.862/1973 on the file of the Court of the Second Munsiff at Bangalore.
9.	25/04/1974	Certified copy of Sale Deed executed by Sri.K.Patel Marappa and Sri.M.Hanumaiah in favour of Sri.K.H.Venkatarangaiah registered as Document No.424/1974-75 in Book-I, Volume - 1378, at pages 124 to 129, in the Office of the Sub-Registrar, Hoskote.
10.	26/02/1981	Order passed by The Tahsildar, Hosakote in RRT722/ 1980-81.
11.		Mutation Register Extract bearing M.R.No.2/1999-2000 issued by Revenue Authorities.
12.		Affidavit sworn to by Sri.K.H.Venkata Rangaiah before Notary.
13.	09/06/1986	Certified copy of Mortgage Deed executed by Sri.K.H.Venkatarangaiah in favour of Karnataka Bank Limited registered as Document No.872/1986-87 in Book-I, Volume - 1737, at pages 114 to 117, in the Office of the Sub-Registrar, Hoskote.
14.	13/03/2004	Memo filed in O.A.No.462 of 2000 before The Debts Recovery Tribunal at Bangalore.
15.	20/02/2004	Power of Attorney executed by Mrs.Gurdeep Kaur in favour of Sri.Sardar Ranbir Singh registered as Document No. 479/2003-04, in Book-IV and stored in C.D.No.GAND6, in the Office of the Sub-Registrar, Gandhinagar, Bangalore.
16.	10/03/2004	Sale Deed executed by Sri.K.H.Venkatarangaiah in favour of Mrs.Gurdeep Kaur registered as Document No.27306/2003-04 in Book-I and stored in C.D.No.KRID 16, in the Office of Sub-Registrar, Krishnarajapuram, Bangalore.
17.	17/04/2004	Confirmation Deed executed by Sri.K.H.Srinivasulu in favour of Mrs.Gurdeep Kaur registered as Document No.1471/2004-05 in Book-I and stored in C.D.No.KRID 34, in the Office of the Sub-Registrar, Krishnarajapuram.
18.	23/10/2007	Order passed by The Assistant Commissioner, Bangalore North Sub-Division in Case bearing No.LRF (BE) 89/2006-07.
19.		Mutation Register Extract bearing M.R.No.9/2007-08 issued by Revenue Authorities.
20.	07/05/2016	Agreement to Sell without possession entered into between Mrs.Gurdeep Kaur also known as Gurdip Kaur and Sri.J.Boopesh Reddy registered as Document No.530/2016-17 in Book-I and stored in C.D.No.SHVD226, in the Office of

21.	17/04/2018	Supplemental Agreement entered into between Mrs.Gurdeep Kaur also known as Gurdip Kaur and Sri.J.Boopesh Reddy.
22.	17/11/2021	Second Supplemental Agreement entered into between Mrs.Gurdeep Kaur and Sri.J.Boopesh Reddy registered as Document No.4161/2021-22 in Book-I and stored in C.D.No.SHVD985, in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
23.	17/11/2021	Sale Deed executed by Mrs.Gurdip Kaup also known as Gurdeep Kaur in favour of M/s.Bren Corporation Private Limited registered as Document No.4165/2021-22 in Book-I and stored in C.D.No.SHVD985, in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
24.	11/04/2022	Rectification Deed executed by Mrs.Gurdip Kaur in favour of M/s.Bren Corporation Private Limited registered as Document No.293/2022-23 and stored in C.D.No.SHVD1096, in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
25.	11/04/2022	Absolute Sale Deed executed by Mrs.Gurdip Kaur also known as Gurdeep Kaur in favour of M/s.Bren Corporation Private Limited registered as Document No.295/2022-23 in Book-I and stored in C.D.No.SHVD1096, in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
26.	15/11/2022	Conversion Order bearing No.411966 issued by The Deputy Commissioner, Bangalore Urban District.
27.	15/11/2022	Conversion Order bearing No.411975 issued by The Deputy Commissioner, Bangalore Urban District.
28.	15/11/2022	Conversion Order bearing No.411955 issued by The Deputy Commissioner, Bangalore Urban District.
29.		Record of Rights bearing R.R.R.Nos.330, 319, 331, 333, 334, 473 and 490 issued by the Revenue Authorities.
30.		Pahanies for the period between 1971-72 and 2015-16 in respect of Property bearing Sy.No.60/2A.
31.		Pahanies for the period between 1971-72 and 2015-16 in respect of Property bearing Sy.No.60/2B.
32.		Pahanies for the period between 1973-74 and 2015-16 in respect of Property bearing Sy.No.60/2C.
33.	18/04/2007	Endorsement issued by Taluk Shrestedar, Bangalore East Taluk.
34.	12/04/2007	Endorsement issued by Taluk Shrestedar, Bangalore East Taluk.
35.	02/01/2018	Endorsement issued by The Tahsildar, Bangalore East Taluk.

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36.		Hissa Survey Tippani issued by the Revenue Authorities.
37.		Akarbandh issued by the Revenue Authorities.
38.		Village Map of Nimbekayipura Village.
39.	18/07/2014	Nil Tenancy Certificates issued by The Tahsildar, Bangalore East Taluk in respect of Properties bearing Sy.Nos.60/2A, 60/2B and 60/2C.
40.	02/09/2014 27/08/2014	Endorsements issued by The Assistant commissioner, Bangalore North Sub-Division stating that there no proceedings initiated under The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
41.		Receipt Patta issued by village Accountant, Bommanahalli Group issued in the name of Sri.K.H.Venkatarngaiah in respect of Properties bearing Sy.Nos.60/2A, 60/2B and 60/2C.
42.		Tax paid Receipts for the years 1984-85, 1999-2000, 2014-15.
43.		Certificates of Encumbrance for the period between 01/04/1969 and 11/09/2023 issued by Jurisdictional Sub-Registrar.

DESCRIPTION OF THE PROPERTY:-

All that Properties measuring (i) 01 Acre 38 Guntas (and 04 Guntas of Kharab land) in Sy.60/2A (ii) 08 Acres 17 Guntas (and 04 Guntas of Kharab Land) in Sy.No.60/2B and (iii) 06 Acres 37 Guntas (and 03 Guntas of Kharab land) in Sy.No.60/2C totally measuring 17 Acres 12 Guntas (and 11 Guntas of Kharab Land) situated at Nimbekayipura Village, Bidarahalli Hobli, Bangalore East Taluk (formerly Hosakote Taluk) duly converted for Personal Housing – Residential Purposes vide Conversion Orders bearing Nos (i) 411966, (ii) 411975 and (iii) 411955 all dated 15/11/2022 issued by The Deputy Commissioner, Bangalore Urban District and bounded by:

East	:	Huskur Village Boundary and Private Property;
West	:	Road and Private Property;
North	:	Road; and
South	:	Property of Sri.Muniswamappa and others in Sy.No.60/1.

SOURCE OF TITLE:

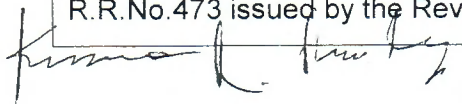
The Properties referred to above will be hereinafter collectively referred to as '**Schedule Property**' for convenience. The Schedule Property was earlier owned and possessed by M/s.Hoskote Dairy Farm. They purchased the Schedule Property from their vendors in terms of four Sale Deeds detailed below:

1. Sale Deed dated 17/12/1969 executed by Sri.A.Narasimhaiah and Sri.A.Narayanaswamy registered as Document No.2942/1969-70 in Book-I, Volume 1263, at pages 66 to 68, in the Office of the Sub-Registrar, Hoskote in respect of Property measuring 08 Acres 17 Guntas in Sy.No.60/2B of Nimbekayipura Village.
2. Sale Deed dated 07/10/1969 executed by Sri.V.Linga Iyer also known as V.Lingaiah registered as Document No.2231/1969-70 in Book-I, Volume 1256, at pages 241 to 242, in the Office of the Sub-Registrar, Hoskote in respect of Property measuring 01 Acre 00 Guntas in Sy.No.60/2 of Nimbekayipura Village.
3. Sale Deed dated 05/02/1970 executed by Sri.Muniyappa registered as Document No.3579/1969-70 in Book-I, Volume 1265, at pages 100 to 103, in the Office of the Sub-Registrar, Hoskote in respect of Property measuring 01 Acre 00 Guntas in Sy.No.60/2 of Nimbekayipura Village.
4. Sale Deed dated 21/11/1969 executed by Sri.Narayanappa registered as Document No.2745/1969-70 in Book-I, Volume 1261, at pages 132 to 135, in the Office of the Sub-Registrar, Hoskote in respect of Property measuring 06 Acres 37 Guntas in Sy.No.60/2C of Nimbekayipura Village.

thus from the date of purchase, the said M/s. Hoskote Dairy Farm started enjoying the Schedule Property as absolute owners and its name came to be mutated in the revenue records as owners/khatedars vide Record of Rights bearing R.R.Nos.330, 331, 333 and 334 issued by the Revenue Authorities. In the meantime, the Properties purchased by M/s. Hoskote Dairy Farm under Sale Deeds dated 07/10/1969 and 05/02/1970 were subjected to re-survey and on such re-survey the actual extent of the land in Sy.No.60/2 was ascertained as 01 Acre 38 Guntas and 04 Guntas of Kharab Land and assigned with Sy.No.60/2A of Nimbekayipura Village.

Thus, M/s. Hoskote Dairy Farm in the manner stated above became full and absolute owner in possession and enjoyment of the properties measuring (i) 01 Acre 38 Guntas and (04 Guntas of Kharab land) in Sy.No.60/2A, (ii) 08 Acres 17 Guntas (and 04 Guntas of kharab Land) in Sy.No.60/2B and (iii) 06 Acres 37 Guntas (and 03 Guntas of Kharab land) in Sy.No.60/2C totally measuring 17 Acres 12 Guntas (and 11 Guntas of Kharab Land) of Nimbekayipura Village viz., collectively referred to as 'Schedule Property' herein.

The said M/s. Hoskote Dairy Farm later sold the Schedule Property in favour of Sri. Patel. K. Marappa and Sri.M.Hanumaiah in terms of a Sale Deed dated 07/06/1973, registered as Document No.1107/1973-74 in Book-I, Volume -1359, at pages 244 to 249, in the Office of the Sub-Registrar, Hoskote and thus from the date of sale made in their favour, Sri. Patel. K. Marappa and Sri.M.Hanumaiah started enjoying the same as absolute owners and their names came to be mutated in the revenue records vide Record of Rights bearing R.R.No.473 issued by the Revenue Authorities.



Thereafter, Sri. Patel. K. Marappa and Sri. M.Hanumaiah agreed to sell the Schedule Property in favour of Sri.K.H.Venkatarangaiah in terms of an Agreement to Sell dated 25/06/1973. Since Sri. Patel. K. Marappa and Sri. M.Hanumaiah did not complete the Sale as agreed, the said Sri.K.H.Venkatarangaiah filed a suit for Specific Performance in O.S.No.862/1973 before the Court of the Second Munsiff at Bangalore. Later, the parties to the said suit settled the dispute amicably and filed a Compromise Petition and the Hon'ble Court decreed the suit accordingly vide its Decree dated 12/10/1973 and pursuant thereto Sri. Patel. K. Marappa and Sri. M.Hanumaiah executed a Sale Deed in favour of Sri.K.H.Venkatarangaiah in terms of a Sale Deed dated 25/04/1974, registered as Document No.424/1974-75 in Book-I, Volume - 1378, at pages 124 to 129, in the Office of the Sub-Registrar, Hoskote and thus from the date of sale made in his favour, Sri.K.H.Venkatarangaiah started enjoying the Schedule Property as absolute owner thereof.

After purchase of the Schedule Property, Sri.K.H.Venkatarangaiah filed an application before the Revenue Authorities to rectify the Pahanies by entering his name in column 9 of the Pahanies in respect of the Schedule Property and case was registered in RRT722/1980-81. The Tahsildar, Hoskote Taluk vide his Order dated 26/02/1981 allowed the petition and the name of Sri.K.H.Venkatarangaiah came to be mutated in the revenue records as owner/khatedar vide Mutation Register Extract bearing M.R.No.2/1999-2000. Sri.K.H.Venkatarangaiah by way of an affidavit sworn to before the Notary stated that Original Sale Deed dated 25/04/1974, registered as Document No.424/1974-75 was lost while traveling from Bangalore to Hoskote in the month of November 1980.

The said Sri.K.H.Venkatarangaiah mortgaged the Schedule Property in favour of The Karnataka Bank Ltd., (hereinafter referred to as 'Bank') in terms of a Mortgage Deed dated 09/06/1986, registered as Document No.872/1986-87 in Book- I, Volume -1737, at pages 114 to 117, in the Office of the Sub-Registrar, Hoskote. Since the said Sri.K.H.Venkatarangaiah defaulted in paying the loan the Bank filed a suit in O.A.No.462/2000 before The Debts Recovery Tribunal at Bangalore which came to be disposed of in view of a memo for settlement filed by the Bank stating that the said Sri.K.H.Venkatarangaiah has paid the loan amount in full settlement.

Thereafter, Sri.K.H.Venkatarangaiah sold the Schedule Property in favour of Mrs.Gurdeep Kaur also known as Gurdip Kaur (hereinafter referred to as 'Mrs.Gurdeep Kaur') in terms of a Sale Deed dated 10/03/2004, registered as Document No.27306/2003-04 in Book-I and stored in C.D.No.KRID16, in the Office of the Sub-Registrar, Krishnarajapuram, Bangalore. It is relevant to note here that, in the said Sale Deed the brothers of Sri.K.H.Venkatarangaiah signed as witnesses.

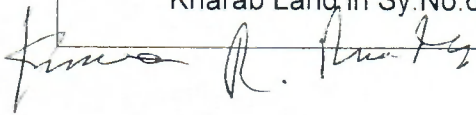
Kusuma D. [Signature]

In the aforesaid Sale Deed, one of the brothers of Sri.K.H.Venkatarangaiah namely Sri.K.H.Srinivasulu failed to appear before the Sub-Registrar to sign as consenting witness/ witness and hence Sri.K.H.Srinivasulu executed a Deed of Confirmation dated 17/04/2004, registered as Document No.1471/2004-05 in Book-I and stored in C.D.No.KRID 34, in the Office of the Sub-Registrar, Krishnarajapura, Bangalore in favour of Mrs.Gurdeep Kaur, wherein he confirmed the aforesaid Sale Deed executed by his aforesaid brother and further confirmed and ratified the ownership and passing of title and possession of the Schedule Property in favour of Mrs.Gurdeep Kaur. Further, The Assistant Commissioner, Bangalore North Sub-Division initiated proceedings under Section 83 of The Karnataka Land Reforms Act 1961 in Case No.LRF (BE) 89/2006-07 against Mrs.Gurdeep Kaur for violation of Sections 79-A, 79-B and 80 of the Karnataka Land Reforms Act 1961 which came to be dropped vide his order dated 23/10/2007 and her name came to be mutated in the revenue records as owner/ khatedar vide Mutation Register Extract bearing M.R.No.9/2007-08 issued by the Revenue Authorities.

The said Mrs.Gurdeep Kaur later agreed to sell the Schedule Property to Sri.J.Boopesh Reddy in terms of an Agreement to Sell dated 07/05/2016, registered as Document No.530/2016-17 in Book-I and stored in C.D.No.SHVD226, in the Office of the Sub-Register, Shivajinagar, Bangalore read with Supplemental Agreement dated 17/04/2018 and Second Supplemental Agreement dated 17/11/2021, registered as Document No.4161/2021-22 in Book-I and stored in C.D.No.SHVD985, in the Office of the Sub-Registrar, Shivajinagar, Bangalore. Under the aforesaid Agreement to Sell dated 07/05/2016, Mrs.Gurdeep Kaur had agreed to complete sale of the Schedule Property either in favour of Sri.J.Boopesh Reddy or to his nominees.

The said Mrs.Gurdeep Kaur also known as Gurdip Kaur later sold the Schedule Property in favour of M/s.Bren Corporation Private Limited (hereinafter referred to as 'BCPL') who are represented by the aforesaid Sri. J. Boopesh Reddy being its Director in terms of two Sale Deeds detailed below:

1. Sale Deed dated 17/11/2021 registered as Document No.4165/2021-22 in Book-I and stored in C.D.No.SHVD985, in the Office of the Sub-Registrar, Shivajinagar, Bangalore in respect of lands measuring (i) 01 Acre 38 Guntas and 04 Guntas of Kharab Land in Sy.No.60/2A and (ii) 06 Acres 37 Guntas and 03 Guntas of Kharab Land in Sy.No.60/2C; and
2. Sale Deed dated 11/04/2022 registered as Document No.295/2022-23 in Book-I and stored in C.D.No.SHVD1096, in the Office of the Sub-Registrar, Shivajinagar, Bangalore in respect of land measuring 08 Acres 17 Guntas and 04 Guntas of Kharab Land in Sy.No.60/2B;



and thus from the date of sale made in its favour, BCPL started enjoying the same as absolute owners thereof. In the meantime, by a Rectification Deed dated 11/04/2022 registered as Document No.293/2022-23 in Book-I and stored in C.D.No.SHVD1096, in the Office of the Sub-Registrar, Shivajinagar, Bangalore, the aforesaid parties rectified certain typographical errors in the said Sale Deed dated 17/11/2021.

BCPL later secured conversion of the Schedule Property (excluding Kharab Land) from agricultural purpose to non-agricultural Personal Housing – Residential purposes in terms of three (03) Conversion Orders as detailed below:

- i) Conversion Order bearing No.411966 dated 15/11/2022 issued by The Deputy Commissioner, Bangalore in respect of Property measuring 01 Acre 38 Guntas in Sy.No.60/2A;
- ii) Conversion Order bearing No.411975 dated 15/11/2022 issued by The Deputy Commissioner, Bangalore in respect of Property measuring 08 Acres 17 Guntas in Sy.No.60/2B; and
- iii) Conversion Order bearing No.411955 dated 15/11/2022 issued by The Deputy Commissioner, Bangalore in respect of Property measuring 06 Acres 37 Guntas in Sy.No.60/2C;

and thereby the Schedule Property ceased to be agricultural land and became fit for non-agricultural Personal Housing - Residential purpose.

Regarding Revenue Documents, Records of Rights bearing R.R.Nos.333, 334, 473, 490 issued by the Revenue Authorities shows the names of Sri.V.Lingaiah, M/s.Hoskote Dairy Farm, Sri.Patel.K.Marappa, Sri.M.Hanumaiah and Sri.K.H.Venkatarangaiah as owners and khatedars in respect of Property bearing Sy.No.60/2A during the relevant period of time. Records of Right bearing R.R.Nos.330, 473, 490 issued by the Revenue Authorities shows the names of Sri.A.Narasimaiah, Sri.A.Narayanawamy, M/s.Hoskote Dairy Farm, Sri.Patel.K.Marappa, Sri.M.Hanumaiah and Sri.K.H.Venkatarangaiah as owners and khatedars of the property bearing Sy.No.60/2B during the relevant period of time. Records of Right bearing R.R.Nos.331, 473 and 490 issued by the Revenue Authorities shows the names of Sri.Narayanappa, M/s.Hoskote Dairy Farm, Sri.Patel.K.Marappa, Sri.M.Hanumaiah and Sri.K.H.Venkatarangaiah as owners and khatedars in respect of property bearing Sy.No.60/2C. Pahanies for the period between 1971-72 and 2015-16 issued by the Revenue Authorities reveals the names of Sri.Patel.K.Marappa, Sri.K.H.Venkatarangaiah and Mrs.Gurdeep Kaur as owners and khatedars in respect of property bearing Sy . No.60/2A during the relevant period of time. Pahanies for the period between 1973-74 and 2015-16 issued by the Revenue Authorities reveals the names of Sri.Patel.K.Marappa, Sri.K.H.Venkatarangaiah and Mrs.Gurdeep Kaur as owners and Khatedars in respect of property bearing Sy.No.60/2B during the relevant period of time.



Pahanies for the period between 1974-75 and 2015-16 issued by the Revenue Authorities reveals the names of Sri.Patel.K.Marappa, Sri.K.H.Venkatarangaiah and Mrs.Gurdeep Kaur as owners and Khatedars in respect of property bearing Sy.No.60/2C during the relevant period of time. Endorsement dated 14/04/2007 issued by the Taluk Shrestedar, Bangalore East Taluk stating that non-availability of the Pahanies for the years 1979 to 1985 and from 1999 to 2002 in respect of the Schedule Property. Endorsement dated 12/04/2007 issued by the Shrestedar, Bangalore East Taluk stating that Mutation Register Extract bearing Nos. 3/1970-71, 34/1970-71, 4/1970-71, 5/1970-71, 1/1973-74, 3/1974-75 and 7/1970-71 are not available in his office records. Endorsement dated 02/01/2018 issued by Tahsildar Grade -2 confirming that M.T.No.3/1974-75, M.T.No.3/1970-71, M.T.No.1/1973-74, M.T.No.3/1974-75, M.T.No.3A/1970-71, M.T.No.3/1970-71, M.T.No.7/1970-71, M. T. No.1/1973-74, M.T.No.3/1974-75, M.T.No.4/1970-71 and M.T.34/1970-71 are not available in his office records. Hissa Survey Tippani issued by the Revenue Authorities shows that property bearing Sy.No.60/2 was subjected to phodi and bifurcated into 03 portions i.e., Sy.Nos.60/2A, 60/2B and 60/2C. It is relevant note to that, portion of the kharab land in Sy.No.60 was left for cart track, road and temple etc., Akarbandh issued by the Revenue Authorities shows the Extent of the Schedule Property as per Pahanies. Village Map of Nimbekayipura Village shows the location of Schedule Property in the said village. Nil tenancy Certificate dated 18/07/2014 issued by the Tahsildar, Bangalore East Taluk states that there are no tenancy claims in respect of the Properties measuring (i) 01 Acre 38 Guntas in Sy.No.60/2A, (ii) 08 Acres 17 Guntas in Sy.No.60/2B and (iii) 06 Acre 37 Guntas in Sy.No.60/2C of Nimbekayipura Village. Endorsements dated 27/08/2014 and 02/09/2014 issued by The Assistant Commissioner, Bangalore North Sub-Division states that there are no proceedings initiated under the provisions of The Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act 1978 in respect of the Schedule Property. Property taxes in respect of Schedule Property have been paid, as evidenced from Tax Paid Receipt issued on 12/04/2017 issued by Revenue Authorities.

Certificates of Encumbrances for the period between 01/04/1969 and 11/09/2023 issued by the Jurisdictional Sub-registrar in respect of the Schedule Property are produced and the same discloses the transactions referred to above and do not reveal any charge or encumbrance over the said property during the said period.



Thus on the basis of the documents referred to above, representations made and subject to my aforesaid observations, I am of the opinion that **M/s.BREN CORPORATION PRIVATE LIMITED** are the owners of Schedule Property and its title to the same is clear and marketable and free from all encumbrances during the said periods referred to above in the Encumbrance Certificates. While conducting the scrutiny, I have assumed that the documents provided to me are the only documents relating to the Schedule Property and assumed the genuineness of all signatures, authenticity of all documents submitted and the conformity of photo-copies or extracts with that of the original documents. I have also assumed that copies of the documents made available to me were/are properly authorized and executed. In the event of facts in this opinion are different from my conclusions or assumptions from any documents not furnished and which may contradict my opinion, it may or may not have an impact on my opinion. Further during discussion, I have also relied upon various oral representations made to me by your representatives in respect of the Schedule Property. Other than as specifically mentioned, I have not inspected the Schedule Property or verified physically, possession or boundaries and not independently validated the information provided to me with any external sources and not independently validated with the records of the Jurisdictional Sub-Registrar, Revenue Authorities, Tribunals. I have not independently validated the information provided to me with any external sources or authorities. I have also not conducted any independent searches at the Courts or Forums or Government Offices in relation to the Schedule Property in respect of any litigations or proceedings and no responsibility will be accepted by me in respect thereto to you or to any third party with regard to this opinion. This opinion is provided to you on the basis of the documents referred to above and representations and observations made etc., as aforesaid and further this opinion shall not be used as evidence in any courts or other forums or Government/authorities.

All the documents sent to me are returned herewith.

Yours faithfully,



(KUSUMA. R. MUNIRAJU),
Advocate.