



TITLE CERTIFICATE

FOR

Immovable property bearing EPID No 3958 1036 bearing Khata No 363, situated in Survey Nos 149 and 150, located in Ward 83 (Kadugodi) bearing address 901226-ECC Road, #57/67, Kadugodi Colony, Whitefield, Bangalore – 560 066 measuring a total extent of 38,141.60 square meters (i.e., 4,10,553 square feet), located in Pattandur Agrahara Village, K R Puram 3 Hobli, Bangalore East Taluk, Bangalore District.

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Our Ref: HAP/KSK

16 October 2025

Mahindra Lifespace Developers Limited
4th Floor, Mahindra Towers, Dr. G.M. Bhosale Marg,
Worli, Mumbai- 400018

CERTIFICATE OF TITLE

We have conducted a title due diligence of the Property (as described in **Section I**) and this title certificate ("Certificate") is issued based on inspection of photocopies, certified copies, and original documents provided to us along with documents obtained pursuant to applications to various authorities.

For convenience, this Certificate is divided into the following sections, with Annexures attached thereafter:

Section I	: Description of the Property and Boundaries
Section II	: Title Flow
Section III	: Change of Property Use
Section IV	: Revenue Documents
Section V	: Acquisition by Bangalore Metro Rail Corporation Limited
Section VI	: Approvals and Consents
Section VII	: Encumbrance Search
Section VIII	: Litigation Search
Section IX	: Predecessor-in-title – Change of Name
Section X	: Public Notice
Section XI	: Opinion

Annexure A	: List of Documents
Annexure B	: Scope, limitations, and disclaimers

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SECTION I: DESCRIPTION OF PROPERTY

1.1. All that piece and parcel of immovable property bearing EPID No 3958 103 673 recording the name of Mahindra Lifespace Developers Limited as owner, measuring in aggregate 38,141 square meters (i.e., approximately 4,10,553 square feet) bearing address 901226-ECC Road, #57/67, Kadugodi Colony, Whitefield, Bangalore – 560 066, comprised in Survey Nos. 149 and 150, situated in Pattandur Agrahara Village, K R Puram 3 Hobli, Bangalore East Taluk and bounded as follows:

East by : Road
West by : Kadugodi Plantation Boundary
North by : Survey No 150
South by : Survey Nos 151 and 152

These boundaries are gathered from the E-Khata issued by BBMP dated 21 August 2025 (refer **Document No 25**).

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SECTION II: TITLE FLOW

- 2.1 The land in Old Survey No 4 originally measuring a total extent of approximately 09 acres 20 guntas was owned by Ms Rose Anne Duncan who sold 05 acres out of the total extent to Mr H A P Lowe under a sale deed 23 February 1921, registered as Document No 3701 at the office of the Sub-Registrar Bangalore.
- 2.2 Thereafter, under a sale deed dated 17 September 1924, registered as Document No 811 at the office of the Sub-Registrar Bangalore Taluk, Ms Rose Anne Duncan conveyed the balance extent of 04 acres 20 guntas situated in Old Survey No 4 in favour of Mr R S Sheridan.
- 2.3 Under a sale deed dated 15 December 1928, registered as Document No 1783 at the office of the Sub-Registrar Bangalore Taluk, Mr H A P Lowe conveyed an extent of 05 acres in Old Survey No 4 in favour of Mr V T Staggs, son of Late Mr V J Staggs.
- 2.4 Under a sale deed dated 20 November 1924, registered as Document No 1314 at the office of the Sub-Registrar Bangalore Taluk Mr R S Sheridan conveyed an extent of 04 acres 20 guntas Old Survey No 4 in favour of Ms Loorth Mary.
- 2.5 Under a sale deed dated 20 September 1932, registered as Document No 835 at the office of the Sub-Registrar Bangalore Taluk Ms Loorth Mary conveyed an extent of 04 acres 20 guntas Old Survey No 4 in favour of Mr E R Curtis.
- 2.6 Under a sale deed dated 16 February 1942, registered as Document No 2651 at the office of the Sub-Registrar Bangalore Taluk Mr E R Curtis conveyed an extent of 04 acres 20 guntas Old Survey No 4 in favour of Mr V T Staggs and consequently, **Mr V T Staggs became the owner of both parcels of land in Old Survey No 4 in total measuring 09 acres 20 guntas.**
- 2.7 On enactment of the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954, the land in Pattandur Agrahara stood vested in the Government with effect from 01 February 1959 and consequent upon completion of the survey in this village, the land in Old Survey No 4 was renumbered as Survey No 18 measuring an extent of 05 acres 19 guntas and Survey No 19 measuring an extent of 04 acres 13 guntas. The owner at the time, Mr V T Staggs, applied for registration of the land comprised in Survey No 18 measuring an extent of 05 acres 19 guntas and Survey No 19 measuring an extent of 04 acres 13 guntas in his name. Pursuant to the Order of the Special Deputy Commissioner for Abolition of Inams dated 03 February 1962, Case Nos 23, 43, and 36, (refer **Document No 1**), the land comprised in Order of the Special Deputy Commissioner for Abolition of Inams dated 03 February 1962, Case Nos 23, 43, and 36, land in Survey Nos 18 and 19 was registered in the name of Mr V T Staggs. The endorsement dated 28 January 1963 (refer **Document No 2**) issued by the Special Deputy Commissioner for Abolition of Inams confirms the payment and receipt of an amount of INR 257.80 by Mr V T Staggs on 31 August 1963 bearing receipt no SCR 66 and registration of an extent of land measuring 05 acres 19 guntas in Survey No 18 and an extent of land

measuring 04 acres 13 guntas in Survey No 19 in his name.

- 2.8 Under a sale deed dated 13 March 1962, registered as Document No 6354 (refer **Document No 3**) at the office of the Sub-Registrar Bangalore South Taluk, Mr V T Staggs conveyed Survey Nos 18 and 19 in favour of Mr Abdul Qadir Adam and Mr Abdul Razack Adam.
- 2.9 Under a sale deed dated 09 September 1970, registered as Document No 2928/1970-71 (refer **Document No 4**) at the Office of the Sub-Registrar Bangalore South Taluk, Mr Abdul Qadir Adam and Mr Abdul Razack Adam (*represented by his brother, Mr Abdul Qader Adam under a general power of attorney registered as Document No 318/1970 – 1971 at the Office of the Sub-Registrar, Basavanagudi, Bangalore South (refer Document No 5)*), sons of Mr Janab Al-Haj Adam Hajee Ebrahim Sait conveyed an extent of land measuring 05 acres 19 guntas of land in Survey No 149 and an extent of 04 acres 13 guntas of land in Survey No 150 in favour of Alembic Glass Industries Limited (presently Shreno Limited).
- 2.10 Under a sale deed dated 12 March 2024, registered as Document No SHV-1-10765-2023-24 (refer **Document No 6**) at the Office of the Sub-Registrar of Shivajinagar, Shreno Limited (*formerly Alembic Glass Industries Limited*), represented by its authorized signatory Mr T Balaraman, conveyed land converted for commercial purposes measuring an extent of 05 acres 19 guntas in Survey No 149 and an extent of 03 acres 38 guntas in Survey No 150 in favour of Mahindra Lifespace Developers Limited (the "**Owner**").

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SECTION III: CONVERSION OF LAND

- 3.1 The erstwhile owners of the Property, i.e., Mr Abdul Qadir Adam and Mr Abdul Razack Adam applied for and obtained conversion the Property for non-agricultural industrial purposes under an Official Memorandum bearing ALN.SR/820/1963-64 dated 11 November 1964 (refer **Document No 7**) issued by the Tahsildar, Bangalore South Taluk.
- 3.2 Pursuant to Official Memorandum bearing No ALN/EKHW/SR/01/2023-24 dated 02 May 2023 (refer **Document No 8**), Shreno Limited (*formerly Alembic Glass Industries Limited*) obtained change of land use on the Property from industrial purposes to commercial purposes.
- 3.3 As per the Revised Master Plan 2015 (refer **Document No 9**), a portion of the land in Survey No 149 being used for a school is zoned for Public / Semi-Public Use.
- 3.4 Pursuant to a demand note bearing ARO/WF/KTR/NO/57/2023 dated 14 June 2023 (refer **Document No 10**) issued by the Bruhat Bengaluru Mahanagara Palike, Shreno Limited (*formerly Alembic Glass Industries Limited*) has paid a sum of INR 95,38,871 (Indian Rupees Ninety Five Lakhs Thirty Eight Thousand Eight Hundred Seventy One) towards improvement fee / betterment charges following conversion of the Property for commercial purposes.
- 3.5 Pursuant to order No 10737 dated 13 May 2024 (refer **Document No 11**) issued by the Deputy Commissioner, Bangalore, use of land measuring an extent of 5 acres 19 guntas comprised in Survey No 149, situated at Pattandur Agrahara Village, Bangalore East Taluk, Bangalore Urban District was changed from commercial purposes to '*Residential – Group Housing / Apartment*' purposes.
- 3.6 Pursuant to order No 10738 dated 13 May 2024 (refer **Document No 12**) issued by the Deputy Commissioner, Bangalore, use of land measuring an extent of 3 acres 38 guntas comprised in Survey No 150, situated at Pattandur Agrahara Village, Bangalore East Taluk, Bangalore Urban District was changed from commercial purposes to '*Residential – Group Housing / Apartment*' purposes.

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SECTION IV: REVENUE RECORDS

 4.1 **Original Survey No 4:**

4.1.1 Following the original survey of land in Pattandur Agrahara Village, the extent of land measuring 09 acres 20 guntas purchased by Mr V T Staggs under sale deed dated 23 February 1921, registered as Document No 3701 at the office of the Sub-Registrar Bangalore, and sale deed dated 16 February 1942, registered as Document No 2651 at the office of the Sub-Registrar Bangalore Taluk was renumbered as follows:

ORIGINAL SURVEY NO	NEW SURVEY NO	EXTENT	
		Acres	Guntas
4	18	05	19
	19	04	13
TOTAL		09	37

* Recorded in the order dated 06 February 1962

 4.2 **Survey Nos 18 and 19:**

4.2.1 As seen from the Tippani Nakalu dated 14 July 1964 (refer **Document No 13**), re-survey Tippani dated 13 May 1965 (refer **Document No 14**) and Pakka Book extract (refer **Document No 15**), Survey No 18 was renumbered as Survey No 149 measuring an extent of 05 acres 19 guntas with no Kharab land.

4.2.2 As seen from the Tippani Nakalu dated 14 July 1964 (refer **Document No 16**), re-survey Tippani dated 13 May 1965 (refer **Document No 17**) and Pakka Book extract (refer **Document No 18**), Survey No 19 was renumbered as Survey No 150 measuring an extent of 04 acres 13 guntas with no Kharab land.

4.2.3 The certified copy of extract from the Index of Property and re-survey settlement register (refer **Document No 19**) corroborates that the land in Survey Nos 149 and 150 measuring 05 acres 19 guntas and 04 acres 13 guntas respectively was originally in the name of Mr V T Staggs and thereafter in the names of Mr Abdul Qadir Adam and Mr Abdul Razack Adam.



4.3 **Record of Tenancy and Crops ("RTCs")**

4.3.1 **Survey No 149 (refer Document No 27):** As per the RTCs, Survey No 149 located in Pattandur Agrahara Village measures a total extent of 05 acres 19 guntas without any Kharab.

4.3.2 Survey No 159 (refer **Document No 28**): As per the RTCs, Survey No 150 located in Pattandur Agrahara Village measures a total extent of 04 acres 13 guntas without any Kharab.

4.4 **Survey Sketch**

4.4.1 We were provided a government revenue survey sketch (refer **Document No 20**) showing the extent of land in Survey Nos 149 and 150 as measuring 05 acres 19 guntas and 03 acres 37.5 guntas respectively, and cumulatively measuring 09 acres 16.5 guntas with the following boundaries:

Survey No 149

East by : Road
 West by : Kadugodi plantation boundary
 North by : Property in Survey No 150
 South by : Property in Survey Nos 151 and 152

Survey No 150

East by : Road and remaining land Survey No 150
 West by : Kadugodi plantation boundary
 North by : Kadugodi plantation boundary
 South by : Property in Survey No 149

4.4.2 We were provided a boundary chart and survey sketch prepared by Guideline Surveying Consultants showing the extent of land in Survey Nos 149 and 150 with the following boundaries:

Survey No 149

East by : Whitefield – Hoskote Road
 West by : Kadugodi Metro Yard
 North by : Property in Survey No 150
 South by : Property in Survey Nos 151 and 152



Survey No 150

East by : Whitefield – Hoskote Road and Hope Farm Metro Station
West by : Kadugodi Metro Yard
North by : Kadugodi Metro Yard
South by : Property in Survey No 149

4.5 Khata Certificate and Khata Extract in the name of Shreno Limited (formerly Alembic Glass Industries Limited)

4.5.1 Khata Certificate dated 22 June 2023 issued by the Bruhat Bengaluru Mahanagara Palike (refer **Document No 21**), reflects that property bearing Khata No 57/67, situated in Survey Nos 149 and 150 of Pattandur Agraahara is registered in the name of Shreno Limited (formerly Alembic Glass Industries Limited).

4.5.2 Khata Extract also dated 22 June 2023 issued by the Bruhat Bengaluru Mahanagara Palike (refer **Document No 22**), records the extent of land in Survey Nos 149 and 150 as measuring 09 acres 17 guntas.

4.6 Khata Certificate and Khata Extract in the name of Mahindra Lifespace Developers Limited

4.6.1 Khata Certificate dated 16 April 2024 issued by the Bruhat Bengaluru Mahanagara Palike (refer **Document No 23**), reflects that property bearing Khata No 363, situated in Survey Nos 149 and 150 of Pattandur Agraahara is registered in the name of Mahindra Lifespace Developers Limited, i.e., the Owner.

4.6.2 Khata Extract also dated 16 April 2024 issued by the Bruhat Bengaluru Mahanagara Palike (refer **Document No 24**), records the extent of land in Survey Nos 149 and 150 as measuring 09 acres 17 guntas.

4.7 E-Khata Certificate in the name of Mahindra Lifespace Developers Limited

4.7.1 E-Khata Certificate dated 16 April 2024 issued by the Bruhat Bengaluru Mahanagara Palike (refer **Document No 25**), for property bearing **EPID No 3958 1036 73**, reflects that property bearing Khata No 363, situated in Survey Nos 149 and 150, located in Ward 83 (Kadugodi) bearing address 901226-ECC Road, #57/67, Kadugodi Colony, Whitefield, Bangalore – 560 066 measuring a total extent of 38,141.60 square meters (i.e., 4,10,553 square feet) is registered in the name of Mahindra Lifespace Developers Limited, i.e., the Owner.

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4.8 ***Tax Paid Receipts (collectively Document No 26)***

4.8.1 The following tax paid receipts have been reviewed:

- 4.8.1.1 Receipt No 20212062345 dated 25 May 2020 for a sum of INR 2,93,901 (Indian Rupees Two Lakh Ninety Three Thousand Nine Hundred One) for the assessment year 2020 – 2021.
- 4.8.1.2 Receipt No 21221497127 dated 22 April 2021 for a sum of INR 2,98,603 (Indian Rupees Two Lakh Ninety Eight Thousand Six Hundred Three) for the assessment year 2021 – 2022.
- 4.8.1.3 Receipt No 22231471920 dated 26 April 2022 for a sum of INR 2,98,603 (Indian Rupees Two Lakh Ninety Eight Thousand Six Hundred Three) for the assessment year 2022 – 2023.
- 4.8.1.4 Receipt No 23241591956 dated 28 April 2023 for a sum of INR 3,23,630 (Indian Rupees Three Lakh Twenty Three Thousand Six Hundred Thirty) for the assessment year 2023 – 2024.
- 4.8.1.5 Receipt No 24252186088 dated 11 June 2024 for a sum of INR 1,10,024 (Indian Rupees One Lakh Ten Thousand and Twenty Four Only) for the assessment year 2024 – 2025.
- 4.8.1.6 Receipt No 25262107939 dated 17 May 2025 for a sum of INR 4,80,940 (Indian Rupees Four Lakhs Eighty Thousand Nine Hundred Forty) for the assessment year 2025 – 2026.

4.9 ***Endorsements***

- 4.9.1 ***Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 ("PTCL Act")***: The erstwhile owner, viz., Shreno Limited (*formerly Alembic Glass Industries Limited*) has confirmed that it has not received any notice under the PTCL Act. As the Property has been converted for non-agricultural purposes, the PTCL Act does not apply on the date of this Certificate.
- 4.9.2 ***Other Endorsements***: Shreno Limited (*formerly Alembic Glass Industries Limited*) has stated that except for the extent of 1549.09 square meters acquired for the Bangalore Metro, the Property is not notified by the Bangalore Development Authority, Karnataka Industrial Areas Development Board, or the Karnataka Housing Board for acquisition or any other purpose.

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4.10 Pursuant to RTI applications filed with the Karnataka Housing Board, BMRCL, Forests Department, and the Karnataka Industrial Areas Development Board, we received replies confirming that no part of the Property was acquired or is presently marked for acquisition by these authorities.

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SECTION V: ACQUISITION OF LAND FOR METRO

- 5.1 Pursuant to a notification bearing No CT 80 SPQ 2015 dated 04 April 2016 (refer **Document No 29**), an extent of land measuring 1549.08 square meters situated at the north-eastern portion of the Property was acquired for construction of a metro station and consequently, the extent of land owned by Shreno Limited (*formerly Alembic Glass Industries Limited*) in Survey No 150 was reduced to approximately 03 acres 37.5 guntas and the total extent of the land was reduced from 09 acres 32 guntas to 09 acres 17 guntas.

- 5.2 In compensation for the acquisition of land referred to in Paragraph 5.1 above, the Karnataka Industrial Areas Development Board paid Shreno Limited (*formerly Alembic Glass Industries Limited*) a sum of INR 16,38,12,094 (Indian Rupees Sixteen Crore Thirty Eight Lakhs Twelve Thousand Ninety Four) on 22 November 2016 (refer **Document No 30**), which has been acknowledged by Shreno Limited (*formerly Alembic Glass Industries Limited*).

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SECTION VI: APPROVALS AND CONSENTS

6.1 We have reviewed the following permissions and consents obtained by the Owner in connection with development of a residential project on the Property:

6.1.1 Airports Authority of India: No Objection Certificate dated 05 August 2024 bearing NOC ID **BIAL/SOUTH/B/070124/097300** (refer **Document No 31**), issued by the Airports Authority of India in the name of the Owner permitting structure elevation upto 1000.66 meters above mean sea level. This certificate is valid until 04 August 2032.

6.1.2 Consent for Establishment (CFE) under The Water (Prevention and Control of Pollution) Act, 1974 and The Air (Prevention and Control of Pollution) Act, 1981 dated 06 August 2025 bearing Consent Order No CTE-350035 (refer **Document No 32**) issued in the name of the Owner for development of the project at the Property. The CFE is valid until 05 August 2030.

6.1.3 No-objection certificate dated 26 June 2025 bearing No KSFES/GBC(1)/196/2025 (refer **Document No 33**) issued by the Office of the Director General of Police, Karnataka State Fire and Emergency Services for construction of a mixed-use building at the Property in the name of the Owner.

6.1.4 No-objection certificate dated 18 July 2025 bearing Application No BWSSB-NOC-2025-5-19-050912033603 (refer **Document No 34**) issued by the Bangalore Water Supply and Sewerage Board in the name of the Owner.

6.1.5 No-objection certificate issued by the Bangalore Electricity Supply Company Limited dated 02 August 2024 bearing No SEE/BEC/EE(O)/AEE/F-125/24-25/4707-08 (refer **Document No 35**) in the name of the Owner for arranging power supply to the proposed development on the Property.

6.1.6 Permission for demolition of the existing structures on the Property granted by the BBMP under letter dated 23 July 2024 bearing No BBMP/SaKaLa/136/2024-25 (refer **Document No 36**).

6.2 The Owner obtained development plan (refer **Document No 37**) approval for a mixed-use development on the Property from the Bangalore Development Authority (BDA) pursuant to Resolution No 3.4.1/2025 dated 22 May 2025 permitting the construction of 5 (five) wings, viz., Wing A, Wing B, Wing C, Wing D, Wing E, Wing F, and Retail Block.

6.3 The BDA has thereafter issued work order permitting commencement of construction on the property vide work order dated 29 May 2025 bearing No BDA/TPM/DLP-06/2024-25/1011/2025-26 (refer **Document No 38**).



SECTION VII: ENCUMBRANCE CERTIFICATES AND CHARGES

6.1 **Encumbrance Certificates:** We have received the encumbrance certificates for the period 01 January 1960 to 11 December 2023 (collectively **Document No 39**) that do not show any encumbrances or third party rights over the Property. We have also received the encumbrance certificate for the period 01 January 2024 to 18 March 2024 (refer **Document No 40**) that does not show any encumbrances or third party rights over the Property. The sale deed from Shreno Limited (*formerly Alembic Glass Industries Limited*) in favour of the Owner bearing Document No SHV-1-10765-2023-24 is recorded and properly reflected.

6.2 **Charges:** We observe from the Memorandum of Deposit of Title Deeds dated 25th March 2021 that Shreno Limited (*formerly Alembic Glass Industries Limited*) had created a mortgage over the Property in favour of Axis Finance Limited, by depositing the original documents in connection with the Property. In terms of Deed of Release dated 05th March 2024 executed between Axis Finance Limited in favour of Shreno Limited (*formerly Alembic Glass Industries Limited*), we observe that the mortgage created over the Property has been released, all outstanding dues have been paid, and the original documents in connection with the Property have been returned/ released to Axis Finance Limited. Based on the documents provided, it appears there are no subsisting charges in relation to the Property.

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SECTION VIII: LITIGATION SEARCH

A litigation search for Shreno Limited, Alembic Glass Industries Limited, Mr Abdul Razack Adam, and Mr Abdul Qader Adam was conducted by Cubictree Technology Solutions Private Limited, and reports were obtained. On reviewing these reports, it appears there are no pending or completed litigations involving or related to the Property. An incremental litigation search was conducted for Shreno Limited, Alembic Glass Industries Limited, Mr Abdul Razack Adam, and Mr Abdul Qader Adam by Cubictree Technology Solutions Private Limited for the period 25 January 2024 to 30 September 2025. On reviewing the reports, it appears there are no pending or completed litigations involving or related to the Property.

SECTION IX: CHANGE OF NAME

- 8.1 Alembic Glass Industries Limited ("Alembic") was originally incorporated on 19 December 1944, bearing Registration number 345. Alembic filed an application before the Registrar of Companies, Gujarat, Dadra and Nagar Haveli for change of name, which was approved on 19 September 2006. Thereafter, Alembic changed its name to Shreno Limited (the "Owner") as evidenced by the fresh certificate of incorporation issued by the Registrar of Companies, Gujarat, Dadra and Nagar Haveli, with Corporate Identity Number L 26100 GJ1944 PLC 000345 (refer **Document No 41**).
- 8.2 Therefore, all immovable property purchased and owned by Alembic, including the Property, stood transferred to Shreno Limited (*formerly Alembic Glass Industries Limited*).

SECTION X: PUBLIC NOTICE

Public notices were issued in the Times of India and Vijay Karnataka (refer **Document Nos 42 and 43 respectively**), calling for objections or any third-party claims in any manner over the Property. On the date of this Certificate no objections or claims were received in response to the public notices.

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SECTION XI: OPINION

Based on our scrutiny and examination of the documents produced and listed in **Annexure – A** and information / documents furnished to us and after consideration of all relevant land laws applicable in the State of Karnataka we are of the opinion that **Mahindra Lifespace Developers Limited** acquired ownership of the Property and have a clear, valid and marketable title to the Property free from all encumbrances.

We have set out in **Annexure – B** to this Certificate, our scope of work and the limitations and assumptions and the same shall be read as forming part of this Certificate, including but not limited to the conclusion set out hereinbelow.

Yours faithfully
For **KHAITAN & CO**



Kartik Shiv Kumar
Counsel

ANNEXURE – A
 List of Documents

SL NO	DESCRIPTION OF DOCUMENTS	TYPE
1.	Order of the Special Deputy Commissioner for Abolition of Inams dated 03 February 1962, Case Nos 23, 43, and 36, granting registration and occupancy right of the land comprised in Survey Nos 18 and 19 in the name of Mr V T Staggs.	Certified Copy
2.	Endorsement dated 28 January 1963 issued by the Special Deputy Commissioner for Abolition of Inams for payment of premium.	Colour Print
3.	Sale deed dated 13 March 1962, registered as Document No 6354 at the office of the Sub-Registrar Bangalore South Taluk executed by Mr V T Staggs in favour of Mr Abdul Qadir Adam and Mr Abdul Razack Adam for an extent of land measuring 05 acres 19 guntas of land in Survey No 18 and an extent of 04 acres 13 guntas of land in Survey No 19.	Original
4.	Sale deed dated 09 September 1970, registered as Document No 2928/1970-71 at the Office of the Sub-Registrar Bangalore South Taluk, executed by Mr Abdul Qadir Adam and Abdul Razack Adam, sons of Janab Al-Haj Adam Hajee Ebrahim Sait in favour of the Alembic Glass Industries Limited for an extent of land measuring 05 acres 19 guntas of land in Survey No 149 and an extent of 04 acres 13 guntas of land in Survey No 150.	Original
5.	General power of attorney registered as Document No 318/1970-71 at the Office of the Sub-Registrar Bangalore South Taluk executed by Mr A Razack Adam, son of Al-Haj Adam Hajee Ebrahim in favour of his brother Mr Abdul Qader Adam.	Original
6.	Sale deed dated 12 March 2024, registered as Document No SHV-1-10765-2023-24 at the Office of the Sub-Registrar of Shivajinagar, executed by Shreno Limited (<i>formerly Alembic Glass Industries Limited</i>), represented by its authorized signatory Mr T Balaraman in favour of Mahindra Lifespace Developers Limited for an extent of land converted for commercial purposes measuring an extent of 05 acres 19 guntas in Survey No 149 and an extent of 03 acres 38 guntas in Survey No 150.	Original
7.	Official Memorandum bearing ALN.SR/820/1963-64 dated 11 November 1964 issued by the Tahsildar, Bangalore South Taluk for conversion of the Property from agricultural purposes to non-agricultural industrial purposes.	Original

SL NO	DESCRIPTION OF DOCUMENTS	TYPE
8.	Official Memorandum bearing No ALN/EKHW/SR/01/2023-24 dated 02 May 2023 for change of land use on the Property from industrial purposes to commercial purposes.	Original
9.	Revised Master Plan 2015, Whitefield	Public Document
10.	Demand note bearing ARO/WF/KTR/NO/57/2023 dated 14 June 2023 issued by the Bruhat Bengaluru Mahanagara Palike.	Original
11.	Order No 10737 dated 13 May 2024 issued by the Deputy Commissioner, Bangalore, pertaining to land measuring an extent of 5 acres 19 guntas comprised in Survey No 149 for change of land use from commercial purposes to residential purposes.	Scanned Copy
12.	Order No 10738 dated 13 May 2024 issued by the Deputy Commissioner, Bangalore, pertaining to land measuring an extent of 3 acres 38 guntas comprised in Survey No 150 for change of land use from commercial purposes to residential purposes.	Scanned Copy
13.	Tippani Nakalu dated 14 July 1964 for Survey No 149.	Certified Copy
14.	Re-survey Tippani dated 13 May 1965 for Survey No 149.	Certified Copy
15.	Original Pakka Book Extract for Survey No 149	Digitally Certified
16.	Tippani Nakalu dated 14 July 1964 for Survey No 150.	Certified Copy
17.	Re-survey Tippani dated 13 May 1965 for Survey No 150.	Certified Copy
18.	Original Pakka Book Extract for Survey No 150	Digitally Certified
19.	Extract from the Index of Property and re-survey settlement register.	Certified Copy
20.	Revenue survey sketch for Survey Nos 149 and 150.	Copy
21.	Khata Certificate dated 22 June 2023.	Original
22.	Khata Extract dated 22 June 2023.	Original
23.	Khata Certificate dated 16 April 2024 issued by the Bruhat Bengaluru Mahanagara Palike bearing Khata No 363, situated in Survey Nos 149 and 150 of Pattandur Agrahara in the name of Mahindra Lifespace Developers Limited.	Scanned Copy
24.	Khata Extract also dated 16 April 2024 issued by the Bruhat Bengaluru Mahanagara Palike records the extent of land in Survey Nos 149 and 150 as measuring 09 acres 17 guntas.	Scanned Copy
25.	E-Khata Certificate dated 16 April 2024 issued by the Bruhat Bengaluru Mahanagara Palike for property bearing EPID No 3958 1036 73	Scanned Copy

SL NO	DESCRIPTION OF DOCUMENTS	TYPE
26.	Tax paid receipts: (i) Receipt No 20212062345 dated 25 May 2020 for the assessment year 2020 – 2021. (ii) Receipt No 21221497127 dated 22 April 2021 for the assessment year 2021 – 2022. (iii) Receipt No 22231471920 dated 26 April 2022 for the assessment year 2022 – 2023. (iv) Receipt No 23241591956 dated 28 April 2023 for the assessment year 2023 – 2024. (v) Receipt No 24252186088 dated 11 June 2024 for the assessment year 2024 – 2025. (vi) Receipt No 25262107939 dated 17 May 2025 for the assessment year 2025 – 2026.	Scanned Copy
27.	RTC extracts for Survey No 149: (i) 1988 – 1989 (ii) 1992 – 1993 to 2001 – 2002. (iii) 2001 – 2002 to 2015 – 2016. (iv) 2023 – 2024	Original Certified Copy Original Photocopy
28.	RTC extracts for Survey No 150: (i) 1988 – 1989 (ii) 1992 – 1993 to 1996 – 1997 (iii) 2001 – 2002 to 2015 – 2016. (iv) 2023 – 2024	Original Certified Copy Original Photocopy
29.	Gazette notification bearing No CT 80 SPQ 2015 dated 04 April 2016.	Photocopy
30.	Acknowledgement and payment receipt of compensation in connection with acquisition of 1549.08 square meters for Bangalore Metro.	Photocopy
31.	No-objection certificate issued by the Airports Authority of India dated 05 August 2024 bearing NOC ID BIAL/SOUTH/B/070124/097300.	Scanned Copy
32.	Consent for Establishment (CFE) under The Water (Prevention and Control of Pollution) Act, 1974 and The Air (Prevention and Control of Pollution) Act, 1981 dated 06 August 2025 bearing Consent Order No CTE-350035.	Scanned Copy

SL NO	DESCRIPTION OF DOCUMENTS	TYPE
33.	No-objection certificate dated 26 June 2025 bearing No KSFES/GBC(1)/196/2025 issued by the Office of the Director General of Police, Karnataka State Fire and Emergency Services for construction of a mixed-use building	Scanned Copy
34.	No-objection certificate dated 18 July 2025 bearing Application No BWSSB-NOC-2025-5-19-050912033603 issued by the Bangalore Water Supply and Sewerage Board.	Scanned Copy
35.	No-objection certificate issued by the Bangalore Electricity Supply Company Limited dated 02 August 2024 bearing No SEE/BEC/EE(O)/AEE/F-125/24-25/4707-08.	Scanned Copy
36.	Permission for demolition of the existing structures on the Property granted by the BBMP under letter dated 23 July 2024 bearing No BBMP/SaKaLa/136/2024-25.	Scanned Copy
37.	Development plan dated 22 May 2025 issued by the Bangalore Development Authority.	Scanned Copy
38.	Word Order dated 29 May 2025 bearing No BDA/TPM/DLP-06/2024-25/1011/2025-26 issued by the Bangalore Development Authority.	Scanned Copy
39.	Encumbrance Certificates: (i) SA No 16010/2006-07 dated 02 September 2006 for the period 01 January 1960 to 31 May 1989 (ii) SA No 14265/2006-07 dated 23 August 2006 for the period 01 June 1989 to 31 March 2006 (iii) SA No 3737/2017-18 dated 10 July 2017 for the period 01 April 2006 to 31 March 2008 (iv) SA No 9328/2009-10 dated 22 December 2009 for the period 01 April 2008 to 21 December 2009 (v) SA No 5350/2011-12 dated 09 August 2011 for the period 22 December 2009 to 08 August 2011 (vi) SA No 2092/2012-13 dated 28 June 2012 for the period 04 August 2011 to 21 June 2012 (vii) SA No 7424/2016-17 dated 15 November 2016 for the period 01 April 2012 to 14 November 2016 (viii) SA No 6705/2020-21 dated 24 December 2020 for the period 01 April 2017 to 23 December 2020 (ix) SA No 67924/2022-23 dated 15 March 2023 for the period 01 April 2020 to 14 March 2023.	Originals

SL NO	DESCRIPTION OF DOCUMENTS	TYPE
	(x) SA No 196345/2023-24 dated 12 December 2023 for the period 01 April 2023 to 11 December 2023	
40.	Encumbrance Certificates bearing SA No 300080/2023-24 dated 19 March 2024 for the period 01 January 2024 to 18 March 2024.	Digitally Certified Copy
41.	Revised certificate of incorporation evidencing change of name from Alembic Glass Industries Limited to Shreno Limited.	Photocopy
42.	Public notice issued in the Times of India.	
43.	Public notice issued in Vijay Karnataka.	

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ANNEXURE – B
Scope of work, limitations, and assumptions

The scope of our legal review and issuance of certificate of title in relation to the Property at the request of the Client, is limited by the following general parameters:

- (i) This title certificate is strictly based on the review of documents and clarifications provided to us by Client till the date hereof.
- (ii) This title certificate is limited to review of title to the Property and does not in any way certify the physical location, condition, and other physical encumbrance / attributes of the Property.
- (iii) This title certificate is limited to diligence for the past 55 years only.
- (iv) We have assumed the genuineness of all signatures and the authenticity of all documents submitted to us as original.
- (v) We have assumed the existence, capacity, power and authority of each of the parties to the documents (which we have examined as above) to enter into and perform their respective obligations under the documents.
- (vi) This title certificate is limited to the matters expressly set out in it and should not be read as extending by implication to any other matter.
- (vii) We have also assumed that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents of immovable properties void or voidable.
- (viii) We have reviewed the documents and records from the limited perspective of examining the title and legal compliance and have not sought to identify or evaluate financial, technical or commercial issues. Accordingly, we do not express any opinion as to commercial, technical, financial or fiscal issues.
- (ix) We have not noticed any reason to suspect or doubt the veracity of any documents produced.