

15<sup>th</sup> January, 2023

M/s. Prestige Estates Projects Limited,  
Prestige Falcon Tower No.19,  
Brunton Road,  
Bangalore - 560025.

Dear Sirs,

Attn: Mr. Arvind Pai

We act as Legal Advisors to Prestige Estates Projects Limited, who have forwarded to us, the photocopies of documents of title with regard to all that piece and parcel of (a) residentially converted land being a portion of Survey No.352/1 measuring about 35 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently bearing Municipal No.219-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.1"), (b) residentially converted land being a portion of Survey No.352/1 measuring about 17½ Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently bearing Municipal No.149-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.2"), (c) residentially converted land being a portion of Survey No.352/1 measuring about 5½ Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk ("Item No.3"), (d) residentially converted land being a portion of Survey No.352/1 measuring about 4 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently being a portion of Municipal No.93-sy-no-352/1 and other survey numbers, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.4"), (e) residentially converted land being a portion of Survey No.352/1 measuring about 4 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently being a portion of Municipal No.218-sy-no-352/1 and another survey number, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.5") and (f) residentially converted land being a portion of Survey No.352/1 measuring about 4 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently bearing a Municipal No.32-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.6") and Item No.1 to Item No.6 together measuring in all about 1 Acre 30 Guntas (excluding 14 Guntas of kharab) ("Property" or "Said Lands"), which is set out in the Para III below for scrutiny of title.

**I. DOCUMENTS FURNISHED:**

Sl. No.	Date	Particulars
<b>Re: Common Document:</b>		
1.	16.07.1958	Inheritance Register Extract bearing IHC No. 11/1983-84 issued by Taluk Sheristedar, Bangalore East Taluk, with regard to Survey No.352/1 measuring about 2 Acres 04 Guntas;

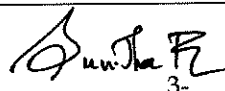
*Sunil K*

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Sl. No.	Date	Particulars
2.		Family Tree of Venkatappa issued by the office of Village Accountant, Ramagondanahalli Village Panchayath, Varthur Hobli, Bangalore East Taluk;
3.	08.06.2023	Aadhar based Family Tree of V.Narayanswamy son of late Venkatappa and late Venkatamma issued by the office of Deputy Tahsildar, Varthur Hobli, Bangalore East Taluk, Bangalore District;
<b>Re: Portion of Survey Nos. 352/1 measuring about 35 Guntas:</b>		
4.	25.10.2005	Official Memorandum bearing No.B.Dis.ALN(E)VB/SR 88/2005-06, issued by the office of the Deputy Commissioner, Bangalore District, Bangalore, with regard to the portion of Survey No. 352/1 measuring about 35 Guntas;
5.	12.10.2003	Partition Deed entered between children of late Munishami namely (i) Narayanaswamy, (ii) Krishnappa, (iii) Jayarama, (iv) Govindappa and daughter in law Geethanjali wife of late Venkatesh with regard to portion of Survey No.352/1 measuring about 35 Guntas;
6.	17.03.2005	General Power of Attorney executed by (i) Krishnappa son of late Munishami, his wife Lakshmamma and daughter Manjula in favour of S. Sampangi Reddy son of late Sidda Reddy (registered as Document No.BAS-4-01100/2004-05, in Book IV, stored in CD No. BASD148, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 352/1 measuring about 08 Guntas including 01 Gunta of kharab;
7.	17.03.2005	General Power of Attorney executed by Jayaram son of late Munishami (for self and as father and natural guardian of his minor children Manju alias Manjunatha and Nadia), his wife Rathnamma and daughter Lakshmi in favour of S. Sampangi Reddy son of late Sidda Reddy (registered as Document No.BAS-4-01102/2004-05, in Book IV, stored in CD No. BASD148, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 352/1 measuring about 08 Guntas including 01 Gunta of kharab;
8.	17.03.2005	General Power of Attorney Govindappa son of late Munishami and his wife Munilakshmamma and son Arun Kumar (registered as Document No.BAS-4-01101/2004-05, in Book IV, stored in CD No. BASD148, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 352/1 measuring about 08 Guntas including 01 Gunta of kharab;
9.	21.05.2005	General Power of Attorney executed by (i) Geethanjali wife of late Venkatesh, her children namely (ii) Nagendra Kumar, (iii) Mrudu,

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Sl. No.	Date	Particulars
		(iv) Dayanand in favour of B.V.Bhaskar Reddy son of Mar Reddy (registered as Document No.BAS-4-146/2005-06, in Book IV, stored in CD No. BASD168, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 352/1 measuring about 08 Guntas including 01 Gunta of kharab;
10.	25.01.2006	Sale Deed executed by (i) Krishnappa son of late Munishami his wife Lakshamma and a daughter Manjula, (ii) Jayaram son of late Munishami (for self and as father and natural guardian of his minor children Manju and Nadia) son of late Munishami, his wife Rathnamma and daughter Lakshmi and (iii) Govindappa son of late Munishami and his wife Munilakshamma and son Arun Kumar represented by their B.V.Bhaskar Reddy and duly confirmed by S.Sampangi Reddy son of late Siddareddy and B.V.Bhaskar Reddy son of B.Mar Reddy in favour of Walden Properties Private Limited represented by its authorised signatory B.V.Bhaskar Reddy (registered as Document No. BAS-1-13790/2005-06 in Book I, stored in CD No.BASD209, in the office of the Sub-Registrar, Bangalore South Taluk), with regard to portions of Survey No. 352/1, measuring about 35 Guntas;
11.	01.03.2006	Sale Deed executed by Narayanaswamy son of late Munishami, along with his children namely Shivananda, Geetha, Komala and Vanitha duly consented by Rathnamma, Saraswathi and Parvathamma in favour of Walden Properties Private Limited (registered as Document No. 17903/2005-06, in Book I, stored in CD No.BASD222, in the office of Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No. 352/1, measuring about 07 Guntas;
12.	21.01.2016	Special Notice bearing No.Vale:KTR:572/2014-15 issued by Revenue Officer, Bruhat Bangalore Mahanagara Palike, Mahadevapura Renge, Bangalore with regard to portion of Survey No.352/1;
13.	16.11.2022	Khata Certificate issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.219-sy-no-352/1;
14.	16.11.2022	Khata Extract issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.219-sy-no-352/1;
15.		Tax paid receipt for the period 2022-23 with regard to Municipal No.219-sy-no-352/1;



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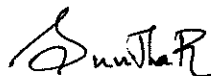
Sl. No.	Date	Particulars
<b>Re: Litigation Documents with regard to OS 1875/2008:</b>		
16.	29.09.2012	Copy of the Judgement in the case bearing OS No. 1875/2008 on the file of the Additional District and Sessions Judge, Fast Track Court, Bangalore Rural District, Bangalore filed by Manjunatha J. son of Jayaram and Nadia daughter of Jayaram against 1) Jayaram son of late Muniswamy, 2) Rathnamma wife of Jayaram, 3) Lakshmi J daughter of Jayaram and wife of Manjunath. K 4) S. Sampangi Reddy son of late Sidda Reddy 5) B.V. Bhaskar Reddy son of B. Mar Reddy 6) Walden Propertied Private Limited represented by its authorized signatory B.V. Bhaskar Reddy with regard to the Survey No. 352/1 along with other Survey Number;
17.	29.09.2012	Copy of the Preliminary Decree in the Case bearing OS No. 1875/2008 on the file of the Fast Track Court V, District Judge, Concurrent Charge of Fast Track Court I, Bangalore Rural District, Bangalore filed by Manjunatha J son of Jayaram and Nadia daughter of Jayaram against 1) Jayaram son of late Muniswamy, 2) Rathnamma wife of Jayaram, 3) Lakshmi J daughter of Jayaram and wife of Manjunath. K 4) S. Sampangi Reddy son of late Sidda Reddy 5) B.V. Bhaskar Reddy son of B. Mar Reddy 6) M/s. Walden Propertied Private Limited represented by its authorized signatory B.V. Bhaskar Reddy with regard to the Survey No. 352/1 along with other Survey Number;
18.		Copy of the Petition under Order XX Rule 18 read with Section 151 of CPC in FDP No. 19/2012 in the Case bearing No. OS 1875/2008 on the file of the Additional District and Sessions Judge, Fast Track Court I, Bangalore Rural, Bangalore filed by Manjunatha J son of Jayaram and Nadia daughter of Jayaram against 1) Jayaram son of late Muniswamy, 2) Rathnamma wife of Jayaram, 3) Lakshmi J daughter of Jayaram and wife of Manjunath. K 4) S. Sampangi Reddy son of late Sidda Reddy 5) B.V. Bhaskar Reddy son of B. Mar Reddy 6) M/s. Walden Propertied Private Limited represented by its authorized signatory B.V. Bhaskar Reddy with regard to the Survey No. 352/1 along with other Survey Number;
19.	19.12.2015	Copy of the Order in FDP No. 19/2012 in Case bearing No. 1875/2008 on the file of the Additional District and Sessions Judge, Fast Track Court- I, Bangalore Rural, Bangalore filed by Manjunatha J son of Jayaram and Nadia daughter of Jayaram against 1) Jayaram son of late Muniswamy, 2) Rathnamma wife of Jayaram, 3) Lakshmi J daughter of Jayaram and wife of Manjunath. K 4) S. Sampangi Reddy son of late Sidda Reddy 5) B.V. Bhaskar Reddy son of B. Mar Reddy 6) M/s. Walden Propertied Private Limited represented by its authorized signatory B.V. Bhaskar with regard to the Survey No. 352/1 along with other Survey Number;

*Manjunath*

Sl. No.	Date	Particulars
20.		Copy of the Final Decree in the FDP bearing No. 19/2012 in the Case bearing OS No. 1875/2008 on the file of the I Additional District and Sessions Judge, Bangalore Rural District, Bangalore filed by Manjunatha J son of Jayaram and Nadia daughter of Jayaram against 1) Jayaram son of late Muniswamy, 2) Rathnamma wife of Jayaram, 3) Lakshmi J daughter of Jayaram and wife of Manjunath. K 4) S. Sampangi Reddy son of late Sidda Reddy 5) B.V. Bhaskar Reddy son of B. Mar Reddy 6) M/s. Walden Propertied Private Limited represented by its authorized signatory B.V. Bhaskar Reddy with regard to the Survey No. 352/1 along with other survey numbers;
<b>Re: Portion of Survey Nos. 352/1 measuring about 17 ½ Guntas:</b>		
21.	26.06.2003	Partition Deed effected amongst Yellappa son of late Venkatappa and his children namely Y.Rajanna and Y.Narayanaswamy, (registered as Document No.6203/2003-04 in Book I, stored in CD No.112, in the office of the Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No.352/1 measuring 17 ½ Guntas;
22.		Mutation Register Extract bearing MR No.213/2004-05, issued by the office of the Village Accountant, Computerised Phani Distribution Center, Bangalore East Taluk, Krishnarajapura, discloses that transfer of khata in the name of Y.Narayanaswamy with regard to 17 ½ Guntas in Survey No.352/1;
23.	30.03.2005	Official Memorandum bearing No.B.Dis:ALN:E:VB:SR:469/2004-05, issued by office of the Deputy Commissioner, Bangalore District, with regard to the portion of Survey No.352/1 measuring about 17 ½ Guntas;
24.	16.04.2005	Sale Deed executed by Y.Narayanaswamy son of Yellappa, (for self, and as father and natural guardian of his minor children namely Ranjith, Rashmi alias Lakshmi, and Rakshith), all represented by their attorney holder Nandini Alva, duly confirmed by Nandini Alva wife of late Jeevaraj, in favour of Walden Properties Private Limited represented by its director S.Sampangi Reddy (registered as Document No.1267/2005-06 of Book I, stored in CD No.BASD161 in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.352/1 measuring 17 ½ Guntas;
25.	21.01.2016	Special Notice bearing No.Vale:KTR:572/2014-15 issued by Revenue Officer, Bruhat Bangalore Mahanagara Palike, Mahadevapura Renge, Bangalore with regard to portion of Survey No.352/1;
26.	16.11.2022	Khata Certificate issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.149-sy-no-352/1;

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Sl. No.	Date	Particulars
27.	16.11.2022	Khata Extract issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.149-sy-no-352/1;
28.		Tax paid receipt for the period 2022-23 with regard to Municipal No.149-sy-no-352/1;
<b>Re: Litigation Documents with regard to O.S.438/2010:</b>		
29.		Memorandum of Complaint filed in case bearing O.S.No.438/2010 on the file of District and Session Judge Bangalore by Rajamma daughter of late V.Muniyappa (wife of late D.M.Krishnappa) against (i) Srinivas, (ii) Shivananda, (iii) Nagaraju, (iv) B.P.Kumar Babu, (v) M/s.Pristine Properties, (vi) Walden Properties Private Limited and (vii) Mantri Developers Private Limited with regard to portion of Survey No. 352/1, measuring about 19 ¾ Guntas;
30.	04.01.2011	Written Statement filed by Mantri Developers (i.e., Defendant No.7) in case bearing OS No. 438/2010 on the file of District and Sessions Judge Bangalore Rural District, Bangalore;
31.	11.02.2014	Special Power of Attorney executed by Rajamma daughter of late Muniyappa in favour of her son Muniraju to appear on her behalf in case bearing OS No.438/2010;
32.		Order Sheet in case bearing OS No. 438/2010 on the file of District and Sessions Judge Bangalore Rural District, Bangalore by Rajamma daughter of late V.Muniyappa against (i) Srinivas, (ii) Shivanandha, (iii) Nagaraju, (iv) B.P.Kumar Babu, (v) M/s Pristine Properties, (vi) M/s Walden Properties Private Limited and (vii) M/s Mantri Developers Private Limited;
33.	28.06.2018	Order passed in case bearing O.S.No.438/2010 on the file of District and Sessions Judge Bangalore Rural District, Bangalore by Rajamma daughter of late V.Muniyappa against (i) Srinivas, (ii) Shivanandha, (iii) Nagaraju, (iv) B.P.Kumar Babu, (v) M/s. Pristine Properties, (vi) Walden Properties Private Limited and (vii) Mantri Developers Private Limited with regard to portion of Survey No.354 and portion of Survey No.352/1;
34.	18.07.2018	Decree passed in case bearing OS No.438/2010 on the file of District and Sessions Judge Bangalore Rural District, Bangalore by Rajamma daughter of late V.Muniyappa against (i) Srinivas, (ii) Shivanandha, (iii) Nagaraju, (iv) B.P.Kumar Babu, (v) M/s Pristine Properties, (vi) M/s Walden Properties Private Limited and (vii) M/s Mantri Developers Private Limited;
35.		Regular First Appeal filed by Mantri Developers Private Limited on the file of High Court of Karnataka at Bangalore against (i)

  
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Sl. No.	Date	Particulars
		Rajamma daughter of late V.Muniyappa, (i) Srinivas, (ii) Shivanandha, (iii) Nagaraju, (iv) B.P.Kumar Babu, (v) M/s Pristine Properties, (vi) M/s Walden Properties Private Limited;
36.	02.06.2023	Order in case bearing RFA No.1171/2019 on the file of High Court of Karnataka;
<b>Re: Portion of Survey Nos. 352/1 measuring about 17½ Guntas:</b>		
37.	18.01.1978	Panchayath Partition Deed entered between Venkatamma wife of late Venkatappa and her children namely Munivenkatappa, Subramani and Narayanaswamy;
38.		Mutation Register Extract bearing MR No.50/1992-93, issued by Taluk Sheristedar, Bangalore East Taluk with regard to portion of Survey No. 352/1 measuring 17½ Guntas;
<b>Re: Portion of Survey Nos. 352/1 measuring about 5½ Guntas:</b>		
39.	17.10.2005	Demand Notice bearing No. ALN: (EVH) : SR:85/05-06 issued by office of the Special Deputy Commissioner, Bangalore District with regard to portion of Survey No.352/1 measuring about 5½ Guntas;
40.		Challan acknowledging the payment of conversion fine, issued by the State Bank of India with regard to Survey No.352/1;
41.	25.10.2005	Official Memorandum bearing No.ALN(EVH)SR:85/2005-06 issued by Special Deputy Commissioner, Bangalore District, Bangalore with regard to portion of Survey No.352/1 measuring about 5½ Guntas and along with other survey number;
42.	18.10.2007	Gift Deed executed by Venkatamma wife of late Venkatappa in favour of her son V.Narayanaswamy (registered as Document No.3732/2007-08 in Book I, stored in CD No.VRTD13, in the office of the Sub-Registrar Varthur) with regard to 5 ½ Guntas in Survey No.352/1;
43.	27.12.2023	Agreement of Sale executed by V.Narayanaswamy son of late Venkatappa in favour of Manjunath H.R son of Rangaswamy K. with regard to 5 ½ Guntas in Survey No.352/1;
44.	11.01.2024	Sale Deed executed by V.Narayanaswamy son of late Venkatappa and duly confirmed by Manjunath H.R. in favour of M/s Southeast Realty Ventures represented by its partner Shivaprasad Naik N (Book-I document is registered as Document No.INR-1-13773/2023-24 and stored in electronic format in the centralized Data Repository, by the Sub-Registrar Shivajinagar on 17.10.2024), with regard to 5 ½ Guntas in Survey No.352/1;

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Sl. No.	Date	Particulars
45.	16.11.2022	Khata Certificate issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.202-sy-no-352/1;
46.	16.11.2022	Khata Extract issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.202-sy-no-352/1;
47.		Tax paid receipt for the period 2022-23 with regard to Municipal No.202-sy-no-352/1;
<b>Re: Portion of Survey Nos. 352/1 measuring about 04 Guntas:</b>		
48.	16.06.1993	Sale Deed executed by Narayanaswamy son of Venkatappa in favour of his brother Munivenkatappa (registered as Document No. 1445/93-94 of Book I, Volume 3726 at Pages 235 to 239 in the office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No.352/1 measuring 04 Guntas;
49.		Mutation Register Extract bearing MR No. 16/1993-94, issued by Taluk Sheristedar, Bangalore East Taluk, with regard to portion of Survey No.352/1 measuring 04 Guntas;
50.	06.08.2005	Agreement to Sell executed by Munivenkatappa son of Venkatappa (for self and as father and natural guardian of his sons Mohan and Vijaya Kumar) in favour of B.P.Kumar Babu son of M.Prabhakara (registered as Document No.BAS-1-5901/2005-06 of Book-I, stored at CD No.BASD 178 in the Office of Sub-Registrar Bangalore South Taluk) with regard to two portions of Survey Nos. 352/1 measuring about 04 Guntas each;
51.	29.04.2005	Power of Attorney executed by Munivenkatappa in favour of B.P.Kumar Babu (registered as Document No.BAS-4-00386/2005-06 in Book-IV stored in CD No.BASD178 in the office of the Sub-Registrar, Bangalore South Taluk) with regard to two portions of Survey No.352/1 measuring 04 Guntas each;
52.	13.11.2006	Sale Deed executed by Munivenkatappa son late Venkatappa, (for self and as father and natural guardian of his minor sons namely Mohan and Vijaya Kumar) represented by attorney holder B.P.Kumar Babu and duly confirmed by Pristine Properties and Kumar Babu, in favour of G.Sambi Reddy represented by his attorney holder S.Sampangi Reddy, (registered as Document No. BAS-1-21130/2006-07 in Book I, stored in CD No.BASD286, in the office of the Senior Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No.352/1 measuring about 04 Guntas;
53.	12.06.2007	Sale Deed executed by G.Sambi Reddy son of late Peera Reddy along with adjacent landowners Papaiah Reddy son of late

*[Signature]*



Sl. No.	Date	Particulars
		Munivenkatappa, Sampangi Reddy son of late Sidda Reddy and in favour of B.N.Adarsh son of B.S.N.Hari, represented by Power of Attorney Holder Narasimha Reddy (registered as Document No. VTR-1-01766/2007-08 in Book-I Stored in CD No.VTRD6 in office of the Senior Sub Registrar Varthur) with regard to portion of Survey No.352/1 measuring 04 Guntas;
54.		Mutation Register Extract bearing MR No. 60/2007-08, issued by office of the Village Accountant, Bangalore East Taluk, Krishnarajapura, with regard to the portion of Survey No. 352/1 measuring about 04 Guntas;
55.	05.07.2008	Demand Notice bearing No. ALN: (EVH):SR:646/2007-08, issued by office of the Special Deputy Commissioner, Bangalore District, Bangalore, with regard to portion of Survey No.352/1;
56.	14.11.2008	Official Memorandum bearing No.ALN(EVH)SR:646/2007-08 issued by Special Deputy Commissioner, Bangalore District, Bangalore with regard to portion of Survey No.352/1 measuring about 04 Guntas and along with other survey number;
57.		Mutation Register Extract bearing M.R.No.89/2009-10 issued by Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Bangalore in the name of B.N.Adarsh with regard to portion of Survey No.352/1 measuring about 04 Guntas and along with other survey number;
58.	20.10.2022	Special Notice bearing No.Vale:KTR:1143/2022-23 issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to portion of Survey No.352/1 and other lands;
59.	05.11.2022	Khata Certificate issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.93-sy-no-352/1-and other survey numbers;
60.	05.11.2022	Khata Extract issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to with regard to Municipal No.93-sy-no-352/1-and other survey numbers;
61.		Tax paid receipt for the period 2022-23 with regard to Municipal No.93-sy-no-352/1-and other survey numbers;
<b>Re : Portion of Survey No.352/1 measuring about 4 Guntas:</b>		
62.	25.10.2005	Official Memorandum bearing No.ALN(EVH)SR:86/2005-06 issued by Special Deputy Commissioner, Bangalore District, Bangalore with regard to portion of Survey No.352/1 measuring about 4 Guntas;

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Sl. No.	Date	Particulars
63.	13.11.2006	Sale Deed executed by Munivenkatappa son late Venkatappa, (for self and kartha and as father and natural guardian of his minor sons namely Mohan and Vijaya Kumar) and duly confirmed by Pristine Properties and B.P.Kumar Babu, in favour of Walden Properties Private Limited (registered as Document No. BAS-1-21132/2006-07 in Book I, stored in CD No.BASD286, in the office of the Senior Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No.352/1 measuring about 4 Guntas;
64.	21.01.2016	Special Notice bearing No.Vale:KTR:572/2014-15 issued by Revenue Officer, Bruhat Bangalore Mahanagara Palike, Mahadevapura Renge Bangalore with regard to portion of Survey No.352/1;
65.	16.11.2022	Khata Certificate issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.218-sy-no-352/1;
66.	16.11.2022	Khata Extract issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.218-sy-no-352/1;
67.		Tax paid receipt for the period 2022-23 with regard to Municipal No.218-sy-no-352/1;
<b>Re: Portion of Survey No.352/1 measuring about 4 Guntas:</b>		
68.	29.04.2005	Incomplete copy of Power of Attorney executed by Subramani son of late Venkatappa (for self and as guardian of his minor children Nethra and Mala) in favour of S.Sampangi Reddy (registered as Document No.78/2005-06 of Book-I, stored at CD No.BASD 165 in the Office of Sub-Registrar Bangalore South Taluk) portion of Survey No.352/1 measuring 4 Guntas;
69.	17.10.2005	Demand Notice bearing No. ALN: (EVH) : SR:87/05-06 issued by office of the Special Deputy Commissioner, Bangalore District with regard to portion of Survey No.352/1 and measuring about 4 Guntas and along with another survey number;
70.		Challan acknowledging the payment of conversion fine, issued by the State Bank of India with regard to Survey No.352/1;
71.	25.10.2005	Incomplete copy of Official Memorandum bearing No. B.Dis:ALN(E)VB:SR:87/2005-06, issued by office of the Special Deputy Commissioner (Revenue), Bangalore District to Subramani son of Venkatappa with regard to the portion of Survey No. 354 measuring about 11 ½ Guntas;

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Sl. No.	Date	Particulars
72.	13.02.2006	Sale Deed executed by Subramani son of late Venkatappa (for self and as father and natural guardian of his minor children Nethra and Mala) all represented by their attorney holder S.Sampangi Reddy duly confirmed by S.Sampangi Reddy son of late Sidda Reddy in favour of Walden Properties Private Limited (registered as Document No.BAS-1-15789/2005-06 of Book-I, Stored at CD No. BASD215 in the Office of Sub-Registrar Bangalore South Taluk) with regard to portion of Survey No.352/1 measuring 4 Guntas;
73.	21.01.2015	Special Notice bearing No.Vale:KTR:696/2012-13 issued by Revenue Officer, Bruhat Bangalore Mahanagara Palike, Mahadevapura Renge Bangalore with regard to portion of Survey No.352/1;
74.	16.11.2022	Khata Certificate issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.32-Survey No.352/1;
75.	16.11.2022	Khata Extract issued by Assistant Revenue Officer, Bangalore, Whitefield Sub-Division, BBMP with regard to Municipal No.32-Survey No. 352/1;
76.		Tax paid receipt for the period 2022-23 with regard to Municipal No.32-Survey No.352/1;
<b>Re: Common documents of Walden Properties Private Limited:</b>		
77.	16.01.2006	Joint Development Agreement entered between M/s. Walden Properties Private Limited represented by its Director Sampangi Reddy and M/s. Mantri Developers Private Limited represented by its director Sushil Mantri (registered as Document No. 12534/2005-06, in Book I and stored in CD No. BASD205, in office of the Senior Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No.352/1 along with other lands;
78.	15.03.2007	Joint Development Agreement executed by M/s. Walden Properties Private Limited in favour of M/s. Mantri Developers Limited (registered as Document No. 1005/2007-08, in Book I, stored in CD No. VRTD4, in office of the Senior Sub-Registrar, Varthur) with regard to portion of Survey No.352/1 along with other lands;
79.	15.03.2007	General Power of Attorney executed by M/s. Walden Properties Private Limited in favour of M/s. Mantri Developers Private Limited (registered on 15.03.2007 as Document No. 46/2007-08 in Book IV, stored in CD No. VRTD4, in office of the Senior Sub-Registrar, Varthur, Bangalore Urban District) with regard to portion of Survey No.352/1 and along with other lands;

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Sl. No.	Date	Particulars
80.	25.03.2007	Sale Deed executed by M/s. Walden Properties Private Limited in favour of M/s. Mantri Developers Private Limited (registered as Document No. 1008/07-08, in Book I, stored in CD No. VRTD4, in office of the Senior Sub-Registrar, Varthur) with regard to portion of Survey No.352/1 and Guntas along with other lands;
81.	26.03.2008	Joint Development Agreement executed by Mantri Developers Private Limited represented by Girish Gupta in favour of Aayas Trade Services Private Limited represented by Rajkumar Gupta duly joined by Walden Properties Private Limited as Confirming Party (registered as Document No. 692/08-09, in Book IV, stored in CD No. VRTD27, in office of the Senior Sub-Registrar, Varthur, Bangalore Urban District) with regard to portion of Survey No.355 and Survey No.356/3 together measuring 10 Guntas along with other lands;
82.	26.03.2008	General Power of Attorney executed by Mantri Developers Private Limited in favour of Aayas Trade Services Private Limited (registered on 27.03.2008 as Document No. 370/07-08, in Book IV, stored in CD No. VRTD24, in office of the Senior Sub-Registrar, Varthur, Bangalore Urban District) with regard to portion of Survey No.352/1 and along with other lands;
<b>Re: Common documents of B.N. Adarsh:</b>		
83.	03.12.2006	Agreement for Procurement of land entered into by and between Mantri Developers Private Limited and B.N.Adarsh son of B.S.N.Hari;
84.	31.03.2009	Joint Development executed by B.N. Adarsh son of B.S.N. Hari in favour of Mantri Developers Limited represented by its Authorized Signatory H.S. Girish Gupta (Registered as Document No.5838/08-09, in Book I, stored in CD No. VRTD43, in office of the Senior Sub-Registrar, Varthur, Bangalore Urban District) with regard to portion of Survey No. 352/1 along with other survey numbers;
85.	31.03.2009	General Power of Attorney executed by B.N. Adarsh son of B.S.N. Hari in favour of Mantri Developers Private Limited represented by S.H. Girish Guptha (registered as Document No. 278/08-09, in Book IV, stored in CD No. VRTD43, in office of the Senior Sub-Registrar, Bangalore Urban District) with regard to portion of Survey No. 352/1 along with other survey numbers;
86.	31.03.2009	Amendment and First Supplement to Joint Development Agreement entered between B.N. Adarsh son of B.S.N. Hari and M/s. Mantri Developers Private Limited, represented by its authorized signatory Girish Gupta H.S, with regard to portion of Survey No.352/1 along with other survey numbers;

Sl. No.	Date	Particulars
87.	02.12.2015	Deed of Simple Mortgage executed by B.N. Adarsh son of B.S.N. Hari duly confirmed by M/s. Mantri Developers Private Limited, represented by its authorized signatory Mr. Girish Gupta in favour of Aayas Trade Services Private Limited, represented by its authorized signatory Hemanth Kothari (registered as Document No.7202/2015-16, in Book I, stored in CD No. INRD157, in office of the Additional / Joint Sub-Registrar, Indiranagar, Bangalore), with regard to Survey No.352/1 along with other survey numbers;
88.	31.07.2020	Amendment and Second Supplement to Joint Development Agreement entered between B.N. Adarsh son of B.S.N. Hari and M/s. Mantri Developers Private Limited represented by its authorized signatory Girish Gupta H.S, (registered as Document No.1629/2020-21, in Book I and stored in CD No. MDPD643, in office of the Additional Sub-Registrar, Mahadevapura, Bangalore), with regard to portion of Survey No. 352/1 along with other survey numbers;
89.	18.08.2020	Opinion issued by Chythanya K.K, Advocate, with regard to Procurement Agreement dated 03.12.2006;
90.	06.09.2022	Discharge Deed executed by Aayas Trade Services Private Limited in favour of B.N.Adarsh duly confirmed by Mantri Developers Private Limited (registered as Document No.INR-1-07227/2022-23 in Book-I, stored in CD No.INRD1162 in the office of the Senior Sub-Registrar, Bangalore) with regard to portion of Survey No.352/1 along with other survey numbers;
91.	06.09.2022	Sale Deed executed by B.N.Adarsh son of B.S.N. Hari in favour of Mantri Developers Private Limited (registered as Document No.INR-1-07245/2022-23 in Book-I, stored in CD No.INRD1162 in the office of the Senior Sub-Registrar, Shivajinagar, Bangalore) with regard to Survey No.352/1 measuring 4 and along with other lands;
<b>Re: Common Mortgages:</b>		
92.	25.10.2022	Memorandum of Deposit of Title Deeds executed by (i) Mantri Developers private Limited, (ii) B.N Adarsh represented by attorney holder Mantri Developers Private Limited, (iii) Walden Properties Private Limited represented by it attorney holder Mantri Developers Private Limited (iv) Aayas Trade Services Private Limited represented by its Authorized Signatory Raja Reddy in favour of Vistra ITCL(India) Limited represented by its Authorized signatory Shivarajunaika H.T (registered as Book-I document is registered as Document No.9386/2022-23 and stored in electronic format in the centralised Data Repository, by the Sub-Registrar Shivajinagar Indiranagar) Bangalore), with regard to portions of Survey No.355 and along with other lands;

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Sl. No.	Date	Particulars
93.	25.10.2022	Memorandum of Deposit of Title Deeds executed by (i) Castles Vista Private Limited represented by its Authorised Signatory Girish Gupta HS (ii) M/s Mantri Developers Private Limited represented by its Authorised Signatory Girish Gupta HS (iii) B.N Adarsh represented by attorney holder M/s. Mantri Developers Private Limited, (iv) M/s Walden Properties Private Limited represented by it attorney holder M/s Mantri Developers Private Limited (v) Aayas Trade Services Private Limited represented by its Authorized Signatory Raja Reddy, in favour of Piramal Trusteeship Services Private Limited represented by Dayanand Sagar (registered as Book-I document is registered as Document No.9387/2022-23 and stored in electronic format in the centralised Data Repository, by the Sub-Registrar Shivajinagar Indiranagar) Bangalore) with regard to portions of Survey No.355 and along with other lands;
<b>Re: Endorsements:</b>		
94.	20.07.2004	Endorsement bearing No. LRF: [BE]: CR:125/2004-05, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to Survey No.352/1 along with other lands;
95.	25.09.2004	Endorsement bearing No.KHB: LAQ:469/2004-05, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore with regard to Survey No.352 and along with other lands;
96.	19.11.2004	Endorsement bearing No. KIADB:LAQ:1409/2004-05, issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore with regard to Survey No.352 and along with other lands;
97.	17.01.2005	Endorsement bearing No. BDA:LAQ:3129/2004-05, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore with regard to Survey No.352 and along with other lands;
<b>Re: Record of Rights Tenancy and Crops (RTC) Extract/ Pahani Patrike:</b>		
98.		Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike for the period set out below with regard to Survey No. 352/1 having total extent as 2 Acres 04 Guntas and actual extent as 1 Acre 30 Guntas, there being 14 Guntas kharab;
		(a) 1967-68 to 2001-02, issued by Taluk Shirestdar, Bangalore East Taluk, Krishnarajapura;

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Sl. No.	Date	Particulars
		(b) 2002-03 to 2023-24, issued by office of the Village Accountant, Bangalore;
<b>Re: Survey Records:</b>		
99.		Village Map of Amani Bellandur Khane, issued by Supervisor, Map Records Division, Land Revenue Settlement and Land Records, Bangalore;
100.	09.04.1030	Hissa Survey Tippani issued by office of the Village Accountant, Computerised Pahani Distribution Center, Bangalore East Taluk with regard to Survey No. 352;
101.		Atlas issued by office of the Village Accountant, Computerised Pahani Distribution Center, Bangalore East Taluk with regard to Survey No. 352;
102.		Karnataka Revision Settlement Akarband, issued by office of the Superintendent (E.O) Bangalore East Taluk Krishnarajapura, with regard to Survey No.352/1;
<b>Re: Search Reports:</b>		
103.	31.01.2006	Search Report bearing SA No. 27768/2005-06, issued by office of the Senior, Sub-Registrar, Central Library, Bangalore South Taluk, Bangalore, covering the period from 01.01.1960 to 31.03.2005 with regard to Survey No. 352/1;
104.	13.01.2015	Search Report bearing SA No.24870/2013-14 for the period covering from 01.04.2004 to 13.02.2014 issued by the Senior Sub-Registrar, Varthur, Bangalore Urban Taluk, Bangalore with regard to Survey No.352/1 measuring 1 Acre 30 Guntas (exclusive of 14 Guntas Kharab);
105.	12.01.2024	Search Report bearing SA No.230274/2023-24 for the period covering from 01.02.2014 to 10.01.2024, issued by the Sub-Registrar, Varthur, Bangalore, with regard to Survey No.352/1;

**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;

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Sl. No.	Term	Description
3)	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4)	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
5)	Gunta	1/40 <sup>th</sup> of an acre or 121 square yards or 1089 square feet;
6)	Hisse / 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)	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9)	Hobli	The sub-division of a taluk;
10)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12)	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13)	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 hissas 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 hissas 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	Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey

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Sl. No.	Term	Description
		numbers, names of fields, description of tenure, names of occupants of agricultural land;
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 (a) residentially converted land being a portion of Survey No.352/1 measuring about 35 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently bearing Municipal No.219-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.1"), (b) residentially converted land being a portion of Survey No.352/1 measuring about 17½ Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently bearing Municipal No.149-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.2"), (c) residentially converted land being a portion of Survey No.352/1 measuring about 5½ Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk ("Item No.3"), (d) residentially converted land being a portion of Survey No.352/1 measuring about 4 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently being a portion of Municipal No.93-sy-no-352/1 and other survey numbers, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.4"), (e) residentially converted land being a portion of Survey No.352/1 measuring about 4 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently being a portion of Municipal No.218-sy-no-352/1 and another survey number, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.5") and (f) residentially converted land being a portion of Survey No.352/1 measuring about 4 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently bearing a Municipal No.32-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.6") and Item No.1 to Item No.6 together measuring in all about 1 Acre 30 Guntas (excluding 14 Guntas of kharab) ("Property" or "Said Lands"), which is individually bounded as follows:

Item Nos.	Sy No.	Extent		Boundaries			
		Ac re	Gu ntas	East	West	North	South
1.	352/1 (P), presently bearing Municipal No.219-sy-no-352/1	00	35	Remaining Portion of Survey No.352/1	Canal	Canal and Ramagondana halli Village Boundary	Canal and thereafter Survey No.352/2

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Item Nos.	Sy No.	Extent		Boundaries			
		Ac re	Guntas	East	West	North	South
2.	352/1 (P), presently bearing Municipal No.149-sy-no-352/1 and other survey numbers	00	17 ½	Remaining Portion of Survey No.352/1	Remaining Portion of Survey No.352/1	Canal and Ramagondana halli Village Boundary	Canal and thereafter Survey No.352/2
3.	352/1 (P)	00	5 ½	Survey No.355 & Survey No.356	Remaining Portion of Survey No.352/1	Remaining Portion of Survey No.352/1	Canal and Survey No.352/2
4.	352/1 (P), presently being a portion of Municipal No.93-sy-no-352/1 and other survey numbers	00	4	Survey No.355 & Survey No.356	Remaining Portion of Survey No.352/1	Remaining Portion of Survey No.352/1	Remaining Portion of Survey No.352/1
5.	352/1 (P), presently being a portion of Municipal No.218-sy-no-352/1 and another sy no.	00	4	Survey No.355 & Survey No.356	Remaining Portion of Survey No.352/1	Canal and Ramagondana halli Village Boundary	Remaining Portion of Survey No.352/1
6.	352/1 (P), presently bearing Municipal No.32-sy-no-352/1	00	4	Survey No.355 & Survey No.356	Remaining Portion of Survey No.352/1	Remaining Portion of Survey No.352/1	Remaining Portion of Survey No.352/1
	<b>Total -</b>	<b>01</b>	<b>30</b>				

#### IV. DETAILS OF PART 'A' LANDS (B.N. ADARSH)

All that piece and parcel of converted lands, all situated at Ramagondanahalli, Amani Bellandur Khane and Khane Khandaya Villages, Varthur Hobli, Bangalore East Taluk, together in all measuring about 15 Acres 5 ½ Guntas and survey number and extent of each land parcel is as follows:

Sl. No.	Survey Nos.	Extent		Village Name
		Acre	Guntas	
1	15	-	11	Ramagondanahalli
2	15	-	17	Ramagondanahalli
3	16	-	10	Ramagondanahalli
4	20	-	13	Ramagondanahalli
5	21/2	-	12	Ramagondanahalli
6	21/3	-	10	Ramagondanahalli
7	23/1	-	09.5	Ramagondanahalli
8	23/5	-	09	Ramagondanahalli
9	24/4	-	04	Ramagondanahalli
10	24/4	01	10	Ramagondanahalli

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Sl. No.	Survey Nos.	Extent		Village Name
		Acre	Guntas	
11	28/3	-	03.5	Ramagondanahalli
12	54/P3	-	23	Khane Khandaya
13	54/P4	-	15	Khane Khandaya
14	54/P5	-	08	Khane Khandaya
15	352/1	-	04	Amani Bellandur Khane
16	354	-	05	Amani Bellandur Khane
17	354	-	05	Amani Bellandur Khane
18	354	-	06.5	Amani Bellandur Khane
19	354	-	06.5	Amani Bellandur Khane
20	355	-	21	Amani Bellandur Khane
21	355	-	05	Amani Bellandur Khane
22	356/1B3	-	04	Amani Bellandur Khane
23	356/1B3	-	04	Amani Bellandur Khane
24	356/1B3	-	04	Amani Bellandur Khane
25	356/1B2	-	06	Amani Bellandur Khane
26	356/3	-	13.5	Amani Bellandur Khane
27	356/3	-	18	Amani Bellandur Khane
28	356/3	-	05	Amani Bellandur Khane
29	356/4	-	05	Amani Bellandur Khane
30	360/6	-	21	Amani Bellandur Khane
31	361/1	-	05.5	Amani Bellandur Khane
32	365/1A	-	09	Amani Bellandur Khane
33	365/1C	-	08	Amani Bellandur Khane
34	365/2	-	26	Amani Bellandur Khane
35	365/3	-	35	Amani Bellandur Khane
36	378/2	01	00	Amani Bellandur Khane
37	380/1	-	25	Amani Bellandur Khane
38	385/2	-	03.5	Amani Bellandur Khane
39	386/2	-	11.5	Amani Bellandur Khane
40	389/1	-	05	Amani Bellandur Khane
41	390/4	-	16	Amani Bellandur Khane
42	393	-	21	Amani Bellandur Khane
43	23/1	-	09.5	Amani Bellandur Khane
44	353/2B	-	06	Amani Bellandur Khane
45	355	-	15	Amani Bellandur Khane
46	384	-	14.5	Amani Bellandur Khane
47	392	-	26.5	Amani Bellandur Khane
Total		15	05.5	

**V. DETAILS OF PART 'B' LANDS (WALDEN PROPERTIES PRIVATE LIMITED):**

All that piece and parcel of converted lands, all situated at Ramagondanahalli, Amani Bellandur Khane and Khane Khandaya Villages, Varthur Hobli, Bangalore East Taluk, together

in all measuring about 54 Acres 15 Guntas and survey number and extent of each land parcel as detailed in Item 1 to Item 3 below:

**ITEM - 1**

Sl. No.	Survey Nos.	Extent		Village Name
		Acre	Guntas	
1	27/6	-	12	Ramagondanahalli
2	27/7	-	14	Ramagondanahalli
3	21/1	-	23	Ramagondanahalli
4	22/3	-	09	Ramagondanahalli
5	22/4	-	06	Ramagondanahalli
6	22/5	-	07	Ramagondanahalli
7	22/1	-	21	Ramagondanahalli
8	23/1	-	09.5	Ramagondanahalli
9	23/4	-	09	Ramagondanahalli
10	21/2	-	06	Ramagondanahalli
11	26/3	-	10.5	Ramagondanahalli
12	26/3	-	10.5	Ramagondanahalli
13	23/2	-	16	Ramagondanahalli
14	23/3	-	09	Ramagondanahalli
15	21/4	-	07	Ramagondanahalli
16	18	-	27.25	Ramagondanahalli
17	16	-	21.5	Ramagondanahalli
18	16	-	16	Ramagondanahalli
19	16	-	17.5	Ramagondanahalli
20	21/4	-	07	Ramagondanahalli
21	21/6	01	03	Ramagondanahalli
22	22/2	-	20	Ramagondanahalli
23	24/1	-	27	Ramagondanahalli
24	28/1	-	02	Ramagondanahalli
25	30/2	-	08	Ramagondanahalli
26	24/2	-	25	Ramagondanahalli
27	24/3	-	26	Ramagondanahalli
28	27/1	-	13	Ramagondanahalli
29	27/2	-	13	Ramagondanahalli
30	27/3	-	07	Ramagondanahalli
31	21/2	-	06	Ramagondanahalli
32	15	-	15	Ramagondanahalli
33	19	-	09	Ramagondanahalli
34	21/7	-	01	Ramagondanahalli
35	18	-	10	Ramagondanahalli
36	27/5	-	06.5	Ramagondanahalli
37	30/1	-	08	Ramagondanahalli
38	27/8	-	18	Ramagondanahalli
39	16	-	07.25	Ramagondanahalli
40	25/2B	01	02	Ramagondanahalli

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Sl. No.	Survey Nos.	Extent		Village Name
		Acre	Guntas	
41	27/3	-	07	Ramagondanahalli
42	22/6	-	10.5	Ramagondanahalli
43	21/5A	-	07	Ramagondanahalli
44	27/5	-	06.5	Ramagondanahalli
45	20	-	30	Ramagondanahalli
46	25/2A	-	13	Ramagondanahalli
47	25/1	01	39	Ramagondanahalli
48	25/2A	-	08	Ramagondanahalli
49	25/5B	-	08	Ramagondanahalli
50	27/4	-	06	Ramagondanahalli
51	21/3	-	10	Ramagondanahalli
52	26/1	-	17	Ramagondanahalli
53	27/4	-	06	Ramagondanahalli
54	26/3	-	10	Ramagondanahalli
55	21/3	-	10	Ramagondanahalli
56	21/4	-	10	Ramagondanahalli
57	22/6	-	10.5	Ramagondanahalli
58	30/3	01	02	Ramagondanahalli
Total		21	16	

ITEM - 2

Sl. No.	Survey Nos.	Extent		Village Name
		Acre	Guntas	
1	383/2	-	14.5	Ammari Bellandur Khane
2	362/2	-	15	Ammari Bellandur Khane
3	382/1	-	08	Ammari Bellandur Khane
4	380/1	-	25	Ammari Bellandur Khane
5	388/4	-	09	Ammari Bellandur Khane
6	354	-	19.75	Ammari Bellandur Khane
7	384	-	08	Ammari Bellandur Khane
8	362/1	-	11	Ammari Bellandur Khane
9	356/3	-	10	Ammari Bellandur Khane
10	383/2	-	14.5	Ammari Bellandur Khane
11	348/1	-	15	Ammari Bellandur Khane
12	352/2	-	31	Ammari Bellandur Khane
13	387/1	-	02	Ammari Bellandur Khane
14	388/1	-	10	Ammari Bellandur Khane
15	391/1	01	10	Ammari Bellandur Khane
16	380/2	01	19	Ammari Bellandur Khane
17	350/3	-	06	Ammari Bellandur Khane
18	351/1	-	13	Ammari Bellandur Khane
19	353/3	-	19	Ammari Bellandur Khane
20	351/4	-	13	Ammari Bellandur Khane
21	348/2	-	13	Ammari Bellandur Khane

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Sl. No.	Survey Nos.	Extent		Village Name
		Acre	Guntas	
22	382/3	-	19	Ammani Bellandur Khane
23	361/2	-	25	Ammani Bellandur Khane
24	382/1	-	07	Ammani Bellandur Khane
25	360/3	-	08	Ammani Bellandur Khane
26	381/4	-	11	Ammani Bellandur Khane
27	381/5	-	11	Ammani Bellandur Khane
28	383/1	-	14.5	Ammani Bellandur Khane
29	359/1	-	01	Ammani Bellandur Khane
30	359/2	-	01	Ammani Bellandur Khane
31	360/1	-	04	Ammani Bellandur Khane
32	360/2	-	04	Ammani Bellandur Khane
33	360/4	-	11	Ammani Bellandur Khane
34	360/5	-	14	Ammani Bellandur Khane
35	350/1	-	11	Ammani Bellandur Khane
36	350/4	-	08	Ammani Bellandur Khane
37	350/4	-	08	Ammani Bellandur Khane
38	351/2	-	27	Ammani Bellandur Khane
39	391/2	-	19	Ammani Bellandur Khane
40	387/2	-	03	Ammani Bellandur Khane
41	388/5	-	07	Ammani Bellandur Khane
42	351/3	-	13	Ammani Bellandur Khane
43	385/2	-	03.25	Ammani Bellandur Khane
44	386/2	-	11.25	Ammani Bellandur Khane
45	381/1	-	13	Ammani Bellandur Khane
46	381/2	-	13	Ammani Bellandur Khane
47	381/8	-	05	Ammani Bellandur Khane
48	360/6	-	20	Ammani Bellandur Khane
49	362/1	-	15	Ammani Bellandur Khane
50	350/5	-	24	Ammani Bellandur Khane
51	386/1	-	30	Ammani Bellandur Khane
52	381/6	-	11	Ammani Bellandur Khane
53	385/1	-	12	Ammani Bellandur Khane
54	381/7	-	11	Ammani Bellandur Khane
55	385/6	-	08	Ammani Bellandur Khane
56	385/7	-	09	Ammani Bellandur Khane
57	385/8	-	09	Ammani Bellandur Khane
58	385/9	-	07	Ammani Bellandur Khane
59	385/10	-	03	Ammani Bellandur Khane
60	381/3	-	26	Ammani Bellandur Khane
61	381/8	-	06	Ammani Bellandur Khane
62	362/3	-	09	Ammani Bellandur Khane
63	363	-	25	Ammani Bellandur Khane
64	379/1	01	10	Ammani Bellandur Khane
65	379/2	01	09	Ammani Bellandur Khane

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Sl. No.	Survey Nos.	Extent		Village Name
		Acre	Guntas	
66	355 and 356/3	-	10	Ammari Bellandur Khane
67	356/2A	-	17	Ammari Bellandur Khane
68	350/2	-	06	Ammari Bellandur Khane
69	353/2A	-	10	Ammari Bellandur Khane
70	352/1	-	17.5	Ammari Bellandur Khane
71	353/1	-	09.5	Ammari Bellandur Khane
72	364	02	34	Ammari Bellandur Khane
73	365/1B	-	13	Ammari Bellandur Khane
74	351/1	-	13	Ammari Bellandur Khane
75	354	-	19.75	Ammari Bellandur Khane
76	383/1	-	14.5	Ammari Bellandur Khane
77	348/3	-	05	Ammari Bellandur Khane
78	350/4	-	05	Ammari Bellandur Khane
79	388/2	-	12	Ammari Bellandur Khane
80	359/3	-	02	Ammari Bellandur Khane
81	355	-	07	Ammari Bellandur Khane
82	352/1	-	04	Ammari Bellandur Khane
83	354	-	11.5	Ammari Bellandur Khane
84	352/1	-	08	Ammari Bellandur Khane
85	352/1	-	04	Ammari Bellandur Khane
86	385/3	-	06	Ammari Bellandur Khane
87	352/1	-	08	Ammari Bellandur Khane
88	352/1	-	08	Ammari Bellandur Khane
89	352/1	-	08	Ammari Bellandur Khane
90	352/1	-	08	Ammari Bellandur Khane
91	356/1B2	-	04	Ammari Bellandur Khane
Total		32	26.5	

**ITEM - 3**

Sl. No.	Survey Nos.	Extent		Village Name
		Acre	Guntas	
1	54/5	-	08	Khane Kandhaya
2	56/1	-	05	Khane Kandhaya
Total		00	13	

**VI. NOTE:**

This Report has been prepared for our client M/s. Prestige Estates Projects Limited ('Client'). The said Report has been prepared in the context of our Client's proposed purchase 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

*Sunitha R*

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government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed, with our consent. To the extent that this Report, if it contains or refers to, reports, memoranda, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, opinions or advice. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. In the course of the investigation of title, (a) we have not inspected any original documents of title, (b) not issued any public notice and (c) we have not obtained any search reports from the concerned sub-registrar offices. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report.

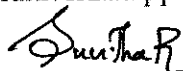
**VII.****FLOW OF TITLE:**

1. All the piece and parcel of agricultural land bearing Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre 30 Guntas along with 14 Guntas of kharab, together measuring 2 Acres 04 Guntas is hereinafter referred to as "Survey No.352/1".

2. Venkatappa and Munishami both sons of Kandappa were originally registered as khatedars of Survey No. 352/1 measuring about 2 Acres 4 Guntas in the revenue records as can be gathered from RTC/Pahani 1967-68 to 1991-92 (Document No.98).

3. We gather from the Inheritance Register Extract bearing IHC No.11/1983-84, Aadhar based family tree of V.Narayanaswamy and Family Trees of Venkatappa issued by Village Accountant, Ramagondanahalli Village Panchayat, Varthur Hobli, Bangalore East Taluk (Document Nos.1, 2 & 3) that Kandappa has two sons namely Venkatappa and Munishami alias Munishamappa. It further discloses that

- (a) Venkatappa and his 1<sup>st</sup> wife Venkatamma have 2 children namely V.Muniyappa and Yellappa;
- (b) Venkatappa and his 2<sup>nd</sup> wife Venkatamma alias Dodda Venkatamma have 3 children namely Munivenkatappa, Subramani and Narayanappa alias Annappa;





- i) Munivenkatappa and his wife Munirathnamma have 2 children namely Mohan and Vijaykumar;
- ii) Subramani and his wife Radhamma have 2 children namely Nethra and Mala;
- iii) Narayanaswamy and his wife Manjula alias Manjulamma have 3 children namely Srinivas N, Kavitha N and Raja N.

4. The family tree issued by Village Accountant erroneously discloses the name of children of Narayanaswamy as Ravi, Deepa and Raja. Hence, revised Aadhar based family tree of Narayanaswamy has been given which reflects their correct names as Srinivas N., Kalavathi N. and Raja N. Therefore, we have relied upon the Aadhar based family tree for details regarding the children of Narayanaswamy.

5. Upon the death of Venkatappa son of Kandappa and his 1<sup>st</sup> wife Venkatamma, (i) Dodda Venkatamma alias Venkatamma, 2<sup>nd</sup> wife of late Venkatappa, (ii) Yellappa son of late Venkatappa and (iii) Munishami (brother of Venkatappa) were jointly registered as khatedar of Survey No.352/1 measuring 2 Acres 04 Guntas in the revenue records vide Inheritance Certificate bearing IHC No.11/1983-84 (Document No.1) upon consent given by V.Muniyappa son of late Venkatappa.

6. Though Dodda Venkatamma wife of late Venkatappa, Yellappa son of late Venkatappa and Munishami (brother of Venkatappa) were jointly registered as khatedars of Survey No.352/1, we gather from the subsequent transactions that there was an oral partition amongst Munishami, Muniyappa, Yellappa and Venkatamma which was acted upon by the parties, wherein Muniyappa brother of Yellappa was not given any share, and Survey No.352/1 was allotted as under :

- a. Munishami son of Kandappa was allotted 35 Guntas in Survey No.352/1 ("Munishami's Portion")
- b. Yellappa was allotted 17½ Guntas in Survey No.352/1 ("Yellappa's Portion") and
- c. Dodda Venkatamma alias Venkatamma, 2<sup>nd</sup> wife of late Venkatappa was allotted 17½ Guntas in Survey No.352/1 ("Venkatamma's Portion").

7. On an application being made by Munishami son of Kandappa to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion Munishami's Portion from agricultural to non-agricultural residential purpose, the Special Deputy Commissioner, Bangalore District, Bangalore upon the payment on the requisite conversion fine, converted Munishami's Portion from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.B.Dis:ALN:E:VB:SR:88/2005-06 dated 25.10.2005 (Document No.4).

8. Upon the death of Munishami, (i) Narayanaswamy, (ii) Krishnappa, (iii) Jayaram, (iv) Govindappa all sons of late Munishami and (v) Geethanjali wife of late Venkatesh (daughter-

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in-law of late Munishami) by a Deed of Partition dated 12.10.2003 (Document No.5) effected a partition of their joint family properties which interalia included Munishami's Portion. On such partition, Munishami's Portion was allotted in the following manner:

Survey No.	Total Extent		Excludi ng kharab	Names of the share holders				
	A	G		A.Narayanas wamy	Krishnappa	Jayaram	Govindappa	Geethan jali w/o late Venkate sh
352/1 (p)	0	35	05	8 Guntas inclusive of 1 Guntas kharab  ("Narayanasw amy's Portion")	8 Guntas inclusive of 1 Guntas kharab  ("Krishnappa' s Portion")	8 Guntas inclusive of 1 Guntas kharab ("Jayaram's Portion")	8 Guntas inclusive of 1 Guntas kharab ("Govindappa 's Portion")	8 Guntas inclusiv e of 1 Guntas kharab  ("Geeth anjali's Portion")

9. Krishnappa, Jayaram, Govindappa and Geethanjali have executed Powers of Attorney for their respective portions in Survey No.352/1 appointing an attorney and authorizing their attorney to deal with and dispose of their respective shares in Munishami's Portion as discussed hereinbelow:

- (a) Krishnappa son of late Munishami, his wife Lakshamma and his daughter Manjula by a General Power of Attorney dated 17.03.2005 (Document No.6) appointed and nominated S.Sampangi Reddy son of late Sidda Reddy interalia to sell and dispose of Krishnappa's Portion.
- (b) Jayaram son of late Munishami (for self and as father and natural guardian of his minor children Manju alias Manjunatha and Nadia) son of late Munishami, his wife Rathnamma and daughter Lakshmi by a General Power of Attorney dated 17.03.2005 (Document No.7) appointed and nominated S.Sampangi Reddy son of late Sidda Reddy interalia to sell and dispose of Jayaram's Portion.
- (c) Govindappa son of late Munishami and his wife Munilakshamma and son Arun Kumar by a General Power of Attorney dated 17.03.2005 (Document No.8) appointed and nominated S.Sampangi Reddy son of late Sidda Reddy interalia to sell and dispose of Govindappa's Portion.
- (d) Geethanjali wife of late Venkatesh (daughter-in-law of late Munishami), her children namely Nagendra Kumar, Mrudu and Dayanand by a General Power of Attorney dated 21.05.2005 (Document No.9) appointed and nominated B.V.Bhaskar Reddy interalia to sell and dispose of Geethanjali's Portion.

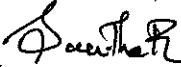
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10. (i) Krishnappa son of late Munishami his wife Lakshamma and a daughter Manjula, (ii) Jayaram son of late Munishami (for self and as father and natural guardian of his minor children Manju and Nadia) son of late Munishami, his wife Rathnamma and daughter Lakshmi and (iii) Govindappa son of late Munishami and his wife Munilakshamma and son Arun Kumar all represented by their attorney holder S.Sampangi Reddy (iv) Geethanjali wife of late Venkatesh (daughter-in-law of late Munishami), her children namely Nagendra Kumar, Mrudu and Dayanand all represented by their attorney holder B.V.Bhaskar Reddy duly confirmed by S.Sampangi Reddy and B.V.Bhaskar Reddy by a Deed of Sale dated 25.01.2006 (Document No.10) sold 32 Guntas (inclusive of 4 Guntas kharab) in Survey No.352/1 (i.e., Krishnappa's Portion, Jayaram's Portion, Govindappa's Portion and Geethanjali's Portion) to Walden Properties Private Limited ("WPPL") represented by its authorised signatory B.V.Bhaskar Reddy. We note that Rathnamma, Saraswathi and Parvathamma daughters of late Munishami have confirmed the aforesaid Partition Deed dated 12.10.2003 executed amongst their brothers namely (i) Narayanaswamy, (ii) Krishnappa, (iii) Jayarama, (iv) Govindappa and daughter in law (v) Geethanjali wife of late Venkatesh, in the subsequent Sale Deed dated 01.03.2006 (Document No.11).

11. We observe that (i) Krishnappa and his family members (ii) Jayaram and his family members (iii) Govindappa and his family members have all executed Agreements of Sale all dated 17.03.2005 in favour of S.Sampangi Reddy for sale of their respective portions in Munishami's Portion and similarly Geethanjali and her family members, have also executed an Agreement of Sale dated 21.05.2005 to B.V.Bhaskar Reddy for sale of her share in Munishami's Portion. These Agreements have not been made available to us, however, we have considered that all the Agreements have now culminated into the aforesaid Sale Deed dated 25.01.2006 (Document No.10).

12. Narayanaswamy son of late Munishami, along with his children namely Shivananda, Geetha, Komala and Vanitha duly consented by Rathnamma, Saraswathi and Parvathamma by a Deed of Sale dated 01.03.2006 (Document No.11) sold Narayanaswamy's Portion to WPPL represented by its authorised signatory S.Sampangi Reddy. Rathnamma, Saraswathi and Parvathamma the daughters of Munishami have consented the aforesaid Sale Deed dated 01.03.2006 (Document No.11) and confirmed the Partition Deed dated 12.10.2003 (Document No.5) executed amongst their brothers namely (i) Narayanaswamy, (ii) Krishnappa, (iii) Jayarama, (iv) Govindappa and daughter in law (v) Geethanjali wife of late Venkatesh.

13. On an application being made by WPPL for the assessment of converted Munishami's portion the Revenue Officer, Bruhat Bangalore Mahanagara Palike ("BBMP"), Whitefield Range, Bangalore, pursuant to the receipt of requisite charges, assessed converted Munishami's portion, together measuring about 35 Guntas to tax and assigned the same with Municipal No.219-sy-No.352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 35 Guntas ("Municipal No.219-sy-No.352/1") under Special Notice bearing No.Vale:KTR:572/ 2014-15 dated 21.01.2016 (Document No.12). The BBMP registered WPPL as the khatedar of Municipal No.219-sy-No.352/1, in the BBMP records vide Khata Certificate and Khata Extract, both dated 16.11.2022 (Document Nos.13&14) issued by office of the Assistant

  
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Revenue Officer, Whitefield Sub-division, Mahadevapura Division, Bruhat Bangalore Mahanagara Palike. It is evident from the tax paid receipt that taxes have been paid for the period 2022-23 with regard to Municipal No.219-sy-No.352/1 (Document No.15). The property taxes with regard to Municipal No.219-sy-No.352/1. The property taxes with regard to Municipal No.219-sy-No.352/1 is recommended to be paid till date to the BBMP and upto date tax paid receipts to be obtained.

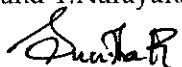
14. All that piece and parcel of residentially converted land being portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk (i.e., Munishami's Portion), presently bearing Municipal No.219-sy-No.352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 35 Guntas is hereinafter referred to as "Item No.1".

15. (a) Manjunatha J. son of Jayaram and (b) Nadia daughter of Jayaram filed a partition suit on 12.11.2008 in case bearing O.S.No.1875/2008 on the file of the Additional District and Sessions Judge, Fast Track Court, Bangalore Rural District, Bangalore, against (a) Jayaram son of late Muniswamy, (b) Rathnamma wife of Jayaram, (c) Lakshmi J. daughter of Jayaram and wife of Manjunath. K (d) S. Sampangi Reddy son of late Sidda Reddy (e) B.V. Bhaskar Reddy son of B. Mar Reddy (f) WPPL represented by its authorized signatory B.V.Bhaskar Reddy, seeking for relief of partition and separate possession of their 1/4<sup>th</sup> share each in the suit schedule properties which interalia included a portion of Survey No.352/1, measuring about 8 Guntas (i.e., Jayaram's Portion) and relief of permanent injunction restraining WPPL from alienating the suit schedule properties as could be gathered from copy of the Judgement and Preliminary Decree both dated 29.09.2012 (Document Nos.16 & 17). The Additional District and Sessions Judge, Fast Track Court, Bangalore Rural District, Bangalore, by a judgement dated 29.09.2012 in case bearing O.S.No.1875/2008 (Document No.16), held Manjunath & Nadia were entitled to 1/4<sup>th</sup> share each in Jayaram's Portion and WPPL were also restrained from alienating the same, by way of an order of permanent injunction and accordingly Preliminary Decree was drawn on 29.09.2012 (Document No.17).

16. Manjunath and Nadia filed a Final Decree Proceedings bearing FDP No.19/2012 (Document No.18), seeking for effecting the partition and separate possession of their respective shares under the preliminary decree. The Additional District and Sessions Judge, Fast Track Court- I, Bangalore Rural, Bangalore vide an Order dated 19.02.2015 (Document No.19) decreed the suit and accordingly Final Decree was drawn (Document No.20) and it is gathered from and order and the final decree that Manjunath J. and Nadia J. were entitled to 1¼ Guntas each in Jayaram's Portion and WPPL are entitled to the remaining portion in Jayaram's Portion.

17. It is recommended to obtain a Conveyance Deed from Manjunath and Nadia with regard to their share in Jayaram's Portion measuring 3½ Guntas (i.e., 1¼ Guntas and 1¼ Guntas) in Survey No.352/1.

18. Yellappa son of late Venkatappa who held 17½ Guntas in Survey No.352/1, himself and his sons namely Y.Rajanna and Y.Narayanaswamy, effected a partition of their joint family



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properties which interalia included Yellappa's Portion under a Deed of Partition dated 26.06.2003 (Document No.21). On such partition, Yellappa's Portion along with other lands were allotted to Y.Narayanaswamy son of Yellappa under schedule 'C'. Acting upon the said partition and on an application being made for transfer of khata, Y.Narayanaswamy was registered as khatedar of Yellappa's Portion in the revenue records vide Mutation Register Extract bearing M.R.No.213/2004-2005 (Document No.22).

19. On an application being made by Yellappa son of late Venkatappa (father of Y.Narayanaswamy) to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Yellappa's Portion from agricultural to non-agricultural residential purpose, the Special Deputy Commissioner, Bangalore District, Bangalore upon the payment on the requisite conversion fine, converted Yellappa's Portion from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.B.Dis:ALN:E.VB:SR:469/2004-05 dated 30.03.2005 (Document No.23).

20. Y.Narayanaswamy son of Yellappa, (for self, and as father and natural guardian of his minor children Ranjith, Rashmi alias Lakshmi, and Rakshith), all represented by their attorney holder Nandini Alva and duly confirmed by Nandini Alva wife of late Jeevaraj Alva by a Deed of Sale dated 16.04.2005 (Document No.24) sold converted Yellappa's Portion to WPPL represented by its director S.Sampangi Reedy. We have not been provided with the Power of Attorney executed by Y.Narayanaswamy and his family members in favour of Nandini Alva, copy of the same is recommended to be obtained.

21. On an application being made by WPPL for the assessment of converted Yellappa's Portion, the Revenue Officer, Bruhat Bangalore Mahanagara Palike ("BBMP"), Whitefield Range, Bangalore, pursuant to the receipt of requisite charges, assessed converted Yellappa's Portion, measuring about 17½ Guntas to tax and assigned the same with Municipal No.149-sy-No.352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 17½ Guntas ("Municipal No.149-sy-No.352/1") under Special Notice bearing No.Vale:KTR:572/2014-15 dated 21.01.2016 (Document No.25). The BBMP registered WPPL as the khatedar of Municipal No.149-sy-No.352/1, in the BBMP records vide Khata Certificate and Khata Extract, both dated 16.11.2022 (Document Nos.26 & 27) issued by office of the Assistant Revenue Officer, Whitefield Sub-division, Mahadevapura Division, Bruhat Bangalore Mahanagara Palike. It is evident from the tax paid receipt that taxes have been paid for the period 2022-23 with regard to Municipal No.149-sy-No.352/1 (Document No.29). The property taxes with regard to Municipal No.149-sy-No.352/1 is recommended to be paid till date to the BBMP and upto date tax paid receipts to be obtained.

22. All that piece and parcel of converted land being portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk (i.e., Yellappa's Portion), presently bearing Municipal No.149-sy-No.352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 17½ Guntas, is hereinafter referred to as "Item No.2".

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23. Rajamma daughter of V.Muniyappa (brother of Yellappa) filed a suit bearing O.S.No.438/2010 on the file of District and Session Judge Bangalore against her brother namely Srinivasa, Shivananda, Nagaraju, B.P.Kumar Babu, Pristine Properties, WPPL and Mantri Developers Private Limited seeking for partition and separate possession of her 1/4<sup>th</sup> share in portion of Survey No.352/1 (Yellappa's Portion) along with Survey No.354 by way of a Plaint read with Special Power of Attorney dated 11.02.2014 (Document No.29 & 31) by Rajamma in favour of Muniraju son of Krishnappa to appear and prosecute the case bearing O.S.No.438/2010 (Document No.29 & 31). Mantri Developers Private Limited filed a Written Statement (Document No.30) denying the averments made by Rajamma and prayed for dismissal of the suit.

24. It is gathered from the Order Sheet, Order dated 28.06.2018 and Final Decree dated 18.07.2018 (Document No.32, 33 & 34) that Rajamma's claim was decreed in so far as Survey No.352/1 was concerned and she along with her brothers Srinivasa, Shivananda, Nagaraju were held to be entitled to 1/4<sup>th</sup> share each in Survey No.352/1 (Yellappa's Portion).

25. Aggrieved by the aforesaid Order dated 28.06.2018 and Decree dated 18.07.2018 with regard to portion of Survey No.352/1, which is partially decreed, Mantri Developer Private Limited filed an appeal in case bearing RFA No.1171/2019 on the file of High Court of Karnataka (Document No.35) against the Order dated 28.06.2018 (Document No.33) seeking for reversal of judgement and decree passed in case bearing O.S. No.438/2010, which was dismissed as not pressed by an Order dated 02.06.2023 (Document No.36). In light of the Final Decree, conveyance of Yellappa's Portion to be obtained from Srinivasa, Shivananda, Nagaraju and their respective family members, Rajamma together with WPPL and MDPPL.

26. Dodda Venkatamma alias Venkatamma and her sons namely Munivenkatappa, Subramani and Narayanaswamy effected an oral partition of their family properties which interalia included Venkatamma's Portion, in the presence of panchayathdars which is recollected under a Panchayath Partition dated 18.01.1978 (Document No.37), wherein Venkatamma's Portion was allotted in the following manner -

Sl. No.	Names of Allottee	Schedule in the partition dated 18.01.1978	Portions allotted	Definition
1.	Venkatamma	'A' - Schedule	5 ½ Guntas	Portion-A
2.	Muni Venkatappa	'B' - Schedule	4 Guntas	Portion-B
3.	Subramani	'C' - Schedule	4 Guntas	Portion-C
4.	Narayanaswamy	'D' - Schedule	4 Guntas	Portion-D
Total -			17 ½ Guntas	

27. On an application being made for transfer of khata, Venkatamma and her sons Muni Venkatappa, Subramani and Narayanaswamy were registered as khatedars of their respective portions in Survey No.352/1 in the revenue records vide Mutation Register Extract bearing M.R.No.50/1992-93 (Document No.38).

28. On an application being made by Venkatamma to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Portion-A from agricultural to non-agricultural residential purpose, the Special Deputy Commissioner, Bangalore District, Bangalore upon the payment on the requisite conversion fine, converted Portion-A from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No. B.Dis: ALN(E)VB:SR:85/2005-06 dated 25.10.2005 (Document Nos.41 read with 39&40).

29. Venkatamma wife of late Venkatappa by a Deed of Gift dated 18.10.2007 (Document No.42) gifted Portion-A to her son V.Narayanaswamy.

30. V.Narayanaswamy son of late Venkatappa by an Agreement of Sale dated 27.12.2023 (Document No.43) agreed to sell Portion-A to Manjunatha H.R. son of Rangaswamy. Thereafter, V.Narayanaswamy son of late Venkatappa and duly confirmed by Manjunath H.R. by a Deed of Sale dated 11.01.2024 (Document No.44) sold Portion-A to M/s.Southeast Realty Ventures under a Deed of Sale dated 11.01.2024 (Document No.44).

31. It is recommended that Portion-A be assessed to tax by BBMP and in that regard Special Notice assigning Municipal Number, Khata Certificate, Khata Extract in the name of M/s.Southeast Realty Ventures be obtained and upto date property taxes to be paid to BBMP.

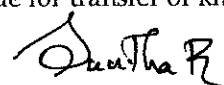
32. All that piece and parcel of converted land being portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk measuring about 5½ Guntas, is hereinafter referred to as "Item No.3".

33. Narayanaswamy son of Venkatappa by a Sale Deed dated 16.06.1993 (Document No.48) sold Portion-D to his brother Munivenkatappa. On an application being made for transfer of khata, Munivenkatappa was registered as khatedar of Portion-D in the revenue records vide Mutation Register Extract bearing MR No.16/1993-94 (Document No.49).

34. Munivenkatappa (for self and as father and natural guardian of his sons Mohan and Vijaya Kumar) the owner of both Portion-B and Portion-D, by an Agreement of Sale dated 06.08.2005 (Document No.50) agreed to sell both Portion-B and Portion-D to B.P.Kumar Babu. Pursuant thereto, Munivenkatappa by a Power of Attorney dated 29.04.2005 (Document No.51) authorized and nominated B.P.Kumar Babu to sell and dispose of Portion-B and Portion-D.

35. Munivenkatappa (for self and as father and natural guardian of his sons Mohan and Vijaya Kumar) represented by attorney holder B.P.Kumar Babu, duly confirmed by M/s.Pristine Properties represented by its partner B.P.Kumar Babu and B.P.Kumar Babu in his individual capacity sold Portion-D to G.Sambi Reddy represented by his attorney holder Sampangi Reddy under a Sale Deed dated 13.11.2006 (Document No.52).

36. G.Sambi Reddy son of late Peera Reddy along with adjacent land owners R.Papaiah Reddy and Sampangi Reddy in turn sold Portion-D to B.N.Adarsh under a Sale Deed dated 12.06.2007 (Document No.53). On an application being made for transfer of khata, B.N.Adarsh



was registered as khatedar of Portion-D in the revenue records vide Mutation Register Extract bearing M.R.No.60/2007-08 (Document No.54).

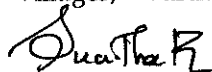
37. On an application being made by B.N.Adarsh to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Portion-D along with other lands from agricultural to non-agricultural residential purpose, the Special Deputy Commissioner, Bangalore District, Bangalore upon the payment on the requisite conversion fine, converted Portion-D from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN:(EVH)SR:646/2007-08 dated 14.11.2008 (Document No.56 read with 55). The said conversion is recorded in the revenue records vide Mutation Register Extract bearing M.R.No.89/2009-10 (Document No.57).

38. On an application being made by B.N.Adarsh for the assessment of converted Portion-D, the Revenue Officer, Bruhat Bangalore Mahanagara Palike ("BBMP"), Whitefield Range, Bangalore, pursuant to the receipt of requisite charges, assessed converted Portion-D along with Survey Nos. 355, 356/3, 356/4, 360/6, 361/1, 365/1A, 365/1C, 365/2, 365/3, 385/2, 386/2, 389/1, 390/4, 393, 356/1B3, 390/4, 378/2, together measuring about 6 Acres 39 Guntas to tax and assigned the same with single Municipal No.93-sy-No.352/1 and other survey numbers, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 6 Acres 39 Guntas under Special Notice bearing No.Vale:KTR:1143/2022-23 dated 20.10.2022 (Document No.58). The BBMP registered B.N.Adarsh as the khatedar of Municipal No.93-sy-No.352/1 and other survey numbers, in the BBMP records vide Khata Certificate and Khata Extract, both dated 05.11.2022 (Document Nos.59&60) issued by office of the Assistant Revenue Officer, Whitefield Sub-division, Mahadevapura Division, Bruhat Bangalore Mahanagara Palike. It is evident from the tax paid receipt that taxes have been paid for the period 2022-23 with regard to Municipal No.93-sy-No.352/1 and other survey numbers (Document No.61). The property taxes with regard to Municipal No.93-sy-No.352/1 and other survey numbers is recommended to be paid till date to the BBMP and upto date tax paid receipts to be obtained.

39. All that piece and parcel of converted land being portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, Municipal No.93-sy-No.352/1 and other survey numbers, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 4 Guntas, is hereinafter referred to as "Item No.4".

40. Mantri Developers Private Limited ("MDPL") have entered into joint development agreements for development of all that piece and parcel of Item No.4 along with adjoining lands all situated in Khanekandaya, Amani Bellandur Khane and Ramagondanahalli Villages, Varthur Hobli, Bangalore East Taluk together in all measuring 15 Acres 5 ½ Guntas, which are morefully detailed in Part 'A' of this Report ("Part 'A' Lands") as directed by MDPL.

41. Mantri Developers Private Limited ("MDPL") entered into an Agreement for Procurement of Land on 03.12.2006 (Document No.83) with B.N.Adarsh son of B.S.N.Hari, wherein B.N.Adarsh agreed to identify and procure lands in Amani Bellandur Khane, Khane Khandaya, and Ramagondanahalli Villages, Varthur Hobli, Bangalore East Taluk,



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approximately measuring 15 Acres. In continuation of the procurement agreement, B.N. Adarsh having acquired Part 'A' Lands, as directed by MDPL, entered into a joint development agreement with MDPL. As regards the payment of consideration for acquisition of Part 'A' Lands by B.N. Adarsh and the rights of MDPL under the joint development agreement with B.N. Adarsh, MDPL has obtained an opinion from their Advocate Chythanya K.K. (Document No.89) which we have relied upon.

42. B.N. Adarsh son of B.S.N. Hari and MDPL entered into a Joint Development Agreement on 31.03.2009 ("Adarsh JDA") (Document No.84) wherein in consideration of the deposits paid by MDPL and MDPL agreeing to develop the Part 'A' Lands into a mixed development consisting of residential apartments, villas, offices and other mixed use, MDPL became entitled to take from B.N. Adarsh conveyance of upto 90% of the land comprised in Part 'A' Lands corresponding to 90% of the constructed area retained by them upon delivering 10% of the constructed area corresponding to 10% of the land comprised in the Part 'A' Land being retained by B.N. Adarsh. Accordingly, B.N. Adarsh has executed a Power of Attorney dated 31.03.2009 ("Adarsh GPA") (Document No.85) in favour of MDPL with regard to the developers entitlement in the constructed area as well as land comprised in the Part 'A' Land wherein MDPL was inter alia authorised to sell the developer's entitlement in the Part 'A' Land.

43. B.N. Adarsh son of B.S.N. Hari and MDPL vide an Amendment and First Supplement to Joint Development Agreement dated 31.03.2009 ("First Supplement") (Document No.86) amended Adarsh JDA wherein the parties recorded revised sharing ratio between them i.e., MDPL was entitled to take conveyance of 99.90% of the land comprised in Part 'A' Lands corresponding to 99.90% of the constructed area retained by them upon delivering 0.10% of the constructed area corresponding to 0.10% of the land comprised in the Part 'A' Land being retained by B.N. Adarsh.

44. B.N. Adarsh and MDPL excluded lands bearing Survey No.23/6, Survey No.356/1A and Survey No.356/1B1 ("Excluded Lands") from Adarsh JDA by scoring them out in the Schedule to the Adarsh JDA. However some references to the Excluded Land continues to be reflected in the Adarsh JDA and the recitals in the Adarsh GPA which appears to be by oversight, such as, the total extent of Part 'A' Lands continues to be shown as 15 Acres 32 ½ Guntas instead of 15 Acres 5 ½ Guntas both in the Annexure-A to the Adarsh JDA and the recitals of the Adarsh GPA. Though B.N. Adarsh son of B.S.N. Hari and MDPL vide the First Supplement have confirmed the exclusion of Survey No.23/6, Survey No.356/1A and Survey No.356/1B1 i.e., Excluded Lands from the development by not including them in the Schedule to the First Supplement, we find that corresponding change in the extent under development has not been made from 15 Acres 32½ Guntas to 15 Acres 5½ Guntas in the Schedule which appears to be an oversight.

45. As the First Supplement executed by B.N. Adarsh and MDPL was not a registered document, B.N. Adarsh and MDPL therefore entered into an Amendment and Second Supplement to Joint Development Agreement dated 31.07.2020 ("Second Supplement") (Document No.88) recording the same amendment terms as in First Supplement which was

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registered in the office of the sub-registrar. The Adarsh JDA, First Supplement and Second Supplement are together hereinafter referred to as "Part 'A' Lands JDA".

46. B.N. Adarsh son of B.S.N Hari thereafter by a Deed of Sale dated 06.09.2022 (Document No.91) sold to MDPL, his residual 0.10% undivided right, title and interest in Part 'A' Lands as well as lands bearing Survey No.23/6, Survey No.356/1A and Survey No.356/1B1.

47. B.N. Adarsh son of B.S.N Hari and duly confirmed by M/s. Mantri Developers Private Limited mortgaged Item No.4 along with other lands to Aayas Trade Services Private Limited under a Deed of Mortgage dated 02.12.2015 (Document No.87). The Said Mortgage is discharged under a Deed of Discharge dated 06.09.2022 (Document No.90).

48. On an application being made by Munivenkatappa to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion Portion-B from agricultural to non-agricultural residential purpose, the Special Deputy Commissioner, Bangalore District, Bangalore upon the payment on the requisite conversion fine, converted Portion-B from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No.ALN:(EVH)SR:86/2005-06 dated 25.10.2005 (Document No.62).

49. Munivenkatappa (for self and kartha and as father and natural guardian of his minor sons Mohan and Vijaya Kumar) all represented by attorney holder B.P.Kumar Babu, duly confirmed by M/s.Pristine Properties represented by its partner B.P.Kumar Babu and B.P.Kumar Babu in his individual capacity sold converted Portion-B to WPPL represented by its Director S.Sampangi Reddy under a Sale Deed dated 13.11.2006 (Document No.63).

50. On an application being made by WPPL for the assessment of converted Portion-B, the Revenue Officer, Bruhat Bangalore Mahanagara Palike ("BBMP"), Whitefield Range, Bangalore, pursuant to the receipt of requisite charges, assessed converted Portion-B along with another survey number, together measuring about 15 ½ Guntas to tax and assigned the same with single Municipal No.218-sy-No.352/1 and another survey number, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 15½ Guntas under Special Notice bearing No.Vale:KTR:572/2014-15 dated 21.01.2016 (Document No.64). The BBMP registered Walden Properties Private Limited as the khatedar of Municipal No.218-sy-No.352/1 and another survey number, in the BBMP records vide Khata Certificate and Khata Extract, both dated 16.11.2022 (Document Nos.65&66) issued by office of the Assistant Revenue Officer, Whitefield Sub-division, Mahadevapura Division, Bruhat Bangalore Mahanagara Palike. It is evident from the tax paid receipt that taxes have been paid for the period 2022-23 with regard to Municipal No.218-sy-No.352/1 and another survey numbers (Document No.67). The property taxes with regard to Municipal No.218-sy-No.352/1 and another survey numbers is recommended to be paid till date to the BBMP and upto date tax paid receipts to be obtained.

51. All that piece and parcel of residentially converted land being portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently being a portion of Municipal No.218-sy-No.352/1 and another survey number,

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Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 4 Guntas, is hereinafter referred to as "Item No.5".

52. Subramani son of late Venkatappa (for self and as guardian of his minor children Nethra and Mala) by a Power of Attorney dated 29.04.2005 (Document No.68) nominated and authorized S.Sampangi Reddy to sell and dispose of Portion-C. We have been furnished with an incomplete copy of Power of Attorney dated 29.04.2005, wherein the last page is missing. It is recommended that the complete original copy of the Power of attorney be collected.

53. On an application being made by Subramani son of Venkatappa to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Portion-C from agricultural to non-agricultural residential purpose, the Special Deputy Commissioner, Bangalore District, Bangalore upon the payment on the requisite conversion fine, converted Portion-C from agricultural to non-agricultural residential purpose vide Official Memorandum bearing No. B.Dis:ALN(E)VB:SR:87/2005-06 dated 25.10.2005 read with Demand Notice dated 17.10.2005 and challan for payment of conversion fine (Document No.71 read with 69 &70). We have been provided with incomplete copy of the aforesaid Official Memorandum, it is recommended that the complete original copy of the Official Memorandum bearing No. B.Dis:ALN(E)VB:SR:87/2005-06 dated 25.10.2005 be collected.

54. Subramani son of late Venkatappa (for self and as father and natural guardian of his minor children Nethra and Mala) all represented by their attorney holder S.Sampangi Reddy duly confirmed by S.Sampangi Reddy son of late Sidda Reddy sold converted Portion-C to WPPL under a Sale Deed dated 13.02.2006 (Document No.72). We have not been provided with the Sale Agreement executed by Subramani and his family members, however, we have considered that the said agreement has now culminated into aforesaid Sale Deed dated 13.02.2006 (Document No.72).

55. On an application being made by WPPL for the assessment of converted Portion-B, the Revenue Officer, Bruhat Bangalore Mahanagara Palike ("BBMP"), Whitefield Range, Bangalore, pursuant to the receipt of requisite charges, assessed converted Portion-C, measuring about 4 Guntas to tax and assigned the same with Municipal No.32-sy-No.352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 4 Guntas under Special Notice bearing No.Vale:KTR:696/2012-13 dated 21.01.2015 (Document No.73). The BBMP registered Walden Properties Private Limited as the khatedar of Municipal No.32-sy-No.352/1 and another survey number, in the BBMP records vide Khata Certificate and Khata Extract, both dated 16.11.2022 (Document Nos.74 & 75) issued by office of the Assistant Revenue Officer, Whitefield Sub-division, Mahadevapura Division, Bruhat Bangalore Mahanagara Palike. It is evident from the tax paid receipt that taxes have been paid for the period 2022-23 with regard to Municipal No.32-sy-No.352/1 (Document No.76). The property taxes with regard to Municipal No.32-sy-No.352/1 is recommended to be paid till date to the BBMP and upto date tax paid receipts to be obtained.

*Suatha R*

56. All that piece and parcel of residentially converted land being a portion of Survey No.352/1 (i.e., Subramani's Portion), situated at Ammani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk presently bearing Municipal No.32-sy-No.352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore measuring about 4 Guntas, is hereinafter referred to as "Item No.6".

57. Walden Properties Private Limited ("WPPL") and Mantri Developers Private Limited ("MDPL") entered into a Joint Development Agreement on 16.01.2006 (Document No.77) ("Earlier JDA") for the development of Item No.1, Item No.2, Item No.5 and Item No.6 along with other lands together in all measuring 54 Acres 15 ½ Guntas which are detailed in Part 'B' of this Report ("Part 'B' Lands") into plots by forming a layout therein as per the terms of the Earlier JDA. Upon completion of such development in Part 'B' Lands, and delivering to WPPL, 10% of Plots formed in the layout therein, MDPL would become entitled to take conveyance of the remaining 90% of Plots formed in the layout formed in the aforesaid lands.

58. In continuation of the Earlier JDA, WPPL and MDPL entered into a Joint Development Agreement dated 15.03.2007 (Document No.78) ("WPPL JDA") with Part 'B' Lands, wherein interalia the Parties agreed to add certain additional lands and remove few lands in supersession of the Earlier JDA and also ratified what has been done based on the Earlier JDA. Under the Said JDA, on MDPL developing Part 'B' Lands as a mixed development consisting of residential plots, buildings, amenities blocks, Entertainment block etc., and on delivering 10% of such developed area to WPPL, MDPL would become entitled to take conveyance of the remaining 90% of share in the land comprised in Part 'B' Lands and retain the remaining 90% of the developed area. WPPL in terms of the Said JDA also authorized MDPL interalia to sell and dispose of 90% of the Part 'B' Lands by way of a Power of Attorney dated 15.03.2007 ("WPPL POA") (Document No.79). It is observed that, it is further provided under the Said POA, that the power to dispose off 90% of the Part 'B' Lands given to MDPL will be based and enforced to the extent of the Part 'B' Lands for which the original documents have been handed over to MDPL.

59. WPPL thereafter by a Deed of Sale dated 25.03.2007 (Document No.80) sold their entitlement of an undivided 10% share in Part 'B' Lands along with the proportionate constructed area/sites in the development in the Part 'B' Lands, which WPPL were entitled to under the Joint Development Agreement dated 15.03.2007 to MDPL. WPPL having thereafter sold their remaining 10% entitlement under Sale Deed dated 25.03.2007 (Document No.80) there is no longer a need to ascertain the extent for which the Power of Attorney granted to MDPL could be used. In our view, MDPL would be entitled to exercise their right with regard to entire 90% of Part 'B' Lands under the WPPL POA.

60. MDPL duly confirmed by WPPL by way of Joint Development Agreement dated 26.03.2008 (Document No.81), assigned all its rights, obligations and liabilities under WPPL JDA in respect of the development of the Part 'B' Lands to Aayas Trade Services Private Limited. MDPL by way of General Power of Attorney dated 26.03.2008 (Document No.82) also delegated the powers under the General Power of Attorney dated 15.03.2007, to Aayas Trade Services

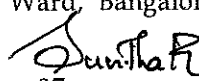
*Sunil R*

Private Limited authorizing them to act for and on behalf of the principal WPPL and interalia to sell and dispose of 90% of the Part 'B' Lands with corresponding developed area in the development of the Part 'B' Lands in terms of the Joint Development Agreement dated 26.03.2008 (Document No.81).

61. MDPL availed a term loan facilities from Piramal Capital and Housing Finance Limited (formerly known as Piramal Finance Limited ("PCHFL") under a Loan Agreement dated 25.05.2017 as could be gathered from the Memorandum of Deposit of Title Deed dated 25.10.2022 ("MODT-1") and pursuant to the said Loan Agreement dated 25.05.2017, MDPL, along with BN Adarsh, as owner of Item No.4 and certain other lands and Walden Properties Private Limited as owner of Item No.1, Item No.2, Item No.5, Item No.6 and certain other lands, (with Aayas Trade Services Private Limited, entered into Memorandum of Deposit of Title Deeds dated 25.10.2022 (Document No.92) with Vistra ITCL India Limited, acting as security trustee for the benefit of the PCHFL, for depositing the original documents of title pertaining to Item No.1, Item No.2, Item No.4, Item No.5 and Item No.6 and certain other lands with Vistra ITCL India Limited, in order to secure repayment of financial facility availed by MDPL from PCHFL in addition to the security already given under a Loan Agreement dated 25.05.2017 by creating a first ranking paripassu charge by way of deposit of original title deeds of Item No.1, Item No.2, Item No.4, Item No.5 and Item No.6 and certain other lands. We find the said Mortgage dated 25.10.2022 has not been discharged and any sale or transfer of the same are subject to obtaining a prior written permission from PCHFL.

62. Castles Vista Private Limited ("CVPL"), (formerly known as Mantri Castles Private Limited ("MCPL")) availed a term loan facilities from Piramal Capital and Housing Finance Limited (formerly known as Piramal Finance Limited ("PCHFL") under a Loan Agreement dated 30.04.2018 as could be gathered from the Memorandum of Deposit of Title Deed dated 30.04.2018 ("MODT-2") and pursuant to the said Loan Agreement dated 30.04.2018, MDPL, with BN Adarsh, as owner of Item No.4 and certain other lands and WPPL as owner of Item No.1, Item No.2, Item No.5 and Item No.6 and certain other lands alongwith Aayas Trade Services Private Limited, entered into Memorandum of Deposit of Deeds dated 25.10.2022 (Document No.93) with Piramal Trusteeship Services Private Limited, acting as security trustee for the benefit of PCHFL, for depositing the original documents of title pertaining to Item No.1, Item No.2, Item No.4, Item No.5 and Item No.6 and certain other lands with Piramal Trusteeship Services Private Limited, in order to secure repayment of financial facility availed by MDPL from PCHFL in addition to the security already given under a Loan Agreement dated 30.04.2018 by creating a first ranking paripassu charge by way of deposit of original title deeds of Item No.1, Item No.2, Item No.4, Item No.5 and Item No.6 and certain other lands. We find the said Mortgage Deed dated 25.10.2022 has not been discharged and any sale or transfer of the same are subject to obtaining a prior written permission from PCHFL.

63. All that piece and parcel of (a) residentially converted land being a portion of Survey No.352/1 measuring about 35 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently bearing Municipal No.219-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.1"), (b) residentially

  
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converted land being a portion of Survey No.352/1 measuring about 17½ Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently bearing Municipal No.149-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.2"), (c) residentially converted land being a portion of Survey No.352/1 measuring about 5½ Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk ("Item No.3"), (d) residentially converted land being a portion of Survey No.352/1 measuring about 4 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently being a portion of Municipal No.93-sy-no-352/1 and other survey numbers, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.4"), (e) residentially converted land being a portion of Survey No.352/1 measuring about 4 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently being a portion of Municipal No.218-sy-no-352/1 and another survey number, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.5") and (f) residentially converted land being a portion of Survey No.352/1 measuring about 4 Guntas, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, presently bearing a Municipal No.32-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.6") and Item No.1 to Item No.6 together measuring in all about 1 Acre 30 Guntas (excluding 14 Guntas of kharab) is hereinafter referred to as "Said Land".

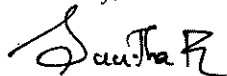
64. The Endorsement bearing No.LRF:[BE]:CR:125/2004-05 dated 20.07.2004, issued by office of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No.94) confirms that no acquisition proceedings have been initiated under Section 79(A) and 79(B) of the Karnataka Land Reforms Act, 1961 with regard to Survey No. 352 along with other lands;

65. The Endorsement bearing No.KHB:LAQ:469/2004-05, dated 25.09.2004, issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore (Document No.95), confirms that no acquisition proceedings have been initiated with regard to Survey No.352 along with other lands by the Karnataka Housing Board.

66. The Endorsement bearing No. KIADB:LAQ:1409/2004-05, dated 19.11.2004 issued by the Special Land Acquisition Officer, Karnataka Industrial Areas Development Board, Bangalore (Document No.96) confirms that no acquisition proceedings have been initiated with regard to Survey No.352 along with other lands by the Karnataka Industrial Areas Development Board.

67. The Endorsement bearing No. BDA:LAQ:3129/2004-05, dated 17.01.2005, issued by the Land Acquisition Officer, Bangalore Development Authority, Bangalore (Document No.97) confirms that no acquisition proceedings have been initiated with regard to Survey No.352 along with other lands by the Bangalore Development Authority.

68. It is recommended to be obtained present Endorsement from land acquisition officer of Bangalore Development Authority, Karnataka Housing Board and Karnataka Industrial Area



Development Board with regard to Survey No.352/1.

69. The Record of Rights, Tenancy & Crops (RTC) Extract/ Pahani Patrike for the period set put below with regard to Survey No. 352/1 discloses the total extent as 2 Acres 4 Guntas, actual extent as 1 Acre 30 Guntas, there being 14 Guntas of kharab (Document No.98). The RTC/ Pahani further discloses the following owners and occupants:-

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1967-68 to 1981-82	Venkatappa	-	-	Venkatappa
	Munishamappa both sons of Kandappa			Munishamappa
1982-83 to 1991-92	Munishami s/o Kandappa	IHC11/1983-84	-	Munishamappa
	Dodda Venkatamma			Dodda Venkatamma
	Yellappa			Yellappa
1992-93 to 2001-02	Munishami s/o Kandappa	MR No.50/92-93	-	Munishami
	Dodda Venkatamma			Venkatamma
	Yallappa			Yallappa
	Subramani			Subramani
	Munivenkatappa			Munivenkatappa
2002-03 to 2003-04	Munishami s/o. Kandappa (35G)	IHC 11/83-84	-	Munishami
	Yellappa (17 ½ G)	MR No. 213/04-05		Yellappa
	Venkatamma w/o. Venkatappa (5 ½ G)	MR No. 147/05-06		Venkatamma
	V. Munivenkatappa (04)	MR No. 16/93-94		V. Munivenkatappa
	Subramani w/o. Venkoppa (4G)	MR No. 177/05-06		Subramani
	Munivenkatappa s/o. Venkatappa (04G)	MR No. 148/05-06		Munivenkatappa
2004-05 to 2005-06	Munishami s/o. Kandappa (35G)	IHC 11/83-84	-	Munishami
	Venkatamma w/o. Venkatappa (5 ½ G)	MR No. 50/92-93		Venkatamma
	Munivenkatappa s/o. Venkatappa (04G)	MR 16/93-94		Munivenkatappa
	Subramani s/o Venkatappa (4G)			Subramani
	V.Venkatappa (4G)			V.Venkatappa
	Y.Nayaraswamy s/o Yallappa (17 ½ G)	MR No.213/04-05		Y.Nayaraswamy
2006-07	V.Munivenkatappa (4 G)	MR 16/93-94		
	Y.Nayaraswamy s/o Yallappa (17 ½ G)	MR No.213/04-05		Y.Nayaraswamy

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Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Munishami s/o Kandappa (35G)	MR No. 147/05-06		Munishami
	Venkatamma w/o Venkatappa (5 ½ G)	MR No.148/05-06		Venkatamma
	Subramani s/o Venkoppa (4G)	MR No.177/05-06		Subramani
	Munivenkatappa s/o Venkatappa (4G)	MR No.178/05-06		Munivenkatappa
				Sambi Redddy
2007-08 to 2009-10	Y.Narayanaswamy s/o Yallappa (17 ½ G)	MR No. 213/04-05 Partition		Y.Narayanaswamy
	Munishami s/o Kandappa (35G)	MR No. 147/05-06		Munishami
	Venkatamma w/o. Venkatappa (5 ½ G)	MR No.148/05-06		Venkatamma
	Subramani s/o Venkoppa (4G)	MR No.177/05-06		Subramani
	Munivenkatappa s/o Venkatappa (4G)	MR No.178/05-06		Munivenkatappa
	B.N.Adarsh s/o B.S.N.Hari (4G)	MR No.60/07-08		B.N.Adarsh
2010-11 to 2023-24	Y.Narayanaswamy s/o Yallappa (17 ½ G)	MR No. 213/04-05 Partition		Y.Narayanaswamy
	Munishami s/o Kandappa (35G)	MR No. 147/05-06		Munishami
	Venkatamma w/o. Venkatappa (5 ½ G)	MR No.148/05-06		Venkatamma
	Subramani s/o Venkoppa (4G)	MR No.177/05-06		Subramani
	Munivenkatappa s/o Venkatappa (4G)	MR No.178/09-10		Munivenkatappa
	B.N.Adarsh s/o B.S.N.Hari (4G)	MR No. 89/09-10		B.N.Adarsh

70. The RTC/Pahani for the period 1967-68 to 2023-24 with regard to Survey No.352/1 corroborate with the documents of title furnished to us and do not disclose any change or deviation either in the ownership or occupancy.

71. The Village Map of Amani Bellandur Khane issued by Supervisor, Map Records Division, Land Revenue Settlement and Land Records, Bangalore (Document No.99) with regard to Survey No.352, shows the shape, boundaries and location of Survey No.352. It is gathered from the Village Map that the land bearing Survey No.352 is bounded on the East by Survey No.355 and Survey No.356, West by Survey No.351, North by Ramagondanahalli Village boundary and South by Survey No.353.

*Sunitha R*



72. The Hissa Survey Tippani Nakal issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura and Atlas issued by the office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document Nos. 100 & 101) shows the shape, boundaries and sub-divisions of Survey No.352. On a phoddi being effected by the Survey Department on 09.04.1930, the land bearing Survey No.352 measuring about 2 Acres 35 Guntas inclusive of 14 Guntas of kharab, was sub-divided/phoddied into two portions i.e., 352/1 and 352/2. The Hissa Survey Tippani Nakal further discloses B.C.Nanjundaiah and Venkataramanaiah are hissedars of Survey No. 352/1 measuring about 2 Acres 04 Guntas, inclusive of 14 Guntas of kharab; and Survey No. 352/1 is bounded on the East by Survey Nos. 355 & 356, West by Survey Nos. 351, North by Ramagondanahalli Village boundary and South by Survey No.352/2.

73. The Karnataka Revision Settlement Akarband, issued by office of the Superintendent (E.O) Bangalore East Taluk Krishnarajapura, with regard to Survey No.352/1 (Document No.102) discloses the total extent as 2 Acres 04 Guntas and actual extent as 1 Acre 30 Guntas, there being 14 Guntas kharab.

74. The Search Report with regard to Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, measuring about 2 Acres 04 Guntas inclusive of 14 Guntas kharab, issued by the concerned Sub-Registrar, (Document Nos.103 to 105) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
27768/05-06	01.01.1960	31.03.2005	Sale Deed dated 18.06.1993	0	04	Narayanas wamy	Munivenkata ppa	1445/9 3-94
			Partition Deed dated 26.06.2003	0	17 ½	Narayanaswamy		6203/0 3-04
24870/13-14	01.04.2004	13.02.2014	Sale Deed dated 16.04.2005	0	17 ½	Narayanas wamy	Walden Properties Private Limited	1267/0 5-06
			Agreement of Sale dated 06.08.2005	00	04	Munivenk atappa	B.P.Kumar Babu	5901/0 5-06
				00	04			
			Sale Deed dated 27.01.2006	0	8	Krishnappa	Walden Properties	13790/05-06
			Sale Deed dated 13.02.2006	0	4	Subramani	Walden Properties	15789/05-06
			Sale Deed dated 01.03.2006	0	7	Narayanas wamy	Walden Properties	17903/05-06

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SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
			Sale Deed dated 13.11.2006	0	4	Munivenkatappa	Sambi Reddy	21130/06-07
			Joint Development Agreement dated 26.05.2007	0	8	Walden Properties Private Limited	Mantri Developers Private Limited	1005/07-08
				0	4			
				0	17.5			
				0	08			
				0	08			
				0	08			
				0	08			
			Sale Deed dated 12.06.2007	0	4	Sampangi Reddy	B.N.Adarsh	1766/07-08
			Gift Deed dated 18.10.2007	0	5.5	Venkatamma	V.Narayanaswamy	3732/07-08
			Joint Development Agreement dated 27.03.2008	0	8	Mantri Developers Private Limited	Aayas Trade Service Private Limited	692/08-09
			Joint Development Agreement dated 31.03.2009	0	04	B.N.Adarsh	Mantri Developers Private Limited	5838/08-09
230274/23-24	01.04.2014	10.01.2024	Discharge Deed dated 07.09.2022	00	04	Aayas Trade Services Private Limited	Mantri Development Pvt. Ltd	7227/22-23

75. The Search Reports for the period 01.01.1960 to 10.01.2024 with regard to Survey No.352/1 furnished to us does not disclose any transactions other than those discussed hereinabove. However:

- Search Report bearing SA No.24870/2013-14 for the period covering from 01.04.2004 to 13.02.2014 does not disclose Sale Deed dated 13.11.2006 (Document No. BAS-1-21132/2006-07), Joint Development Agreement dated 16.01.2006 (Document No. 12534/2005-06, Sale Deed dated 25.03.2007 (Document No. 1008/07-08).
- Search Report bearing SA No.230274/2023-24 for the period covering from 01.02.2014 to 10.01.2024 does not disclose the Mortgage Deed dated 02.12.2015 (Document No.7202/2015-16), Amendment and Second Supplement dated 31.07.2020 (Document No.1629/2020-21), Sale Deed dated 06.09.2022 (Document

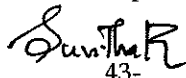
*Sunitha R*

No.INR-1-07245/2022-23), Memorandum of Deposit of Title Deeds dated 25.10.2022 (Document No.9386/2022-23) and Memorandum of Deposit of Title Deeds dated 25.10.2022 (Document No.9387/2022-23). On enquiry being made at the concerned Sub-Registrar Office, our clients have been given to understand that the same is on account of an indexing error due to an anomaly in the software in the systems which was being used by the Registration Department at the time of registration that manifested whenever documents with multiple properties were registered wherein the aforesaid transaction would not be reflected.

**VIII. OBSERVATION AND SUGGESIONS:**

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

- (a) All that piece and parcel of residentially converted land being a portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, measuring about 35 Guntas presently being a portion of Municipal No.219-sy-no-352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.1") presently vests with Walden Properties Private Limited ("WPPL"), Mantri Developers Private Limited ("MDPL"), Manjunath J. and Nadia J, wherein Manjunath J. and Nadia are holding 1¼ Guntas each and remaining is held by WPPL and MDPL in the ration of 90:10%, subject to the charge created in favour of Piramal Capital and Housing Finance Limited under the Memorandum of Deposit of Title Deeds both dated 25.10.2022.
- (b) All that piece and parcel of residentially converted land being a portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, measuring about 17 ½ Guntas, presently being a portion of Municipal No.149-sy-no. 352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.2"), presently vests with Rajamma, Srinivasa, Shivananda and Nagaraju children of late V.Muniyappa. However, WPPL created a charge in favour of Piramal Capital and Housing Finance Limited under the Memorandum of Deposit of Title Deeds both dated 25.10.2022, the same needs to be discharged. Conveyance of Item No.2 is recommended to be taken from Rajamma, Srinivasa, Shivananda, Nagaraju children of late V.Muniyappa, WPPL and MDPL.
- (c) All that piece and parcel of residentially converted land being a portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, measuring about 4 Guntas, presently being a Municipal No.218-Survey No. 352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.5"), presently vests with Walden Properties Private Limited ("WPPL") and M/s.Mantri Developers Private Limited ("MDPL") in the ratio of

  
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90 : 10% respectively, subject to the charge created in favour of Piramal Capital and Housing Finance Limited under the Memorandum of Deposit of Title Deeds both dated 25.10.2022.

- (d) All that piece and parcel of residentially converted land being a portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, measuring about 4 Guntas, presently being a Municipal No.32- Survey No. 352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.6"), presently vests with Walden Properties Private Limited ("WPPL") and M/s.Mantri Developers Private Limited ("MDPL") in the ratio of 90 : 10% respectively, subject to the charge created in favour of Piramal Capital and Housing Finance Limited under the Memorandum of Deposit of Title Deeds both dated 25.10.2022.
- (i) Aayas Trade Services Private Limited by virtue of the Joint Development Agreement dated 26.03.2008 read with JDA dated 15.03.2007 would be entitled to develop Item No.1, Item No.2, Item No.5 and Item No.6 and adjoining lands ("Part 'B' Lands") and to take conveyance or nominate persons to take conveyance of 90% of the land comprised in Item No.1, Item No.2, Item No.5 and Item No.6 along with proportionate constructed area/sites in the Part 'B' Lands developed in terms of the JDA dated 26.03.2008, MDPL by way of General Power of Attorney dated 26.03.2008, have also delegated the powers under the General Power of Attorney dated 15.03.2007 and to Aayas Trade Services Private Limited authorizing them to act for and on behalf of their principal namely WPPL and to sell and dispose of 90% of Item No.1, Item No.2, Item No.5 and Item No.6.
- (e) All that piece and parcel of residentially converted land being a portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, measuring about 5½ Guntas, ("Item No.3"), presently vests with M/s.Southeast Realty Ventures.
- (f) All that piece and parcel of residentially converted land being a portion of Survey No.352/1, situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, measuring about 4 Guntas, presently being a portion of Municipal No.93- Survey No. 352/1, Ammani Bellandur Khane, Ward No.149-Varthur Ward, Bangalore ("Item No.4"), presently vest with B.N.Adarsh son of B.S.N.Hari and Mantri Developers Private Limited in the ratio of 99.90 : 0.10 respectively, subject to the charge created in favour of Piramal Capital and Housing Finance Limited under the Memorandum of Deposit of Title Deeds both dated 25.10.2022.
- (i) B.N. Adarsh son of B.S.N. Hari has entered into a Joint Development Agreement dated 31.03.2009 read with Amendment and First Supplement to Joint Development Agreement dated 31.03.2009 and Amendment and

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Second Supplement to Joint Development Agreement dated 31.07.2020 with M/s. Mantri Developers Private Limited ("MDPL") for development of Item No.4 and adjoining lands ("Part 'B' Lands"). B.N. Adarsh by way of General Power of Attorney dated 31.03.2009, has authorised MDPL to deal with and dispose off entitlement of the MDPL Item No.4.

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.

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