FoxMandal
Solicitors & Advocates

Report on Title

24 January 2025

To,

Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4*th* Floor,17th Cross,
7th Sector, HSR Layout,
Bengaluru-560102

Hereunder referred to as '**the Client**'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Report on Title. Please find below Report on Title issued based on the copies of the documents furnished to us.

Report on Title

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I. SCHEDULE PROPERTY

SCHEDULE PROPERTY

All that piece and parcel of the Undeveloped converted land bearing Survey No.55/1 measuring 01 Acre 31 Guntas (exclusive of 03 Guntas of Kharab), situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on:

East by	:	Survey No. 54
West by	:	Survey Nos. 65 & 66
North by	:	Road; and
South by	:	Survey No. 55/2

Boundaries are derived from Joint Development Agreement dated 13.09.2021 registered as BNS-1-06979/2021-22 and stored in CD No. BNSD1344 in the Office of the Sub Registrar, Banaswadi, Bangalore.

II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	Date	Description of the Document
1.	–	Notarized Family Tree of Basappa Shetty by way of Affidavit sworn by G.M. Nanjundappa.
2.	–	Inheritance Register Extract bearing IHC No. 8/1997-98 issued by the Tahsildar, Grade-2, Bangalore East Taluk, Krishnarajpura.
3.	–	Mutation Register Extract bearing MR No. 80/2006-07 issued by the Village Accountant, Bangalore East Taluk.
4.	–	Mutation Register Extract bearing MR No. 5/2010-11 issued by the Village Accountant, Bangalore East Taluk.

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5.	01.09.2024 to 26.01.2025	Varthur	a) Cancellation of JDA dated 18.01.2025, registered as Document No.SHV-1-08552/2024-25 b) Joint Development Agreement dated 18.01.2025, registered as Document No.SHV-1-8554/2024-25

IV. OPINION AND RECOMENDATIONS

Upon review and scrutiny of the documents furnished to us, we are of the opinion that G.M. Nanjundappa, G.M. Phalaksha, G.M. Shivakumar and G.M. Shivananda along with their family members are the absolute owners of the Schedule Property and have a marketable title over the same. M/s Bricks & Milestones Projects LLP has development rights over the Schedule Property by virtue of JDA and GPA dated 18.01.2025.

V. OUR UNDERSTANDING

We understand that **M/s Bricks and Milestones Projects LLP** intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

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1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any, that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and are subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;

(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);

(c) The Documents on which the Report relies remain accurate;

(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

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DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1997. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

S. T. Prashantha Kumar
Senior Partner
Fox Mandal & Associates
"FM House"
6/12, Primrose Road
Bengaluru 560 025
Phone : +91 80 2559 5911
Mobile : +91 98801 62142
e-mail : prashantha.kumar@foxmandal.in

For Fox Mandal & Associates

Naga Champa B.

Associate Partner

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FoxMandal
Solicitors & Advocates

Report on Title

24 January 2025

To,

Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4th Floor,17th Cross,
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Hereunder referred to as '**the Client**'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Report on Title. Please find below Report on Title issued based on the copies of the documents furnished to us.

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Report on Title

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I. SCHEDULE PROPERTY

SCHEDULE PROPERTY

All that piece and parcel of the Undeveloped Converted land bearing Survey No. 55/2 measuring 02 Acres (exclusive of 01 Gunta of Kharab), situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on:

East by	:	Property bearing Survey No. 56/2 & 3
West by	:	Property bearing Survey No. 64 & Survey No. 65/2
North by	:	Property bearing Survey No. 55/1, Survey No. 54/2, Survey No. 53/14 & Survey No. 53/2
South by	:	Property bearing Survey No. 55/3 & Survey No. 56/3

Boundaries are derived from Joint Development Agreement dated 20.09.2023 registered as Document No.SHV-1-05561-2023-24, in the office of Sub Registrar, Shivajinagar, Bangalore.

II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Sl. No.	Date	Description of the Document
1.	12.04.1930	Sale Deed executed by Nanjundappa in favour of Abbaiah @ Appireddy, registered as Document No. 2277/1930-31 in Book-1, Volume 199 at pages 178 to 181 in the Office of the Sub Registrar, Bangalore Taluk.
2.	09.01.1944	Settlement Deed executed by Timmaiah and Lachumakka in favour of Appi Reddy, Mariswamy, Venkataswamy and Krishnappa (as minor, represented by his brother and natural guardian Venkataswamy), and registered as Document No. 5296/1943-44 in Book-1, Volume 694, at pages 23 to 28 in the Office of the Sub Registrar, Bangalore Taluk.

			Discharge Receipt dated 02.12.2014, registered as Document No. VRT-1-03925-2014-15.
6.	22.02.2024 to 29.10.2024	Varthur	"NIL"
7.	20.02.2024 to 29.01.2025	Varthur	"NIL"

IV. OPINION AND RECOMENDATIONS

Upon review and scrutiny of the documents furnished to us, we are of the opinion that (i) Sridhar Ramachandra Reddy @ R. Sridhar, along with his family members (ii) Spoorthi .S, (iii) Himani .S. & (iv) Yashika .S (Himani .S. and Yashika .S being minors are represented by their father and natural guardian Sridhar Ramachandra Reddy) are the absolute owners of the Schedule Property and have a marketable title over the same. M/s Bricks and Milestones Projects LLP has development rights over the Schedule Property by virtue of JDA and GPA dated 20.09.2023.

V. OUR UNDERSTANDING

We understand that **Bricks and Milestones Projects LLP** intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.
1. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any, that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and are subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;

(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);

(c) The Documents on which the Report relies remain accurate;

(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1930. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

S. T. Prashantha Kumar
Senior Partner
Fox Mandal & Associates
"FM House"
6/12, Primrose Road
Bengaluru 560 025
Phone : +91 80 2559 5911
Mobile : +91 98801 62142
e-mail : prashantha.kumar@foxmandal.in

For Fox Mandal & Associates

Naga Champa B.T.

Associate Partner

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FoxMandal
Solicitors & Advocates

Report on Title

24 January 2025

To,

Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4*th* Floor,17th Cross,
7th Sector, HSR Layout,
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Hereunder referred to as '**the Client**'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Report on Title. Please find below Report on Title issued based on the copies of the documents furnished to us.

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Report on Title

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I. SCHEDULE PROPERTY

SCHEDULE PROPERTY

Item No. 1

All that piece and parcel of the Undeveloped Converted land bearing Survey No. 55/3 measuring 03 Acres 16 Guntas, excluding 02 Guntas Kharab, situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on:

East by	:	Property bearing Survey No. 56/3,4
West by	:	Property bearing Survey No. 64 & 63/1
North by	:	Property bearing Survey No. 55/2
South by	:	Property bearing Survey No. 55/4, 61 & 63/3

Item No. 2

All that piece and parcel of the Undeveloped Converted land bearing Survey No. 55/4 measuring 01 Acres 02 Guntas, situated at Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on:

East by	:	Property bearing Survey No. 61
West by	:	Property bearing Survey No. 63/3
North by	:	Property bearing Survey No. 55/3
South by	:	Property bearing Survey No. 62/1 & 62/2

Boundaries are derived from Joint Development Agreement dated 27.07.2023, registered as Document No. SHV-1-03418-2023-24 in Book-1, in the Office of the Senior Sub Registrar, Shivajinagar, Bangalore.

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IV. OPINION AND RECOMENDATIONS

Upon review and scrutiny of the documents furnished to us, we are of the opinion that G.T. Shivashankar, G.T. Anandkumar, G.T. Nagesh and T. Venkatesh along with their family members are the absolute owners of the Schedule Property and have a marketable title over the same. M/s Bricks and Milestones Projects LLP is having development rights over the Schedule Property by virtue of JDA and GPA dated 27.07.2023.

V. OUR UNDERSTANDING

We understand that **Bricks and Milestones Projects LLP** intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).
2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.

3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any, that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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DISCLAIMERS

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2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we

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will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1981. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

S. T. Prashantha Kumar
Senior Partner
Fox Mandal & Associates
"FM House"
6/12, Primrose Road
Bengaluru 560 025
Phone : +91 80 2559 5911
Mobile : +91 98801 62142
e-mail : prashantha.kumar@foxmandal.in

For Fox Mandal & Associates

Naga Champa B

Associate Partner

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25th February, 2025

To,

Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4th Floor,17th Cross,
7th Sector, HSR Layout,
Bengaluru-560102

Hereunder referred to as '**the Client**

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title Documents and other revenue Documents in respect of the property more fully described in the Schedule below and drawn a Report on the Title. Please find below Report on the Title issued based on the copies of the Documents furnished to us.

Report on Title

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I. SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of undeveloped converted land bearing Survey No. 56/2 measuring 1 Acre 28 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District and bounded on the:

East by	Land bearing Survey No. 51/2 ;
West by	Land bearing Survey No. 55 and Road;
North by	Land bearing Survey No. 52/1. Survey No. 53/2 and Survey No. 56/1;
South by	Land bearing Survey No. 56/3.

Note : Boundaries of the Schedule Property are ascertained from the Sale Deed dated 02.02.2024 registered as Document No. SHV-1-09726-2023-24 in the Office of Senior Sub-registrar, Shivjajinagar.

II. DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DESCRIPTION OF DOCUMENTS
1.	Sale Deed dated 12.04.1930 executed by registered as Document No. 2277/1930-31, in Book I, Volume 199 at Pages 178-181;
2.	Partition deed dated 02.03.1944 entered between Thimmaiah S/o. Appaiah and others, registered as Document No. 5296/1943-44, in Book I, Volume 694
3.	Mysore Revision Settlement issued by the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapura;
4.	Will dated 05.04.1962 with respect to Survey No. 56/2;
5.	Order dated 06.03.2007 in case bearing R.R.T (dis) No. 161/2006-07 passed by the Special Tahsildar, Bangalore East Taluk, Bangalore;
6.	Mutation Register Extract bearing M.R. No. 205/2006-07;
7.	Copy of Plaint filed in O.S. No. 950/2012 filed before the Court of the Senior Civil Judge, Bangalore Rural;
8.	Copy of Compromise petition dated 07.11.2012 in O.S. No. 950/2012 filed before the Court of the Senior Civil Judge, Bangalore Rural;
9.	Copy of Final Decree dated 04.12.2012 passed in O.S. No. 950/2012 filed before the Court of the Senior Civil Judge, Bangalore Rural;
10.	Mutation Register Extract bearing M.R. No. H51/2015-16;
11.	Copy of the Judgement dated 12.12.2019 passed in O.S. No. 7109/2014 before the court of the XLIII Additional City Civil and Sessions Judge at Bangalore;

alignment of Pathway in Survey No.56/2 (01 Gunta) and 56/3 (02 Guntas,) subject to the conditions as mentioned therein.

20. We have been furnished with the following Encumbrance Certificates with respect to Survey No. 56/2 which discloses as follows:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	15.02.1957 to 31.03.2004	SR Bommanahalli	"Nil"
2	01.02.2024 to 27.09.2024	Digitally Signed	Sale Deed dated 05.02.2024 registered as Document No. SHV-1-09726-2023-24, in Book I, in the office of the Senior Sub-Registrar, Shivajinagar, Bangalore.
3.	27.09.2024to 13.02.2025	Digitally Signed	Nil

IV. OPINION

Upon review and scrutiny of the Documents furnished to us, we are of the opinion that M/s. Bricks & Milestones Project LLP, represented by its designated Partner Venugopal Reddy Kiran is the absolute owner of the Schedule Property and has a clear marketable title over the same.

V. OUR UNDERSTANDING

We understand that **Bricks and Milestones Projects LLP** (the **"Client"**) intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title (Report) prepared by us and submitted herewith is based on the review of the records and Documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the

recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check and verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the Documents, records, files, and registers as made available to FM by Client (hereinafter collectively referred to as 'Documents').
2. We have perused the copies of the Documents and records and other papers and information made available to us by the Client and have issued this Report based on the available Documents, records, and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any, that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the Documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/Document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1930. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of the Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered important from the viewpoint of the present purposes and in the manner mentioned above. The Report lists all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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VIII. CONTACT DETAILS

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S. T. Prashantha Kumar
Senior Partner
Fox Mandal & Associates
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Fox Mandal & Associates

Naga Champa B

Associate Partner

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25th February, 2025

To,

Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4th Floor,17th Cross,
7th Sector, HSR Layout,
Bengaluru-560102

Hereunder referred to as '**the Client**

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title Documents and other revenue Documents in respect of the property more fully described in the Schedule below and drawn a Report on the Title. Please find below Report on the Title issued based on the copies of the Documents furnished to us.

Report on Title

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I. SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of Undeveloped Converted land bearing Survey No. 56/3 measuring 2 Acres 03 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on the:

East by	Land bearing Survey No. 51/3 ;
West by	Land bearing Survey No. 55/3;
North by	Land bearing Survey No. 56/2;
South by	Land bearing Survey No. 56/4.

Note : Boundaries of the Schedule Property are derived from the Sale Deed dated 02.02.2024, registered as Document No. SHV-1-09702-2023-24, in Book I, in the office of the Senior Sub-Registrar, Shivajinagar.

II. DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DATES	DESCRIPTION OF DOCUMENTS
1.		Mysore Settlement Register, issued by the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram;
2.	01.12.1960	Hire Purchase Agreement registered as Document No. 3959/1960-61, Book I, Volume No. 210 and at Pages 51 to 58, in the office of the Sub-Registrar, Bangalore South Taluk.
3.		Copy of the Plaint filed in O.S. No. 65/1986 before the court of the Civil Judge, Bangalore Rural District;
4.	18.01.1997	Final Decree on the file of the Principal Civil Judge, Bangalore District.
5.		Mutation Register Extract bearing M.R. No. 42/1990-91 issued by Tahsildar Grade 2, Bengaluru East Taluk.
6.		Family Tree of G.M.Rama Reddy.
7.	02.02.2024	Sale Deed, executed by G.M. Rama Reddy and others in favor of M/s. Bricks & Milestones Project LLP, represented by its designated Partner Venugopal Reddy Kiran registered as Document No. SHV-1-09702-2023-24, in Book I, in the office of the Senior Sub-Registrar, Shivajinagar;
8.	19.07.2024	Official Memorandum bearing no.685769 issued by Deputy Commissioner, Bangalore Urban District.
9.		Mutation Register Extract bearing M.R. No. T17/2024-25 issued by Revenue Inspector.

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4.	01.04.2004 to 20.02.2024	Varthur	"Nil"
6.	01.02.2024 to 30.09.2024.	Digitally Signed Varthur	Sale Deed dated 02.02.2024, registered as Document No. SHV-1-09702-2023-24
7.	30.09.2024 to 30.01.2025	Digitally Signed Varthur	"Nil"

IV. OPINION

Upon review and scrutiny of the Documents furnished to us, we are of the opinion that M/s. Bricks & Milestones Project LLP, represented by its designated Partner Venugopal Reddy Kiran is the absolute owner of the Schedule Property and has a clear marketable title over the same subject to the production of the following Document:

V. OUR UNDERSTANDING

We understand that **Bricks and Milestones Projects LLP** (the **"Client"**) intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title (Report) prepared by us and submitted herewith is based on the review of the records and Documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check and verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the Documents, records, files, and registers as made available to FM by Client (hereinafter collectively referred to as 'Documents').
2. We have perused the copies of the Documents and records and other papers and information made available to us by the Client and have issued this Report based on the available Documents, records, and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any, that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the Documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/Document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinions and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and are subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed Documents are genuine.

(b). The Documents perused by us as copies are complete and conform to the original Documents (which are assumed as authentic).

(c) The Documents on which the Report relies remain accurate.

(d) The Documents on which the Report relies are the only Documents and there are no other papers, Documents, or information available or no other papers, Documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our

Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.

3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1960. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of the Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered important from the viewpoint of the present purposes and in the manner mentioned above. The Report lists all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

S. T. Prashantha Kumar
Senior Partner
Fox Mandal & Associates
"FM House"
6/12, Primrose Road
Bangalore 560 025
Phone: +91 80 2559 5911
Mobile +91 98801 62142
e-mail: prashantha.kumar@foxmandal.in

For, Fox Mandal & Associates

Naga Champa B.

Associate Partner

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FoxMandal
Solicitors & Advocates

Report on Title

25th February, 2025

To,

Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4th Floor,17th Cross,
7th Sector, HSR Layout,
Bengaluru-560102

Hereunder referred to as '**the Client**'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below the Title Report issued based on the copies of the documents furnished to us by the Client.

Report On Title

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Solicitors & Advocates

Report on Title

I. SCHEDULE PROPERTY

Item No. 1

All that piece and parcel of the Undeveloped Converted Property land bearing Survey No. 62/5 (Old Survey No. 62), measuring 22 Guntas and 1 Gunta kharab situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	Land bearing Survey No. 62/4
West by	Land bearing Survey No. 73
North by	Land bearing Survey No. 63/2
South by	Kachmaranahalli Village Boundary

Item No. 2

All that piece and parcel of the Undeveloped Converted Property land bearing Survey No. 62/1 (Old Survey No. 62), measuring 2 Acres 5 Guntas situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	Land bearing Survey No. 62/2
West by	Land bearing Survey No. 62/4
North by	Land bearing Survey No. 63/3 & 55/4
South by	Kachmaranahalli Village Boundary

Boundaries of Schedule Property are derived from Sale Deed dated 27.07.2023 as Document No. SHV-1-03421-2023-24, in Book-I and in the Office of Senior Sub-Registrar Shivajinagar, Bengaluru.

II. COPIES OF THE DOCUMENT FURNISHED FOR TITLE SCRUTINY

Sl. No.	DATES	DESCRIPTION OF DOCUMENTS
1.	25.10.1978	Order passed in Case No. HOA(S) 5/78-79, by the Assistant Commissioner, Bengaluru Sub-Division, Bengaluru District along with the Order.
2.	16.07.1979	Order passed by Assistant Commissioner Bengaluru Sub-Division, Bengaluru District in case No. HOA(S)5/1978-79.
3.		Notarized family tree of Muniswamy & Nagamma.

Sl No	Period	Office of Sub Registrar	Transactions
1	01.04.1990 to 03.03.2004	Jayanagar	"NIL"
2	01.04.2004 to 08.03.2024	Bommanahalli	a) Sale Deed dated 31.07.2023 registered as Document No.SHV-1-03421/23-24. b) Exchange Deed dated 31.07.2023 registered as Document No.SHV-1-03420/23-24. c) Agreement of Sale dated 11.09.2019 registered as Document No.VRT-1-03472/19-20. d) Consent Deed dated 23.01.2019 registered as Document No.INR-1-09833/18-19. e) Rectification Deed dated 06.01.2016 registered as Document No.INR-1-08192/15-16. f) Sale Deed dated 14.11.2008 registered as Document No.VRT-1-03535/08-09. g) Sale Deed dated 14.11.2008 registered as Document No.VRT-1-03536/08-09. h) Agreement of Sale dated 18.10.2007 registered as Document No.VRT-1-03731/07-08.

IV. OPINION

Upon review and scrutiny of the documents we opine that M/s. Bricks & Milestones Projects LLP is the absolute owner of the Schedule Property having a marketable title over the same.

V. OUR UNDERSTANDING

We understand that **Bricks and Milestones Projects LLP,** (the "**Client**") intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us

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during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check and verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('**FM**') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the Documents, records, files, and registers as made available to FM by Client (hereinafter collectively referred to as '**Documents**').
2. We have perused the copies of the Documents and records and other papers and information made available to us by the Client and have issued this Report based on the available Documents, records, and information.
3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any, that have been provided by the Client.
4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the Documents provided to us.
5. The Report is valid as on the date of issue of the endorsement/Document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

FOX MANDAL BANGALORE

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1978. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

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VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

S. T. Prashantha Kumar
Senior Partner
Fox Mandal & Associates
"FM House"
6/12, Primrose Road
Bangalore 560 025
Phone : +91 80 2559 5911
: +91 80 3055 4100
Mobile : +91 98801 62142
e-mail : prashantha.kumar@foxmandal.com

For Fox Mandal & Associates

Naga Champa B.N

Associate Partner

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FoxMandal
Solicitors & Advocates

Report on Title

24th February, 2025

To,
Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4th Floor,17th Cross,
7th Sector, HSR Layout,
Bengaluru-560102

Hereunder referred to as **'the Client'**

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below the Title Report issued based on the copies of the documents furnished to us by the Client.

Report On Title

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I. SCHEDULE PROPERTY

All that piece and parcel of Undeveloped Converted land bearing Survey No. 62/2 (Old Survey No. 62, measuring 01 Acre 03 Guntas (Exclusive of 01 Gunta of Kharab) situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	:	Land bearing Sy. No. 62/7 (old No. 62/3)
West by	:	Land bearing Sy. No. 62/1
North by	:	Land bearing Sy. No. 55 & 61
South by	:	Kanchamaranahalli Village Boundary

Boundaries of the Schedule Property are derived from Sale Deed dated 10.09.2024, registered as Document No. SHV-1-06217-2024-25, in Book-I, in the Office of Senior Sub-Registrar Shivajinagar, Bengaluru.

II. COPIES OF THE DOCUMENT FURNISHED FOR TITLE SCRUTINY

Sl. No.	DATES	DESCRIPTION OF DOCUMENTS
1.	25.10.1978	Order passed in Case No. HOA(S) 5/78-79, by the Assistant Commissioner, Bangalore Sub-Division, Bangalore District along with the Order.
2.	16.07.1979	Order passed by the Assistant Commissioner Bangalore Sub-Division, Bangalore
3.		Mutation Register Extract bearing M.R No. 8/1983-84

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Sl No	Period	Office of Sub Registrar	Transaction
1	01.04.1960 to 31.03.2004	Bommanahalli, Bengaluru	Sale Deed dated 15.10.2001, registered as Document No. 7089/2021-22, in the Office of Sub-Registrar, Bengaluru South Taluk
2	01.04.2004 to 30.09.2023	Varthur	Gift Deed dated 26.08.2022, registered as Document No. VRT-1-04856-2022-23
3	01.04.2023 to 19.10.2024	Varthur	Sale Deed dated 10.09.2024, registered as Document No. SHV-1-06217-2024-25
4.	19.10.2024 to 13.02.2025	Varthur	Nil

IV. OPINION

Upon review and scrutiny of the documents we opine that M/s. Bricks and Milestones is the absolute owner of the Schedule Property and has marketable rights over the Schedule Property.

V. OUR UNDERSTANDING

We understand that **Bricks and Milestones Projects LLP,** (the "**Client**") intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

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VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).

2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.

3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.

4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.

5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);

FOX MANDAL BANGALORE

(c) The Documents on which the Report relies remain accurate;

(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

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3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1978. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

FOX MANDAL BANGALORE

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

S. T. Prashantha Kumar
Senior Partner
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"FM House"
6/12, Primrose Road
Bangalore 560 025
Phone : +91 80 2559 5911
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Mobile : +91 98801 62142
e-mail : prashantha.kumar@foxmandal.com

For Fox Mandal & Associates

Naga Champa B.M

Associate Partner

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FoxMandal
Solicitors & Advocates

Report on Title

24th February, 2025

To,

Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4th Floor,17th Cross,
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Hereunder referred to as **'the Client'**

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Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below the Title Report issued based on the copies of the documents furnished to us by the Client.

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I. SCHEDULE PROPERTY

Item No. 1

All that piece and parcel of the Undeveloped Converted Land bearing Survey No. 62/6 (Old Survey No. 62/3), measuring 35 Guntas situated at Gunjuru Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	Land bearing Survey No. 62/3
West by	Land bearing Survey No. 62/7
North by	Land bearing Survey No. 61
South by	Kachmaranahalli Village Boundary

Boundaries are derived from Sale Deed dated 17.09.2024 registered as Document No. SHV-1-06422-2024-25, in Book-1, in the Office of Sub-Registrar, Varthur.

Item No. 2

All that piece and parcel of the Undeveloped Converted Land bearing Survey No. 62/7 (Old Survey No. 62/3), measuring 1 Acre and 1 Gunta B Kharab land situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	Land bearing Survey No. 62/6
West by	Land bearing Survey No. 62/2
North by	Land bearing Survey No. 61
South by	Kachmaranahalli Village Boundary

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Boundaries are derived from Sale Deed dated 17.09.2024 registered as Document No. SHV-1-06422-2024-25, in Book-1, in the Office of Sub-Registrar, Varthur.

Item No. 3

All that piece and parcel of the Undeveloped Converted Land and bearing Survey No. 62/3 (Old Survey No. 62), measuring 02 Guntas and situated at Gunjuru Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	Land bearing Survey No. 62/8
West by	Land bearing Survey No. 62/6
North by	Land bearing Survey No. 61
South by	Kachamaranahalli Village Boundary

Boundaries are derived from Sale Deed dated 17.09.2024 registered as Document No. SHV-1-06422-2024-25, in Book-1, in the Office of Sub-Registrar, Varthur.

II. COPIES OF THE DOCUMENT FURNISHED FOR TITLE SCRUTINY

Sl. No.	DATES	DESCRIPTION OF DOCUMENTS
1.	25.10.1978	Order passed in Case No. HOA(S) 5/78-79, by the Assistant Commissioner, Bengaluru Sub-Division, Bengaluru District along with the Order.
2.	16.07.1979	Order passed by the Assistant Commissioner Bangalore Sub-Division, Bangalore.
3.		Mutation Register Extract bearing M.R No. 8/1983-84.
4.		Notarized family tree of K. Lingappa.

FOX MANDAL BANGALORE

Note: These Encumbrance Certificates consist of other entries which are not related to the portions of land which we are concerned about. Hence not referred.

IV. OPINION

Upon review and scrutiny of the documents we opine that M/s. Bricks and Milestone Projects LLP is the owner of Item No.1 Survey No. 62/6 (Old Survey No. 62/3), measuring 35 Guntas, Item No.2 -Survey No. 62/7 (Old Survey No. 62/3), measuring 1 Acre excluding 1 Gunta B Kharab, and Item No.3 -Survey No. 62/3 (Old Survey No. 62), measuring 02 Guntas i.e. the Schedule Property and have a marketable title over the same.

V. OUR UNDERSTANDING

We understand that **Bricks and Milestone Projects LLP,** (the "**Client**") intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check, verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates (**'FM'**) to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

The Methodology adopted for carrying out the legal due diligence was as under:

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1. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to FM by Client (hereinafter collectively referred to as **'Documents'**).

2. We have perused the copies of the Documents and records and other papers and information made available to us by Client and have issued this Report on the basis of the available documents, records and information.

3. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any that have been provided by the Client.

4. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the documents provided to us.

5. The Report is valid as on the date of issue of the endorsement/document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

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DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1978. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

S. T. Prashantha Kumar
Senior Partner
Fox Mandal & Associates
"FM House"
6/12, Primrose Road
Bangalore 560 025
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: +91 80 3055 4100
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For Fox Mandal & Associates

Naga Champa

Associate Partner

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FoxMandal
Solicitors & Advocates

Report on Title

25th February, 2025

To,

M/s. Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4th Floor,17th Cross,
7th Sector, HSR Layout,
Bengaluru-560102.

Hereunder referred to as '**the Client**'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Report on Title. Please find below Report on Title issued based on the copies of the documents furnished to us.

REPORT ON TITLE

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III	TRACING OF TITLE	6-15
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FoxMandal
Solicitors & Advocates

Report on Title

I. SCHEDULE PROPERTY

All that piece and parcel of the Undeveloped Converted Property land bearing Survey No. 62/4 (Old Survey No. 62) measuring 22 Guntas, situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	Land bearing Survey No. 62/1;
West by	Land bearing Survey No. 62/5;
North by	Land bearing Survey No. 63/2 & 63/3;
South by	Kachamaranahalli Village Boundary;

Boundaries of Schedule Property are derived from Sale Deed dated 20.05.2024 as Document No. SHV-1-01105-2024-25, in the Office of Senior Sub-Registrar, Shivaji Nagar, Bengaluru.

II. COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

Serial No.	Date	Description of Documents
1.	25.10.1978	Order passed in Case No. HOA(S) 5/78-79 by the Assistant Commissioner, Bengaluru Sub-Division, Bengaluru District.
2.	16.07.1979	Order passed by the Assistant Commissioner Bangalore Sub-Division, Bengaluru.
3.		Mutation Register Extract bearing M.R No. 8/1983-84
4.		Notarized family tree of Nagamma.
5.		Notarized family tree of Karagappa.
6.	17.05.1984	General Power of Attorney executed by (i) Krishnappa, (ii) G. K. Nagarajaiah and (iii) Ramachandra Murthy (Sl. No. ii and iii since minors are represented natural guardian and father Krishnappa) in favour of Chinnappa and Munivenkatamma.
7.	17.05.1984	Agreement of Sale executed by (i) Krishnappa, (ii) G. K. Nagarajaiah and (iii) Ramachandra Murthy (Sl. No. ii and iii since minors are represented natural guardian and father Krishnappa) in favour of Chinnappa and Munivenkatamma.
8.		Family Tree of Chinnappa issued by Village Accountant, Bengaluru East taluk.

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IV. OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. Bricks and Milestones Projects LLP is the absolute owner and has a marketable title over the Schedule Property.

V. OUR UNDERSTANDING

We understand that **M/s. Bricks and Milestones Projects LLP,** (the "**Client**") intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

VI. MANDATE: OBJECTIVE, SCOPE OF WORK AND METHODOLOGY ADOPTED

With a view to check and verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('**FM**') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

1. The Methodology adopted for carrying out the legal due diligence was as under:
2. The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the Documents, records, files, and registers as made available to FM by Client (hereinafter collectively referred to as '**Documents**').
3. We have perused the copies of the Documents and records and other papers and information made available to us by the Client and have issued this Report based on the available Documents, records, and information.
4. We have not undertaken any litigation search on the Schedule Property. Therefore, the Report is subject to the specific case details, if any, that have been provided by the Client.
5. We assume no responsibility/liability for any adverse claims or charges on the property that could not be inferred from the Documents provided to us.

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6. The Report is valid as on the date of issue of the endorsement/Document by the respective statutory authority.

VII. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

All information, opinion and conclusion in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and are subject to certain assumptions, including but not limited to the assumption that:

(a) All signatures appearing on the reviewed documents are genuine;
(b) The Documents perused by us as copies are complete and conform to the original documents (which are assumed as authentic);
(c) The Documents on which the Report relies remain accurate;
(d) The Documents on which the Report relies are the only documents and there are no other papers, documents or information available or no other papers, documents or information have been suppressed or withheld from us.

DISCLAIMERS

1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty or liability accepted to, any third party without our prior written consent.
2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1978. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of Report.
4. We have retained the units of measurement as it appears in the different title deeds.
5. The Report gives only a gist of certain issues and matters considered as important from the viewpoint of the present purposes and in the manner as mentioned above. The Report lists down all the issues which came to our notice during the due diligence

FOX MANDAL BANGALORE

exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

VIII CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

S. T. Prashantha Kumar
Senior Partner
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Bengaluru 560 025
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Mobile: +91 98801 62142
e-mail: prashantha.kumar@foxmandal.in

For Fox Mandal & Associates

Naga Champa B N

Associate Partner

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FoxMandal
Solicitors & Advocates

Report on Title

25th February, 2025

To,

Bricks and Milestones Projects LLP,
VGR ESSOR, NO.1140,
4*th* Floor,17th Cross,
7th Sector, HSR Layout,
Bengaluru-560102

Hereunder referred to as '**the Client**'

Dear Sir,

Under your instructions, we have undertaken scrutiny of various title deeds, title documents and other revenue documents in respect of the property more fully described in the Schedule below and drawn a Title Report. Please find below the Title Report issued based on the copies of the documents furnished to us by the Client.

Report On Title

INDEX

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I. SCHEDULE PROPERTY

Item No.1:

All that piece and parcel of the Undeveloped Converted land bearing Survey No. 63/2, measuring 1 Acre 18 Guntas and 2.08 Guntas kharab situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	**Land bearing Survey No. 63/3**
West by	**Land bearing Survey No. 73**
North by	**Land bearing Survey No. 63/4 and 63/5**
South by	**Land bearing Survey No. 62/4 and 62/5**

Boundaries are derived from Sale Deed dated 28.08.2023 as Document No. SHV-1-04624-2023-24, in Book-I and in the Office of Senior Sub-Registrar Shivajinagar, Bengaluru.

Item No.2:

All that piece and parcel of the Undeveloped Converted land bearing Survey No. 63/3, measuring 1 Acre 12 Guntas situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	**Land bearing Sy No. 55/4**
West by	**Remaining portion of same survey number 63/3 belongs to G K Muniyappa**
North by	**Land bearing Sy No. 63/1 and Sy No.55/3**
South by	**Land bearing Sy No. 62/1**

Boundaries are derived from Sale Deed dated 12.07.2024 registered as Document No. 3503/2024-25 of Book-1, in the Office of Sub Registrar Varthur.

Item No.3:

All that piece and parcel of the Undeveloped Converted land bearing Survey No. 63/4, measuring 07 Guntas situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	Land bearing Sy No. 63/5
West by	Land bearing Sy No. 73
North by	Land bearing Sy No. 63/1
South by	Land bearing Sy No. 63/2

Boundaries are derived from the sale deed dated 02.07.2024 as Document No. VRT-1-03502-2024-25, Book-1 in the Office of Sub-Registrar, Shivajinagar, Bengaluru.

Item No.4:

All that piece and parcel of the Undeveloped Converted land bearing Survey No. 63/5, measuring 1 Gunta situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	Land bearing Sy No. 63/3
West by	Land bearing Sy No. 63/4
North by	Land bearing Sy No. 63/1
South by	Land bearing Sy No. 63/2

Boundaries are derived from the Joint Development Agreement dated 13.03.2024 registered as Document No. VRT-1-14146-2023-24 of Book-1, in the Office of Sub-Registrar, Varthur.

Item No.5:

All that piece and parcel of the Undeveloped Converted land bearing Survey No. 63/6, (Old Sy No. 63/3) measuring 1 Acre 12 Guntas situated at Gunjur Village, Varthur Hobli, Bengaluru East Taluk, and bounded on:

East by	Remaining portion of same survey number 63/3 belongs to Krishnappa
West by	Land bearing Sy No. 63/2
North by	Land bearing Sy No. 63/1
South by	Land bearing Sy No. 62/1 and Sy. No. 62/4

Boundaries are derived from Hissa Tippani dated 06.06.2024 issued by Inspector, Bangalore East Taluk. I

			b) Sale Deed dated 12.07.2024 registered as Document No.VRT-1-03503/24-25.

53. We have been furnished with the Encumbrance Certificates with respect to Survey No. 63/5 reflecting the following transactions:

Sl. No.	Period	Office of Sub Registrar	Transactions
5.	01.04.1990 to 31.03.2004	Jayanagar	"NIL"
6.	01.01.2024 to 23.07.2024	Digitally Signed	Joint Development Agreement dated 13.03.2024 registered as Document No.VRT-1-14146/23-24

IV. OPINION

Upon review and scrutiny of the documents we opine that

a) **M/s. Bricks and Milestones Projects LLP is the absolute owner of Item No.1, Item No.2 and Item No.3.**

b) **a) G.K.Muniyappa s/o late Kenchappa, along with his family members b) C.K.Rathnamma w/o G.K.Muniyappa, c) G.M.Srikanth s/o G.K.Muniyappa, d) P.V.Thulasi Devi w/o G.M.Srikanth, e) G.S.Ramya Shree and f) G.S.Pavan Kumar s/o G.M.Srikanth are the owners of Item No.4 and Item No.5.**

c) **M/s. Bricks and Milestones Projects LLP is the Developer of Item No.4 and Item No.5.**

V. OUR UNDERSTANDING

We understand that **Bricks and Milestones Projects LLP,** (the "**Client**") intends to know the marketable title of the Schedule Property and accordingly has instructed us to conduct legal due diligence on the Schedule Property and provide our report on the same.

IMPORTANT:

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The Report on Title **(Report)** prepared by us and submitted herewith is based on review of the records and documents in respect of the above Schedule Property as made available to us during the review, and the said Report must be read in conjunction with and subject to the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

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exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimer.

VIII. CONTACT DETAILS

If any clarification in relation to this Report is required, please contact:

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Naga Champa B.N

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