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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. 154/4 (old Survey No. 154/3) having khata No. 1842/154/4, PID No. 150200100101121918 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

September 18, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 17.09.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

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by MALINI RAJU
RAJU Date: 2025.09.18
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Malini Raju
AZB & Partners
Bengaluru

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DUE DILIGENCE REPORT

We have in this draft due diligence report dealt with the converted land in Survey No. 154/4 (old Survey No. 154/3 measuring 23 guntas or 2326.94 square meters (excluding 1 ½ guntas of kharab land), having khata No. 1842/154/4, PID No. 150200100101121918 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused copy of the hissa survey tippani dated 06.02.1939 we note that Peddanna is shown as the hissedar of Survey No. 154/3, measuring 35 guntas (excluding 2 guntas kharab) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
2. On review of the documents provided to us we note that, the subject property being the land bearing Survey No. 154/3, measuring 35 guntas (excluding 2 guntas kharab) was originally owned by Peddanna, son of Maada Reddy. We have perused copy of the Will dated 31.01.1944, registered as document No.15/1943-44, Volume 11, Pages 231 to 234, before the Sub-Registrar, Anekal which bears out that Peddanna, son of Maada Reddy bequeathed his self-acquired properties in favour of his brother-in-law, Jalabbaiah alias Muniyappa and Thimmarayappa, son of Venkatappa (brother of Munithimmakka- she is daughter in law of Peddanna). Under the said Will, the northern portion of Survey No. 154/3, measuring 12 guntas along with other properties were bequeathed in favour of Jalabbaiah alias Muniyappa. The remaining lands owned by Peddanna were bequeathed in favour of Thimmarayappa. However, Peddanna and Peddanna's wife Muniyamma had a right to enjoy the properties given to Thimmarayappa during their life time. It is noted that, the extent and survey number of the properties bequeathed to Thimmarayappa is not mentioned in the said Will. Subsequent, Mutation Register bearing MR No. 19/1965-66 reflects the transfer of the khata of the portion of land in Survey No.154/3, measuring 23 guntas to Thimmarayappa.

Note: We have not been provided with the complete copy of the Will dated 31.01.1944, registered as document No.15/1943-44. We have been informed that said will is not available, hence we have relied on the contents of the Mutation Register bearing MR No. 19/1965-66.

3. We have perused copy of the Death Certificate of Peddanna, son of Maada Reddy which bears out that Peddanna died on 17.11.1959.
4. We have perused a copy of the Mutation Register bearing MR No. 19/1965-66 which inter-alia bears out that, as per Will executed by Peddanna, the khata with respect to the portion of land in Survey No.154/3, measuring 23 guntas has been transferred and registered to the name of Thimmarayappa.

Note: We have not been provided with the Death Certificate of Muniyamma, wife of Peddanna, We have been informed that the said death certificate is not available.



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5. We have perused copy of the Will dated 28.05.1986, registered as document No.29/1986-87, Volume 28, Pages 66 to 70, before the Sub-Registrar, Anekal which bears out that Thimmarayappa @ Thimmarayareddy bequeathed the property, measuring 24 guntas along with other properties in favour of his son Y.T. Narayanareddy. In the Will dated 28.05.1986, the survey number is not mentioned. The area of the land bequeathed is mentioned as 24 guntas situated on southern side and the boundaries shows that, the northern portion is owned by Jalabbaiah. Hence, it can be construed that, the southern portion of Survey No. 154/3 is bequeathed to Y.T. Narayanareddy.
6. It is important to note that while the Hissa Survey Tippani dated 06.02.1939, reflects the bifurcation of Survey No. 154 into three portions, the revenue records, such as the RTC (Record of Rights, Tenancy and Crops)/pahani, have not been updated. In this report, we are tracing the title for an area of 24 guntas out of a total of 37 guntas in Survey No. 154/3. It is also noted that this area has been assigned a new Survey No. 154/4.
7. We have perused copy of the genealogical tree of Thimmarayappa @ Thimmarayareddy attested by the Village Accountant, Yamare Circle which details the genealogical tree of Thimmarayappa @ Thimmarayareddy. The said genealogical tree indicates that Thimmarayappa @ Thimmarayareddy (dead) was married to Gowamma (dead) and they have one son and five daughters namely, Narayanareddy, Lakshamma (dead), Mallamma (dead), Shanthamma (dead), Susheela and Meenakshi. Narayanareddy is married to Ashwini N.R and they have two children namely, Manjith Kumar Y.N and Krithika Y.N. Lakshamma (dead) was married to Rama Reddy (dead) and they had four children namely, Ashwini N.R., Sowjanya Srinivasa Murty and Somesh Reddy N.R. Mallamma (dead) was married to Muni Reddy (dead) and they had three children namely, Jamuna, Manjula, Pushpa. Shanthamma (dead) was married to Venkataswamy Reddy and they have a son by name Arun Kumar G.V.
8. We have perused copy of the Death Certificate Thimmarayappa @ Thimmarayareddy, son of Venkatappa which bears out that Thimmarayappa @ Thimmarayareddy died on 27.11.2010.
9. We have perused copy of the Death Certificate of Lakshamma, daughter of Thimmarayappa @ Thimmarayareddy which bears out that Lakshamma died on 11.04.2012.
10. We have perused copy of the Death Certificate of Mallamma, daughter of Thimmarayappa @ Thimmarayareddy which bears out that Mallamma died on 27.07.2007.
11. We have perused copy of the Death Certificate of Shanthamma, daughter of Thimmarayappa @ Thimmarayareddy which bears out that Shanthamma died on 10.08.2009.
12. We have perused copy of the Mutation Register bearing MR No. H24/2015-16 which bears out that the khata of the Survey No. 154/3 measuring 23 guntas has been transferred and registered in the name of Y.T. Narayanareddy.



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13. The composite Survey No. 154/3, measuring 37 guntas (including 2 guntas kharab) has been bifurcated into 2 portions by assigning sub-numbers i.e., 154/3, measuring 12½ guntas (including ½ gunta kharab) and 154/4, measuring 24½ guntas including 1½ guntas kharab land. The name of Y.T. Narayana Reddy is entered as the owner of Survey No. 154/4.
14. We have perused a copy of the Release Deed dated 03.06.2022 registered as document No.ANK-1-02070/2022-23, stored in CD No. ANKD1306 before the office of the Sub-Registrar, Anekal which bears out that Ashwini N.R., Sowjanya Srinivasa Murty, Somesh Reddy N.R, all children of late Lakshamma, Jamuna, Manjula, Pushpa, all children of late Mallamma, Arun Kumar G.V., son of late Shanthamma, T. Susheela and Meenakshi, daughters of late Thimmarayareddy have released all their right, title, interest and ownership over the Survey No.154/4 measuring 23 guntas along with other properties in favour of Y.T. Narayana Reddy, son of late Thimmarayappa @ Thimmarayareddy. The encumbrance certificate issued for the period 01.04.2004 to 03.04.2024 which bears out the registration of the Release Deed dated 03.06.2022.
15. We have perused copy of the Official Memorandum dated 28.09.2021 in No. 263931 Order No. ALN (A.S.H) SR/71/2021-22, which bears out that the Deputy Commissioner, Bangalore District, Bangalore has converted the Survey Nos. 154/4 measuring 23 guntas from agricultural use to non-agricultural/ commercial use. The said conversion is recorded in the revenue records vide Mutation Register bearing MR No. T21/2021-22.
16. We have perused a copy of the Sale Deed dated 25.11.2022, registered as document No.SRJ-1-06952/2022-23, stored in CD No. SRJD1257 before the office of the Sub-Registrar, Sarjapura which bears out that Y.T. Narayana Reddy and his family members Ashwini N.R., Manjith Kumar Y.N. and Krithika Y.N., sold the Survey No.154/4 measuring 23 guntas in favour of Confident Projects (India) Private Limited represented by its Authorized Signatory Joju Kochappan. The encumbrance certificate issued for the period 01.04.2004 to 03.04.2024 which bears out the registration of the Sale Deed dated 25.11.2022.
17. The Office of Yamare Village Panchayath has issued Form 11B reflecting M/s. Confident Projects (India) Private Limited as Khatedar of Survey No.154/4, having khata No. 1842/154/4, PID No. 150200100101121918 measuring 23 guntas or 2326.94 square meters.
18. We have perused copy of the Sale Deed dated 19.12.2024, registered as document No. BSK-1-11301/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore which bears out that M/s. Confident Projects (India) Private Limited has sold the Survey No.154/4 measuring 23 guntas to MS Walktown Residences. The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 19.12.2024.
19. We have perused copy of the Sale Deed dated 23.12.2024, registered as document No. SRJ-1-08854/2024-25, in Book-I, before the Senior Sub-Registrar, Sarjapura, District Register



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Basavanagudi which bears out that MS Walktown Residences has sold the Survey No.154/4 measuring 23 guntas in favour of Macrotech Developers Limited (presently known as Lodha Developers Limited). The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 23.12.2024.

20. We have perused a copy of the Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal, which bears out that Lodha Developers Limited (earlier known as Macrotech Developers Limited) (“**Developer**”) along with other lands owned of the different land owner namely (i)Shravanth.P, (ii)Novin Pilla Reddy, (iii)K.N. Manjunatha and (iv)H.Sudheer (“**Owners**”) have entered into a agreement for development of the decided to construct multistoried residential Apartment complex in the composite property including Survey No. 154/4 measuring 23 guntas. The said Joint Development Agreement *inter-alia* which bears out the following:

- The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 14.82% for the Owners and remaining ratio of 85.18% for the Developer.
- The Developer is entitled to avail any loans and financial facilities for development of the composite property including Survey No. 154/4 measuring 23 guntas. The Owner shall not be liable for borrowings or re-payments and it shall be the sole responsibility of the Developer to discharge their obligations.

21. We have perused a copy of the General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal, which bears out that Shravanth.P and Novin Pilla Reddy, K.N. Manjunath and H. Sudheer have authorised and empowered Lodha Developers Limited to enter into agreement of sale, to execute the sale deeds, to present the sale deeds in favour of customers, before the concerned sub-registrar, mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC’s by creating mortgage/hypothecation with respect to the composite property including Survey No. 154/4 measuring 23 guntas.

22. We have perused copies of the RTCs in relation to Survey No. 154/4 measuring 24½ guntas including 1½ guntas kharab land, for the period from 2021-22 to 2025-26 which bears out the name of Y.T. Narayanareddy (as per MR No. T21/2021-22) as the owner and the cultivator.

Survey documents with respect to Survey No.154/4:

1. We have perused a copy of the Karnataka revision settlement akarbhand extract which bears out that Survey No.154/4 measured 24½ guntas excluding 1½ guntas ‘kharab land.
2. We have perused a copy of the Hissa Tippany and R.R. Pakka Book (Balabhadaga Nakalu), which bears out that the Survey No. 154/3, measuring 37 guntas (including 2 guntas kharab)



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has been bifurcated into 2 portions by assigning sub-numbers i.e., 154/3, measuring 12 ½ guntas (including ½ gunta kharab) and 154/4, measuring 24½ guntas including 1½ guntas kharab land. The name of Y.T. Narayanareddy was entered as the owner of Survey No. 154/4.

3. We have perused a copy of the village map of Yamare and the composite Survey No. 154 formed part of the said village.

Endorsements with respect to Survey No. 154/4:

1. We have perused copy of the Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 154 is dilapidated and could not be issued.
2. We have perused copy of the Endorsement dated 18.01.2024 in No. R.R.T/CR/476/2023-24 issued by the Special Tahsildar, Anekal Taluk which bears out that, the MR No. 3/1994-95 with respect to Survey No. 154/4 is not entered and could not be issued.
3. We have perused copy of the Endorsement dated 18.01.2024 in No. R.R.T/CR/477/2023-24 issued by the Special Tahsildar, Anekal Taluk which bears out that, the MR No. 1/1994-95 with respect to Survey No. 154/4 is not entered and could not be issued.
4. We have perused a copy of the Non-Tenancy Certificate dated 05.02.2024 in No. RD0038028273370 issued by the Tahsildar, Anekal Taluk which bears out that there were no tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 154/4.
5. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:916/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 154/4.
6. We have perused a copy of the Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. Survey No. 154/4 along with certain other land parcels.
7. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 154/4 along with certain other land parcels.

Encumbrance certificates with respect to Survey No. 154/4:



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1. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out nil encumbrances with respect to the land in Survey No. 154/4.
2. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 03.04.2024 which bears out registration of Sale Deed dated 25.11.2022 (document No. SRJ-1-06952/2022-23), Release Deed dated 03.06.2022 (document No. ANK-1-02070/2022-23) with respect to the land in Survey No. 154/4.

Public Notice:

1. We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 154/4 as on date.

It is advisable to obtain the following documents:

1. E-Khata certificate and Khata extracts in the name of Macrotech Developers Limited (presently known as Lodha Developers Limited).
2. Tax paid receipt for the year 2022-23, 2023-24 and 2024-25.
3. Encumbrance certificate issued for the period 18.07.2025 till date.



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CONCLUSION

- Based on review of the documents detailed above and subject to our observations, we hereby conclude that Macrotech Developers Limited (presently known as Lodha Developers Limited) is the owner of the Survey No. 154/4 (old Survey No. 154/3) measuring 23 guntas or 2326.94 square meters (excluding 1 ½ guntas of kharab land) having khata No. 1842/154/4, PID No. 150200100101121918 m situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- In terms of the joint development agreement dated 24.07.2025, Lodha Developers Limited (earlier known as Macrotech Developers Limited) being the owner of Survey No. 154/4 (old Survey No. 154/3) measuring 23 guntas or 2326.94 square meters (excluding 1 ½ guntas of kharab land) has the development rights over the Composite Property admeasuring 19 acres 6 guntas.

**MALINI
RAJU**

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Malini Raju
AZB & Partners
Bengaluru



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SCHEDULE

Survey No. 154/4 (old Survey No. 154/3) measuring 23 guntas:

All that piece and parcel of the commercially converted land in Survey No. 154/4 (old Survey No. 154/3) measuring 23 guntas or 2326.94 square meters, (excluding 1 ½ guntas of kharab land) having khata No. 1842/154/4, PID No. 150200100101121918 measuring 23 guntas or 2326.94 square meters (converted vide Official Memorandum dated 28.09.2021 in No. 263931 Order No. ALN (A.S.H) SR/71/2021-22, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

East by : Land bearing Survey No. 153 and 157.

West by : Land bearing Survey No. 155/4.

North by : Land bearing Survey No. 154/3.

South by : Land bearing Survey No. 157.

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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Will dated 31.01.1944, registered as document No.15/1943-44, Volume 11, Pages 231 to 234, before the Sub-Registrar, Anekal.
2.	Death Certificate of Peddanna, son of Maada Reddy.
3.	Mutation Register bearing MR No. 19/1965-66.
4.	Will dated 28.05.1986, registered as document No.29/1986-87, Volume 28, Pages 66 to 70, before the Sub-Registrar, Anekal.
5.	Genealogical tree of Thimmarayappa @ Thimmarayareddy attested by the Village Accountant, Yamare Circle.
6.	Death Certificate Thimmarayappa @ Thimmarayareddy, son of Venkatappa.
7.	Death Certificate of Lakshamma, daughter of Thimmarayappa @ Thimmarayareddy.
8.	Death Certificate of Mallamma, daughter of Thimmarayappa @ Thimmarayareddy..
9.	Death Certificate of Shanthamma, daughter of Thimmarayappa @ Thimmarayareddy
10.	Mutation Register bearing MR No. H24/2015-16.
11.	Release Deed dated 03.06.2022 registered as document No.ANK-1-02070/2022-23, stored in CD No. ANKD1306 before the office of the Sub-Registrar, Anekal.
12.	Official Memorandum dated 28.09.2021 in No. 263931 Order No. ALN (A.S.H) SR/71/2021-22.
13.	Mutation Register bearing MR No. T21/2021-22.



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14.	Sale Deed dated 25.11.2022, registered as document No.SRJ-1-06952/2022-23, stored in CD No. SRJD1257 before the office of the Sub-Registrar, Sarjapura.
15.	E-Katha (Form No.9 and 11A) both Certificate reflecting M/s. Confident Projects (India) Private Limited.
16.	Sale Deed dated 19.12.2024, registered as document No. BSK-1-11301/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
17.	Sale Deed dated 23.12.2024, registered as document No. SRJ-1-08854/2024-25, in Book-I, before the Senior Sub-Registrar, Sarjapura, District Register Bavanagudi.
18.	RTCs for the period from 2021-22 to 2025-26.
19.	Karnataka revision settlement akarbhand extract.
20.	Hissa Tippy and R.R. Pakka Book (Balabhadra Nakalu).
21.	Village map of Yamare.
22.	Intimation Letter dated 13.12.2023 issued by the Thasildar, Anekal Taluk.
23.	Endorsement dated 18.01.2024 in No. R.R.T/CR/476/2023-24 issued by the Special Thasildar, Anekal Taluk.
24.	Endorsement dated 18.01.2024 in No. R.R.T/CR/477/2023-24 issued by the Special Thasildar, Anekal Taluk.
25.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273370 issued by the Tahsildar, Anekal Taluk.
26.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:916/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
27.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.
28.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.



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29.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.
30.	Encumbrance certificate issued for the period 01.04.2004 to 03.04.2024.
31.	Encumbrance certificate issued for the period 01.04.2024 to 17.07.2025.
32.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.
33.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.
34.	Form 11B issued by the Village Panchayath, Yamare

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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Will dated 31.01.1944, registered as document No.15/1943-44, Volume 11, Pages 231 to 234, before the Sub-Registrar, Anekal.	Certified Copy
2.	Death Certificate of Peddanna, son of Maada Reddy.	Photocopy
3.	Mutation Register bearing MR No. 19/1965-66.	Photocopy
4.	Will dated 28.05.1986, registered as document No.29/1986-87, Volume 28, Pages 66 to 70, before the Sub-Registrar, Anekal.	Certified Copy
5.	Genealogical tree of Thimmarayappa @ Thimmarayareddy attested by the Village Accountant, Yamare Circle.	Photocopy
6.	Death Certificate Thimmarayappa @ Thimmarayareddy, son of Venkatappa.	Photocopy
7.	Death Certificate of Lakshamma, daughter of Thimmarayappa @ Thimmarayareddy.	Photocopy
8.	Death Certificate of Mallamma, daughter of Thimmarayappa @ Thimmarayareddy.	Photocopy
9.	Death Certificate of Shanthamma, daughter of Thimmarayappa @ Thimmarayareddy.	Photocopy
10.	Mutation Register bearing MR No. H24/2015-16.	Online Certified Copy
11.	Release Deed dated 03.06.2022 registered as document No.ANK-1-02070/2022-23, stored in CD No. ANKD1306 before the office of the Sub-Registrar, Anekal.	Online Certified Copy
12.	Official Memorandum dated 28.09.2021 in No. 263931 Order No. ALN (A.S.H) SR/71/2021-22	Certified Copy



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13.	Mutation Register bearing MR No. T21/2021-22.	Online Certified Copy
14.	Sale Deed dated 25.11.2022, registered as document No.SRJ-1-06952/2022-23, stored in CD No. SRJD1257 before the office of the Sub-Registrar, Sarjapura.	Original
15.	RTCs for the period from 2021-22 to 2025-26.	Online Certified Copy
16.	Karnataka revision settlement akarband extract.	Certified Copy
17.	Hissa Tippany and R.R. Pakka Book (Balabhagada Nakalu).	Certified Copy
18.	Village map of Yamare.	Photocopy
19.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk .	Original
20.	Endorsement dated 18.01.2024 in No. R.R.T/CR/476/2023-24 issued by the Special Tahsildar, Anekal Taluk.	Original
21.	Endorsement dated 18.01.2024 in No. R.R.T/CR/477/2023-24 issued by the Special Tahsildar, Anekal Taluk.	Original
22.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273370 issued by the Tahsildar, Anekal Taluk.	Online Certified Copy
23.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:916/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Original
24.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.	Photocopy
25.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Photocopy
26.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.	Certified Copy



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27.	Encumbrance certificate issued for the period 01.04.2004 to 03.04.2024.	Online Certified Copy
28.	Sale Deed dated 19.12.2024 registered as document No. BSK-1-11301/2024-25, before the office of Sub-Registrar, Banashakari.	Original Seen in Survey No. 137/1
29.	Sale Deed dated 23.12.2024, registered as document No. SRJ-1-08854/2024-25, in Book-I, before the Senior Sub-Registrar, Sarjapura, District Register Basavanagudi.	Original
30.	Encumbrance certificate issued for the period 01.04.2024 to 17.07.2025.	Online Certified Copy
31.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.	Original (common)
32.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.	Original (common)
33.	Form 11B issued by the Village Panchayath, Yamare	Online Certified Copy



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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. 155/4 (old Survey No. 155/3) having khata No. 1845/155/4, PID No. 150200100101121922 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

September 18, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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□ **CHENNAI:** Amble Side • 2nd floor • 8 Khader Nawaz Khan Road • Nungambakkam • Chennai 600006 • India TEL +91 44 4356 1453 | FAX +91 44 4356 1853 | EMAIL: chennai@azbpartners.com
www.azbpartners.com



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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 17.09.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

MALINI Digitally signed
by MALINI RAJU
RAJU Date: 2025.09.18
09:53:28 +05'30'

Malini Raju
AZB & Partners
Bengaluru

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No. 155/4 (old Survey No. 155/3) measuring 26 guntas, having khata No. 1845/155/4, PID No. 150200100101121922, situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Flow of Title:

1. On review of the documents provided to us we note that, the subject property being the land bearing Survey No. 155/3, measuring 39 guntas was originally owned by Peddanna, son of Maada Reddy. We have perused copy of the Record of Rights bearing RR No. 266 which bears out the name of Peddanna, son of Maada Reddy as the owner of the Survey No. 155/3 as he acquired the same by virtue of Sale Deed executed by Patel Muniswamaiah.
2. We have perused copy of the Will dated 31.01.1944, registered as document No.15/1943-44, Volume 11, Pages 231 to 234, before the Sub-Registrar, Anekal which bears out that Peddanna, son of Maada Reddy bequeathed his self-acquired properties in favour of his brother-in-law, Jalabbaiah alias Muniyappa and Thimmarayappa, son of Venkatappa (brother of Munithimmakka- she is daughter in law of Peddanna). Under the said Will, the portion of Survey No. 155/3, measuring 13 guntas along with other properties were bequeathed in favour of Jalabbaiah alias Muniyappa. The remaining portions of lands held by Peddanna were bequeathed in favour of Thimmarayappa. It is noted that, the extent and survey number of the properties bequeathed to Thimmarayappa is not mentioned in the said Will. Subsequent, Mutation Register bearing MR No. 19/1965-66 reflects the transfer of the katha of the portion of land in Survey No.155/4, measuring 23 guntas to Thimmarayappa.

Note: We have not been provided with the complete copy of the Will dated 31.01.1944, registered as document No.15/1943-44. We have been informed that said will is not available, hence we have relied on the contents of the Mutation Register bearing MR No. 19/1965-66.

3. We have perused copy of the Death Certificate of Peddanna, son of Maada Reddy which bears out that Peddanna died on 17.11.1959.
4. We have perused a copy of the Mutation Register bearing MR No. 19/1965-66 which inter-alia bears out that, as per Will executed by Peddanna, the khata with respect to the portion of land in Survey No.155/3, measuring 26 guntas has been transferred and registered to the name of Thimmarayappa. We have not been provided with the Death Certificate of Muniyamma, wife of Peddanna. We have been informed that the said death certificate is not available.



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5. We have perused copy of the Will dated 28.05.1986, registered as document No.29/1986-87, Volume 28, Pages 66 to 70, before the Sub-Registrar, Anekal which bears out that Thimmarayappa @ Thimmarayareddy bequeathed the portion of Survey No.155/3, measuring 26 guntas along with other properties in favour of his son Y.T. Narayanareddy.
6. We have perused copy of the genealogical tree of Thimmarayappa @ Thimmarayareddy attested by the Village Accountant, Yamare Circle which details the genealogical tree of Thimmarayappa @ Thimmarayareddy. The said genealogical tree indicates that Thimmarayappa @ Thimmarayareddy (dead) was married to Gowramma (dead) and they have one son and five daughters namely, Narayanareddy, Lakshamma (dead), Mallamma (dead), Shanthamma (dead), Susheela and Meenakshi. Narayanareddy is married to Ashwini N.R and they have two children namely, Manjith Kumar Y.N and Krithika Y.N. Lakshamma (dead) was married to Rama Reddy (dead) and they had four children namely, Ashwini N.R., Sowjanya Srinivasa Murty and Somesh Reddy N.R. Mallamma (dead) was married to Muni Reddy (dead) and they had three children namely, Jamuna, Manjula, Pushpa. Shanthamma (dead) was married to Venkataswamy Reddy and they have a son by name Arun Kumar G.V.
7. We have perused copy of the Death Certificate Thimmarayappa @ Thimmarayareddy, son of Venkatappa which bears out that Thimmarayappa @ Thimmarayareddy died on 27.11.2010.
8. We have perused copy of the Death Certificate of Lakshamma, daughter of Thimmarayappa @ Thimmarayareddy which bears out that Lakshamma died on 11.04.2012.
9. We have perused copy of the Death Certificate of Mallamma, daughter of Thimmarayappa @ Thimmarayareddy which bears out that Mallamma died on 27.07.2007.
10. We have perused copy of the Death Certificate of Shanthamma, daughter of Thimmarayappa @ Thimmarayareddy which bears out that Shanthamma died on 10.08.2009.
11. It is important to note that while the Hissa Survey Tippni dated 06.02.1939, documents the bifurcation of Survey No. 155 into three portions, the revenue records, such as the RTC (Record of Rights, Tenancy and Crops) or pahani, have not been updated. In this report, we are tracing the title for an area of 26 guntas out of a total of 39 guntas in Survey No. 155/3. It is also noteworthy that this area has been assigned a new Survey No. 155/4.
12. We have perused copy of the Mutation Register bearing MR No. H24/2015-16 which bears out that the khata of the Survey No. 155/3, measuring 26 guntas has been transferred and registered in the name of Y.T. Narayanareddy.



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13. The composite Survey No. 155/3, measuring 39 guntas has been bifurcated into 2 portions by assigning sub-numbers i.e., 155/3, measuring 13 guntas and 155/4, measuring 26 guntas. The name of Y.T. Narayanareddy is entered as the owner of Survey No. 155/4.
14. We have perused a copy of the Release Deed dated 03.06.2022 registered as document No.ANK-1-02070/2022-23, stored in CD No. ANKD1306 before the office of the Sub-Registrar, Anekal which bears out that Ashwini N.R., Sowjanya Srinivasa Murty, Somesh Reddy N.R., all children of late Lakshamma, Jamuna, Manjula, Pushpa, all children of late Mallamma, Arun Kumar G.V., son of late Shanthamma, T. Susheela and Meenakshi, daughters of late Thimmarayareddy have released all their right, title, interest and ownership over the Survey No. 155/4, measuring 26 guntas along with other properties in favour of Y.T. Narayanareddy, son of late Thimmarayappa @ Thimmarayareddy. The encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out the registration of the Release Deed dated 03.06.2022.
15. We have perused copy of the Official Memorandum dated 29.01.2021 in No. 195508, which bears out that the Deputy Commissioner, Bangalore District, Bangalore has converted the Survey No. 155/4, measuring 26 guntas from agricultural use to non-agricultural/ commercial use.
16. We have perused copy of the Mutation Register bearing MR No. T21/2020-21 which bears out the conversion of the Survey No. 155/4, measuring 26 guntas for commercial use.
17. We have perused a copy of the Sale Deed dated 25.11.2022, registered as document No.SRJ-1-06950/2022-23, stored in CD No. SRJD1257 before the office of the Sub-Registrar, Sarjapura which bears out that Y.T. Narayana Reddy and his family members Ashwini N.R., Manjith Kumar Y.N. and Krithika Y.N., sold the Survey No. 155/4, measuring 26 guntas in favour of M/s Confident Projects (India) Private Limited. The encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out the registration of the Sale Deed dated 25.11.2022.
18. The Office of Yamare Village Panchayath has issued the Form 11B reflecting M/s. Confident Projects (India) Private Limited as Kathedar of Survey No. 155/4, measuring 26 guntas, 1845/155/4, PID No. 150200100101121922.
19. We have perused a copy of the Sale Deed dated 06.02.2025, registered as document No.SRJ-1-9847/2024-25, in Book-I before the office of the Sub-Registrar, Sarjapura, Anekal Taluk, Basavanagudi District Register which bears out that Confident Projects (India) Private Limited has sold the Survey No. 155/4, measuring 26 guntas in favour of Shrvanth.P and Novin Pilla Reddy both sons of late Pilla Reddy. The Mutation register extract bearing MR N. H21/2024-



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25 records Shrvanth.P and Novin Pilla Reddy as joint kathedars of Survey No. 155/4. The encumbrance certificate issued for the period 01.12.2023 to 17.07.2025 which bears out the registration of the Sale Deed dated 06.02.2025.

20. We have perused a copy of the Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal, which bears out that Shrvanth.P and Novin Pilla Reddy along with other lands owned of the different lands (“**Owners**”) and Lodha Developers Limited (earlier known as Macrotech Developers Limited) (“**Developer**”) entered into a agreement for development of the Survey No. 155/4 along with adjoining land owners have decided to construct multistoried residential Apartment complex. We note that MS Walktown Residences has joined as the confirming party to the said agreement. The said Joint Development Agreement *inter-alia* which bears out the following:

- The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 14.82% for the Owner and remaining 85.18% for the Developer. Further, Shrvanth.P is allotted 5.63% of the Revenue and Novin Pilla Reddy is allotted 5.63% of the Revenue out of revenue share of 14.82% revenue.
- The Developer is entitled to avail any loans and financial facilities for development of land in Survey No. 155/4. The Owner shall not be liable for borrowings or re-payments and it shall be the sole responsibility of the Developer to discharge their obligations.

21. The registration of the said Joint Development Agreement is borne out in the encumbrance certificate issued for the period 01.07.2025 to 16.09.2025 with respect to the land bearing Survey No. 155/4.

22. We have perused a copy of the General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal, which bears out that Shrvanth.P and Novin Pilla Reddy have authorised and empowered Lodha Developers Limited (previously known as Macrotech Developers Limited) to enter into agreement of sale, to execute the sale deeds, to present the sale deeds before the concerned sub-registrar, mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC’s by creating mortgage/hypothecation to the extent with respect to the Survey No. 155/4 along with other survey numbers.

23. We have perused copies of the RTCs in relation to Survey No. 155/4 measuring 26 guntas without kharab land, for the period from 2020-21 to 2023-24 which bears out the name of Y.T. Narayanareddy (as per MR No. T21/2020-21) as the owner and the cultivator.



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24. We have perused copies of the RTCs in relation to Survey No. 155/4 measuring 26 guntas without kharab land, for the period from 2024-25 and 2025-26 which bears out the names of Shrvanth.P and Novin Pilla Reddy (as per MR No. H21/2024-25) as the owners and the cultivators.

Survey documents with respect to Survey No.155/4:

25. We have perused a copy of the Karnataka revision settlement akarband extract which bears out that Survey No.155/4 measured 26 guntas without kharab land.
26. We have perused a copy of the Hissa Tippy and R.R. Pakka Book (Balabhadra Nakalu), which bears out that the Survey No. 155/3, measuring 39 guntas has been bifurcated into 2 portions by assigning sub-numbers i.e., 155/3, measuring 13 guntas and 155/4, measuring 26 guntas. The name of Y.T. Narayanareddy was entered as the owner of Survey No. 155/4.
27. We have perused a copy of the village map of Yamare and the composite Survey No. 155 formed part of the said village.

Endorsements with respect to Survey No. 155/4:

28. We have perused copy of the Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 155 is dilapidated and could not be issued.
29. We have perused a copy of the Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273372 issued by the Tahsildar, Anekal Taluk which bears out that there were no tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 155/4.
30. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:900/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 155/4.
31. We have perused a copy of the Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. Survey No. 155/4 along with certain other land parcels.



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32. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 155/4 along with certain other land parcels.

Encumbrance certificates with respect to Survey No. 155/4:

33. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out nil encumbrances with respect to the land in Survey No. 155/4.
34. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out registration of Sale Deed dated 25.11.2022 (document No. SRJ-1-06950/2022-23), Release Deed dated 03.06.2022 (document No. ANK-1-02070/2022-23) with respect to the land in Survey No. 155/4.

Public Notice:

35. We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 155/4 as on date.

It is advisable to obtain the following documents:

1. E-Khatha certificate and Khatha extracts in the names of Shravanth.P and Novin Pilla Reddy.
2. Tax paid receipt for the year 2022-23, 2023-24 and 2024-25.



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CONCLUSION

- Based on review of the documents detailed above and subject to our observations, we hereby conclude that Shravanth.P and Novin Pilla Reddy both sons of late Pilla Reddy are the owners of the converted land in Survey No. 155/4 (old No. 155/3) measuring 26 guntas, having khata No. 1845/155/4, PID No. 150200100101121922 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- Lodha Developers Limited (earlier known as Macrotech Developers Limited), has the development rights over the converted land in in Survey No. 155/4 (old No. 155/3) measuring 26 guntas, having khata No. 1845/155/4, PID No.150200100101121922 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District under the Joint Development Agreement dated 24.07.2025 registered as document No. ANK-1-03103/2025-26.

MALINI RAJU Digitally signed
by MALINI RAJU
Date: 2025.09.18
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Malini Raju
AZB & Partners
Bengaluru



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SCHEDULE

Survey No. 155/4 (old No. 155/3), measuring 26 guntas;

All that piece and parcel of the commercially converted land in Survey No. 155/4 (old No. 155/3) measuring 26 guntas having khata No. 1845/155/4, PID No. 150200100101121922 (converted vide Official Memorandum dated 29.01.2021 in No. 195508, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Land bearing Survey No. 154/4.
West by : Land bearing Survey No. 125.
North by : Land bearing Survey No. 155/3.
South by : Land bearing Survey No. 156/1

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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Record of Rights bearing RR No. 266.
2.	Will dated 31.01.1944, registered as document No.15/1943-44, Volume 11, Pages 231 to 234, before the Sub-Registrar, Anekal.
3.	Death Certificate of Peddanna, son of Maada Reddy.
4.	Mutation Register bearing MR No. 19/1965-66.
5.	Will dated 28.05.1986, registered as document No.29/1986-87, Volume 28, Pages 66 to 70, before the Sub-Registrar, Anekal.
6.	Genealogical tree of Thimmarayappa @ Thimmarayareddy attested by the Village Accountant, Yamare Circle.
7.	Death Certificate Thimmarayappa @ Thimmarayareddy, son of Venkatappa.
8.	Death Certificate of Lakshamma, daughter of Thimmarayappa @ Thimmarayareddy.
9.	Death Certificate of Mallamma, daughter of Thimmarayappa @ Thimmarayareddy.
10.	Death Certificate of Shanthamma, daughter of Thimmarayappa @ Thimmarayareddy.
11.	Mutation Register bearing MR No. H24/2015-16.
12.	Release Deed dated 03.06.2022 registered as document No.ANK-1-02070/2022-23, stored in CD No. ANKD1306 before the office of the Sub-Registrar, Aneka.l
13.	Official Memorandum dated 29.01.2021 in No. 195508.
14.	Mutation Register bearing MR No. T21/2020-21.
15.	Sale Deed dated 25.11.2022, registered as document No.SRJ-1-06950/2022-23, stored in CD No. SRJD1257 before the office of the Sub-Registrar, Sarjapura.



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16.	RTCs for the period from 2020-21 to 2025-26.
17.	Karnataka revision settlement akarbhand extract.
18.	Hissa Tippany and R.R. Pakka Book (Balabthagada Nakalu).
19.	Village map of Yamare.
20.	Intimation Letter dated 13.12.2023 issued by the Thasildar, Anekal Taluk.
21.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273372 issued by the Tahsildar, Anekal Taluk.
22.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:900/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
23.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.
24.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
25.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.
26.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023.
27.	Sale Deed dated 06.02.2025, registered as document No.SRJ-1-9847/2024-25, in Book-I before the office of the Sub-Registrar, Sarjapura, Anekal Taluk, Basavanagudi District Register.
28.	Mutation register extract bearing MR N. H21/2024-25.
29.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.
30.	Encumbrance certificate issued for the period 01.07.2025 to 16.09.2025.
31.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.
32.	Form 11B issued by the Yamare Village Panchayath.



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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Record of Rights bearing RR No. 266.	Photocopy
2.	Will dated 31.01.1944, registered as document No.15/1943-44, Volume 11, Pages 231 to 234, before the Sub-Registrar, Anekal.	Photocopy
3.	Death Certificate of Peddanna, son of Maada Reddy.	Photocopy
4.	Mutation Register bearing MR No. 19/1965-66.	Photocopy
5.	Will dated 28.05.1986, registered as document No.29/1986-87, Volume 28, Pages 66 to 70, before the Sub-Registrar, Anekal.	Photocopy
6.	Genealogical tree of Thimmarayappa @ Thimmarayareddy attested by the Village Accountant, Yamare Circle.	Photocopy
7.	Death Certificate Thimmarayappa @ Thimmarayareddy, son of Venkatappa.	Photocopy
8.	Death Certificate of Lakshamma, daughter of Thimmarayappa @ Thimmarayareddy.	Photocopy
9.	Death Certificate of Mallamma, daughter of Thimmarayappa @ Thimmarayareddy.	Photocopy
10.	Death Certificate of Shanthamma, daughter of Thimmarayappa @ Thimmarayareddy.	Photocopy
11.	Mutation Register bearing MR No. H24/2015-16.	Online Certified Copy
12.	Release Deed dated 03.06.2022 registered as document No.ANK-1-02070/2022-23, stored in CD No. ANKD1306 before the office of the Sub-Registrar, Anekal.	Online Certified Copy
13.	Official Memorandum dated 29.01.2021 in No. 195508.	Certified Copy



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14.	Mutation Register bearing MR No. T21/2020-21.	Online Certified Copy
15.	Sale Deed dated 25.11.2022, registered as document No.SRJ-1-06950/2022-23, stored in CD No. SRJD1257 before the office of the Sub-Registrar, Sarjapura.	Original
16.	RTCs for the period from 2020-21 to 2025-26.	Online Certified Copy
17.	Karnataka revision settlement akarband extract.	Certified Copy
18.	Hissa Tippy and R.R. Pakka Book (Balabhagada Nakalu).	Certified Copy
19.	Village map of Yamare.	Photocopy
20.	Intimation Letter dated 13.12.2023 issued by the Thasildar, Anekal Taluk Non availability of IL.	Original
21.	Non-Tenancy Certificate dated 05.02.2024 in No. RD0038028273372 issued by the Tahsildar, Anekal Taluk.	Online Certified Copy
22.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:900/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Original
23.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.	Photocopy
24.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Photocopy
25.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.	Certified Copy
26.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023.	Online Certified Copy
27.	Sale Deed dated 06.02.2025, registered as document No. SRJ - 1-9847/2024-25, before the Sub-Registrar, Sarjapura.	Original Seen in survey No. 155/1



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28.	Mutation register extract bearing MR N. H21/2024-25.	Online Certified Copy
29.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103 /2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.	Original (Common)
30.	Encumbrance certificate issued for the period 01.07.2025 to 16.09.2025.	Online Certified Copy
31.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.	Original (common)
32.	Form 11B issued by the Yamare Village Panchayath.	Online Certified Copy

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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. 156/1 measuring 17 guntas situated at Yamare Village, Sarjapura Hobli,
Anekal Taluk, Bangalore Urban District

September 18, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 17.09.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

MALINI Digitally signed
by MALINI RAJU
RAJU Date: 2025.09.18
13:03:22 +05'30'

Malini Raju
AZB & Partners
Bengaluru

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No. 156/1 measuring 17 guntas situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

Flow of Title:

1. On review of the documents provided to us we note that, the subject property being the land bearing Survey No. 156 measuring 1 acre 4 guntas (excluding 4 guntas kharab) was originally owned by Patel Munireddy and his brother Ramaiah. We have perused copy of the Sale Deed dated 29.01.1931, registered as document No.933/1930-31, Volume 365, Pages 446 to 447 before the Sub-Registrar, Anekal which bears out that Patel Munireddy and Ramaiah sold the Survey No. 156 measuring 1 acre 4 guntas in favour of Nanjundappa, son of Sidda Reddy Muniyappa. The encumbrance certificate issued for the period 01.04.1920 to 31.05.2004 which bears out the registration of the Sale Deed dated 29.01.1931.
2. We have perused copy of the Sale Deed dated 19.07.1935, registered as document No. No.373/1935-36, Volume 419, Pages 132 to 133, before the Sub-Registrar, Anekal which bears out that Nanjundappa, son of Sidda Reddy Muniyappa sold the Survey No. 156 measuring 1 acre 4 guntas in favour of Nanjundappa, son of Matada Munishamappa. The encumbrance certificate issued for the period 01.04.1920 to 31.05.2004 which bears out the registration of the Sale Deed dated 19.07.1935.
3. We have perused copy of the Hissa Tippiany, which bears out that as per survey, the Survey No. 156, measuring a total extent of 1 acre 8 guntas with 4 guntas kharab land has been bifurcated into 2 portions by assigning sub-numbers i.e., 156/1 and 156/2. The name of Muni Reddy, son of Pilla Reddy was entered as the owner of Survey No. 156/1, measuring 17 guntas excluding 1 gunta kharab. Apart from the survey records/revenue records there are no title deeds to show as to how Muni Reddy, son of Pilla Reddy acquired the said land from Nanjundappa, son of Matada Munishamappa. Hence, we have relied on the survey records which reflect Muni Reddy, son of Pilla Reddy, as the owner and he was in possession of the Survey No. 156/1. The said Muni Reddy transferred his interest in Survey No. 156/1 to Nanjundappa, son of the late Matada Munishamappa. The details of the sale deed are explained in the paragraph below.
4. We have perused copy of the Record of Rights bearing RR No. 267 which bears out that Muni Reddy, son of Pilla Reddy is entered as the owner of the Survey No. 156/1, as he acquired the same through sale deed dated 19.07.1935. It is noted that under the Sale Deed dated 19.07.1935, the said land was purchased by Nanjundappa, son of late Matada Munishamappa, however, pursuant to the said Sale Deed dated 19.07.1935, the name of Muni Reddy, son of Pilla Reddy is entered as the owner of the Survey No. 156/1 in the Record of Rights bearing RR No. 267.



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5. We have perused copy of the into Partition Deed dated 15.04.1960 registered as document No. 684/1960-61, Volume 8341, Pages 167 to 173, before the Sub-Registrar, Anekal which bears out that Muni Reddy, son of Pilla Reddy along with his sons namely Lakshmaiah Reddy, Chikka Ramaiah and Chinnappa have divided the family properties. In terms of the partition, the Survey No.156/1, measuring 17 guntas was allotted to the share of Lakshmaiah Reddy and Chikka Ramaiah, jointly.
6. We have perused copy of the Partition Deed dated 24.06.1971, registered as document No.1097/1971-72, Volume 1158, Pages 24 to 28, before the Sub-Registrar, Anekal which bears out that Lakshmaiah Reddy and Chikka Ramaiah, both sons of Muni Reddy have partitioned the family properties, In terms of the partition, the Survey No.156/1, measuring 8 ½ guntas each was allotted to the share of Lakshmaiah Reddy and Chikka Ramaiah.
7. We have perused copy of the Sale Deed dated 13.10.1971, registered as document No.1989/1971-72, Volume 1165, Pages 24 to 28, before the Sub-Registrar, Anekal which bears out that Lakshmaiah, son of Muni Reddy sold the portion of Survey No.156, measuring 7 guntas in favour of Ramaiah, son of Matada Munishamappa. The encumbrance certificate issued for the period 01.04.1920 to 31.05.2004 which bears out the registration of the Sale Deed dated 13.10.1971
8. We have perused copy of the Sale Deed dated 20.06.1981, registered as document No.535/1981-82, Volume 1327, Pages 177 to 180, before the Sub-Registrar, Anekal which bears out that Nanjundappa, son of late Munishamappa, Ramaiah, son of late Munishamappa and Chikka Ramaiah, son of late Muni Reddy sold the Survey No. 156/1, measuring 17 guntas and Survey No.156/2, measuring 30 guntas, totally measuring 1 acre 07 guntas in favour of Y.B. Shivashankara Reddy, son of Bhadraiah. The encumbrance certificate issued for the period 01.04.1920 to 31.05.2004 which bears out the registration of the Sale Deed dated 20.06.1981
9. We have perused copy of the Gift Deed dated 16.10.2018, registered as document No. ABL-1-04951/2018-19, stored in CD No. ABLD327, before the Sub-Registrar, Attibele which bears out that Y.B. Shivashankara Reddy, son of Bhadraiah gifted the Survey No. 156/1, measuring 17 guntas and Survey No.156/2, measuring 27 guntas in favour of his sons Anil Kumar S and Naveen Kumar S. The encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out the registration of the Gift Deed dated 16.10.2018.
10. We have perused a copy of the Mutation Register bearing MR No.H36/2018-19 which inter-alia bears out that as per the Gift Deed dated 16.10.2018, the khata with respect to the land in Survey No. 156/1, measuring 17 guntas and Survey No.156/2, measuring 27 guntas has been transferred and registered to the names of Anil Kumar S and Naveen Kumar S, both sons of Y.B. Shivashankara Reddy.



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11. We have perused copy of the Sale Deed dated 02.01.2025, registered as document No. SRJ-1-09031/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore which bears out that M Anil Kumar S and Naveen Kumar S, have sold the Survey No. 156/1, measuring 17 guntas to MS Walktown Residences. The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed registered as document No. SRJ-1-09031/2024-25. The encumbrance certificate records the sale deed date as 26.12.2024, with an insertion date of 02.01.2025. We have noticed that the registration portal records the date of document upload as the date of execution. This is not a concern, as the document number referenced in the encumbrance certificate is valid/correct.
12. We have perused copy of the Sale Deed dated 14.01.2025, registered as document No. SRJ-1-09271/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Bangalore District Register which bears out that MS Walktown Residences has sold the Survey No. 156/1, measuring 17 guntas to Macrotech Developers Limited (presently known as Lodha Developers Limited). The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 14.01.2025.
13. We have perused copy of the Official Memorandum dated 11.03.2025 in No. 744014, which bears out that the Deputy Commissioner, Bangalore District, Bangalore has converted the Survey No. 156/1, measuring 17 guntas agricultural use to Residential Group housing/Apartment.
14. We have perused copy of the Preliminary Records for the period 1961-62 to 1967-68 which bears out that Muni Reddy, son of Pilla Reddy is entered as the owner of the Survey No. 156/1, measuring 18 guntas including 1 gunta kharab
15. We have perused copies of the RTCs in relation to Survey No. 156/1 measuring 18 guntas including 1 gunta kharab, for the period from 1969-70 to 1973-74 which bears out the name of Muni Reddy, son of Pilla Reddy as the owner and the cultivator.
16. We have perused copies of the RTCs in relation to Survey No. 156/1 measuring 18 guntas including 1 gunta kharab, for the period from 1979-80 to 1983-84, 1989-90 to 2017-18 which bears out the name of Y.B. Shivashankara Reddy, son of Bhadraiah as the owner and the cultivator.
17. We have perused copies of the RTCs in relation to Survey No. 156/1 measuring 18 guntas including 1 gunta kharab, for the period from 2018-19 to 2024-25 which bears out the names of Anil Kumar S and Naveen Kumar S, both sons Y.B. Shivashankara Reddy, son of Bhadraiah as the owners and the cultivators.



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Survey documents with respect to Survey No.156/1:

1. We have perused a copy of the Karnataka revision settlement akarband extract which bears out that Survey No.156/1 measured 18 guntas including 1 gunta kharab.
2. We have perused a copy of the Hissa Tippany and R.R. Pakka Book (Balabhagada Nakalu), which bears out that the Survey No. 156, measuring a total extent of 1 acre 8 guntas with 4 guntas kharab land has been bifurcated into 2 portions by assigning sub-numbers i.e., 156/1, measuring 18 guntas with 1 gunta kharab land and 156/2, measuring 30 guntas with 3 gunta kharab land. The name of Muni Reddy, son of Pilla Reddy was entered as the owner of Survey No. 156/1.
3. We have perused a copy of the village map of Yamare and the composite Survey No. 156 formed part of the said village.

Endorsements with respect to Survey No. 156/1:

1. We have perused copy of the Intimation Letter dated 13.12.2023 issued by the Thasildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 156 is dilapidated and could not be issued.
2. We have perused copy of the Endorsement dated 18.12.2023 issued by the Thasildar, Anekal Taluk which bears out that, the MR No. 12/1981-82 with respect to Survey No. 156/1 is not available.
3. We have perused copy of the Intimation Letter dated 18.01.2024 issued by the Thasildar, Anekal Taluk which bears out that, the RTCs for the period 1984 to 1989 with respect to Survey No. 156/1 is dilapidated and could not be issued.
4. We have perused a copy of the Non-Tenancy Certificate dated 05.02.2024 in No. RD0038028273373 issued by the Tahsildar, Anekal Taluk which bears out that there were no tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 156/1.
5. We have perused a copy of the Endorsement dated 21.02.2024 in No. L.R.F(A.S)C.R:207/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore states that, as the Sections 79 A and B of the Karnataka Land Reforms Act 1961 has been repealed, it is not possible to issue the relevant Endorsement.
6. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:901/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State



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Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 156/1.

7. We have perused a copy of the Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 156/1 along with certain other land parcels.
8. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 156/1 along with certain other land parcels.

Encumbrance certificates with respect to Survey No.156/1:

1. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.05.2004 which bears out registration of Sale Deed dated 29.01.1931 (document No. 933/1930-31); Sale Deed dated 19.07.1935 (document No. No.373/1935-36), Sale Deed dated 13.10.1971 (document No.1989/1971-72) and Sale Deed dated 20.06.1981 (document No. No.535/1981-82) with respect to the land in Survey No. 156/1.
2. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out registration of Gift Deed dated 16.10.2018 (document No. ABL-1-04951/2018-19) with respect to the land in Survey No. 156/1.
3. We have perused a copy of the encumbrance certificate issued for the period 30.11.2023 to 02.04.2024 which bears out nil encumbrances with respect to the land in Survey No. 156/1.
4. We have perused a copy of the encumbrance certificate issued for the period 08.12.2023 to 23.09.2024 which bears out nil encumbrances with respect to the land in Survey No. 156/1.

Public Notice:

1. We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 156/1 as on date.

It is advisable to obtain the following documents:

1. Tax paid receipt for the year 2022-23, 2023-24 and 2024-25.
2. E-Khatha certificate and Khatha extracts in the name of present owner.



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CONCLUSION

Based on review of the documents detailed above and subject to our observations, we hereby conclude that Macrotech Developers Limited (presently known as Lodha Developers Limited) is the owner of the converted land in Survey No. 156/1, measuring 17 guntas, situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

MALINI Digitally signed
by MALINI RAJU
RAJU Date: 2025.09.18
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Malini Raju
AZB & Partners
Bengaluru

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SCHEDULE

Survey No. 156/1 measuring 17 guntas

All that piece and parcel of the converted land in Survey No. 156/1, measuring 17 guntas situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (Official Memorandum dated 11.03.2025 in No. 744014, issued by the Deputy Commissioner, Bangalore District, Bangalore) and bounded on the:

- East by : Land bearing Survey No. 157.
West by : Land bearing Survey No. 125.
North by : Land bearing Survey No. 155/4.
South by : Land bearing Survey No. 156/2.

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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Sale Deed dated 29.01.1931, registered as document No.933/1930-31, Volume 365, Pages 446 to 447 before the Sub-Registrar, Anekal
2.	Sale Deed dated 19.07.1935, registered as document No. No.373/1935-36, Volume 419, Pages 132 to 133, before the Sub-Registrar, Anekal
3.	Record of Rights bearing RR No. 267
4.	Partition Deed dated 15.04.1960 registered as document No. 684/1960-61, Volume 8341, Pages 167 to 173, before the Sub-Registrar, Anekal
5.	Partition Deed dated 24.06.1971, registered as document No.1097/1971-72, Volume 1158, Pages 24 to 28, before the Sub-Registrar, Anekal
6.	Sale Deed dated 13.10.1971, registered as document No.1989/1971-72, Volume 1165, Pages 24 to 28, before the Sub-Registrar, Anekal
7.	Sale Deed dated 20.06.1981, registered as document No. No.535/1981-82, Volume 1327, Pages 177 to 180, before the Sub-Registrar, Anekal
8.	Gift Deed dated 16.10.2018, registered as document No. ABL-1-04951/2018-19, stored in CD No. ABLD327, before the Sub-Registrar, Attibele
9.	Mutation Register bearing MR No.H36/2018-19.
10.	Sale Deed dated 02.01.2025, registered as document No. SRJ-1-09031/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore .
11.	Sale Deed dated 14.01.2025, registered as document No. SRJ-1-09271/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Bangalore District Register.
12.	Official Memorandum dated 11.03.2025 in No. 744014.
13.	Mutation Register bearing MR No.H36/2018-19
14.	Preliminary Records for the period 1961-62 to 1967-68
15.	RTCs for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1989-90 to 2024-25.
16.	Karnataka revision settlement akarband extract
17.	Hissa Tippy and R.R. Pakka Book (Balabhadra Nakalu)
18.	Village map of Yamare
19.	Intimation Letter dated 13.12.2023 issued by the Thasildar, Anekal Taluk



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20.	Endorsement dated 18.12.2023 issued by the Thasildar, Anekal Taluk
21.	Intimation Letter dated 18.01.2024 issued by the Thasildar, Anekal Taluk
22.	Non-Tenancy Certificate dated 05.02.2024 in No. RD0038028273373 issued by the Tahsildar, Anekal Taluk
23.	Endorsement dated 21.02.2024 in No. L.R.F(A.S)C.R:207/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore
24.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:901/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore
25.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore
26.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore
27.	Encumbrance certificate issued for the period 01.04.1920 to 31.05.2004
28.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023
29.	Encumbrance certificate issued for the period 30.11.2023 to 02.04.2024
30.	Encumbrance certificate issued for the period 08.12.2023 to 23.09.2024
31.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025



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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Sale Deed dated 29.01.1931, registered as document No.933/1930-31, Volume 365, Pages 446 to 447 before the Sub-Registrar, Anekal	Certified Copy
2.	Sale Deed dated 19.07.1935, registered as document No. No.373/1935-36, Volume 419, Pages 132 to 133, before the Sub-Registrar, Anekal	Certified Copy
3.	Record of Rights bearing RR No. 267	Certified Copy
4.	Partition Deed dated 15.04.1960 registered as document No. 684/1960-61, Volume 8341, Pages 167 to 173, before the Sub-Registrar, Anekal	Certified Copy
5.	Partition Deed dated 24.06.1971, registered as document No.1097/1971-72, Volume 1158, Pages 24 to 28, before the Sub-Registrar, Anekal	Certified Copy
6.	Sale Deed dated 13.10.1971, registered as document No.1989/1971-72, Volume 1165, Pages 24 to 28, before the Sub-Registrar, Anekal	Certified Copy
7.	Sale Deed dated 20.06.1981, registered as document No. No.535/1981-82, Volume 1327, Pages 177 to 180, before the Sub-Registrar, Anekal	Certified Copy
8.	Gift Deed dated 16.10.2018, registered as document No. ABL-1-04951/2018-19, stored in CD No. ABLD327, before the Sub-Registrar, Attibele	Original Seen in Survey No. 156/2 Photocopy
9.	Mutation Register bearing MR No.H36/2018-19	Online Certified Copy
10.	Preliminary Records for the period 1961-62 to 1967-68	Certified Copy
11.	RTCs for the period 1969-70 to 1973-74, 1979-80 to 1983-84, 1989-90 to 2001-02.	Photocopy
12.	RTCs for the period 2001-02 to 2024-25.	Online Certified Copy
13.	Karnataka revision settlement akarband extract	Photocopy
14.	Hissa Tippany and R.R. Pakka Book (Balabhadaga Nakalu)	Photocopy
15.	Village map of Yamare	Photocopy
16.	Intimation Letter dated 13.12.2023 issued by the Thasildar, Anekal Taluk Non availability of IL Survey No. 156	Original
17.	Endorsement dated 18.12.2023 issued by the Thasildar, Anekal Taluk Non availability of MR	Original



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18.	Intimation Letter dated 18.01.2024 issued by the Thasildar, Anekal Taluk Non availability of RTC for the period of 1984-85 to 1988-89 Survey No. 156/1	Original
19.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273373 issued by the Tahsildar, Anekal Taluk	Online Certified Copy
20.	Endorsement dated 21.02.2024 in No. L.R.F(A.S)C.R:207/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore	Original
21.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:901/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore	Original
22.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore	Photocopy
23.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore	Photocopy
24.	Encumbrance certificate issued for the period 01.04.1920 to 31.05.2004	Certified Copy
25.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023	Online Certified Copy
26.	Encumbrance certificate issued for the period 30.11.2023 to 02.04.2024	Online Certified Copy
27.	Encumbrance certificate issued for the period 08.12.2023 to 23.09.2024	Online Certified Copy
28.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025	Online Certified Copy
29.	Sale Deed dated 02.01.2025 registered as document No. SRJ-1-09031/2024-25, before the office of Sub-Registrar, Sarjapura	Original Seen in Survey No. 156/2
30.	Sale Deed dated 14.01.2025, registered as document No. SRJ-1-09271/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Bangalore District Register	Original
31.	Official Memorandum dated 11.03.2025 in No. 744014	Online certified copy



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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. 156/2 measuring 30 guntas (including 3 guntas of regularised kharab land) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

September 18, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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□ **DELHI:** AZB House • Plot No. A8 • Sector 4 • Noida 201301 • India TEL +91 120 4179999 | FAX +91 120 4179900 | EMAIL: delhi@azbpartners.com

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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 17.09.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

MALINI Digitally signed
by MALINI RAJU
RAJU Date: 2025.09.18
13:12:14 +05'30'

Malini Raju
AZB & Partners
Bengaluru

Housiey.com



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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No. 156/2 measuring 30 guntas (including 3 guntas of regularised kharab land) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

Flow of Title:

1. On review of the documents provided to us we note that, the subject property being the land bearing Survey No. 156 measuring 1 acre 4 guntas (excluding 4 guntas kharab) was originally owned by Patel Munireddy and his brother Ramaiah. We have perused copy of the Sale Deed dated 29.01.1931, registered as document No. No.933/1930-31, Volume 365, Pages 446 to 447 before the Sub-Registrar, Anekal which bears out that Patel Munireddy and Ramaiah sold the Survey No. 156 measuring 1 acre 4 guntas in favour of Nanjundappa, son of Sidda Reddy Muniyappa. The encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out the registration of the Sale Deed dated 29.01.1931.
2. We have perused copy of the Sale Deed dated 19.07.1935, registered as document No. No.373/1935-36, Volume 419, Pages 132 to 133, before the Sub-Registrar, Anekal which bears out that Nanjundappa, son of Sidda Reddy Muniyappa sold the Survey No. 156 measuring 1 acre 4 guntas in favour of Nanjundappa, son of Matada Munishamappa. The encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out the registration of the Sale Deed dated 19.07.1935.
3. We have perused copy of the Hissa Tippiany, which bears out that as per survey, the Survey No. 156, measuring a total extent of 1 acre 8 guntas with 4 guntas kharab land has been bifurcated into 2 portions by assigning sub-numbers i.e., 156/1 and 156/2. The name of Nanjundappa, son of Matada Munishamappa was entered as the owner of Survey No. 156/2, measuring 30 guntas excluding 3 gunta kharab.
4. We have perused copy of the Record of Rights bearing RR No. 268 which bears out that Nanjundappa, son of Matada Munishamappa is entered as the owner of the Survey No. 156/2, as he acquired the same through sale deed dated 19.07.1935
5. We have perused copy of the Sale Deed dated 20.06.1981, registered as document No. 535/1981-82, Volume 1327, Pages 177 to 180, before the Sub-Registrar, Anekal which bears out that Nanjundappa, son of late Munishamappa, Ramaiah, son of late Munishamappa and Chikka Ramaiah, son of late Munireddy sold the Survey No. 156/1, measuring 17 guntas and Survey No.156/2, measuring 30 guntas, totally measuring 1 acre 07 guntas in favour of Y.B. Shivashankara Reddy, son of Bhadraiah. The encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out the registration of the Sale Deed dated 20.06.1981



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6. We have perused copy of the Gift Deed dated 16.10.2018, registered as document No. ABL-1-04951/2018-19, stored in CD No. ABLD327, before the Sub-Registrar, Attibele which bears out that Y.B. Shivashankara Reddy, son of Bhadraiah gifted the Survey No. 156/1, measuring 17 guntas and Survey No.156/2, measuring 27 guntas in favour of his sons Anil Kumar S and Naveen Kumar S. The encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out the registration of the Gift Deed dated 16.10.2018.
7. We have perused a copy of the Mutation Register bearing MR No.H36/2018-19 which inter-alia bears out that as per the Gift Deed dated 16.10.2018, the khata with respect to the land in Survey No. 156/1, measuring 17 guntas and Survey No.156/2, measuring 27 guntas has been transferred and registered to the names of Anil Kumar S and Naveen Kumar S, both sons of Y.B. Shivashankara Reddy.
8. We have perused copy of the Sale Deed dated 02.01.2025, registered as document No. SRJ-1-09031/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore which bears out that M Anil Kumar S and Naveen Kumar S, have sold the Survey No. 156/2, measuring 27 guntas to M/S Walktown Residences. The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed registered as document No. SRJ-1-09031/2024-25. The encumbrance certificate records the sale deed date as 26.12.2024, with an insertion date of 02.01.2025. We have noticed that the registration portal records the date of document upload as the date of execution. This is not a concern, as the document number referenced in the encumbrance certificate is valid/correct.
9. We have perused copy of the Sale Deed dated 14.01.2025, registered as document No. SRJ-1-09271/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Bangalore District Register which bears out that MS Walktown Residences has sold the Survey No. 156/2, measuring 27 guntas to Macrotech Developers Limited (presently known as Lodha Developers Limited). The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 14.01.2025.
10. We have perused copy of the Official Memorandum dated 10.06.2025 in No. 744018, which bears out that the Deputy Commissioner, Bangalore District, Bangalore has converted the Survey No. 156/2, measuring 27 guntas along with 3 guntas of regularized A kharab from agricultural use to Group housing/Apartment - Residential.
11. We have perused copy of the Preliminary Records for the period 1961-62 to 1967-68 which bears out that Nanjundappa, son of Munishamappa is entered as the owner of the Survey No. 156/2, measuring 30 guntas including 3 guntas kharab
12. We have perused copies of the RTCs in relation to Survey No. 156/2 measuring 30 guntas including 3 guntas kharab, for the period from 1969-70 to 1973-74 which bears out the name of Nanjundappa, son of Munishamappa as the owner and the cultivator.



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13. We have perused copies of the RTCs in relation to Survey No. 156/2 measuring 30 guntas including 3 guntas kharab, for the period from 1979-80 to 2017-18 which bears out the name of Y.B. Shivashankara Reddy, son of Bhadraiah as the owner and the cultivator.
14. We have perused copies of the RTCs in relation to Survey No. 156/2 measuring 30 guntas including 3 guntas kharab, for the period from 2018-19 to 2024-25 which bears out the names of Anil Kumar S and Naveen Kumar S, both sons Y.B. Shivashankara Reddy, son of Bhadraiah as the owners and the cultivators.

Survey documents with respect to Survey No.156/2:

1. We have perused a copy of the Karnataka revision settlement akarband extract which bears out that Survey No.156/2 measured 30 guntas including 3 guntas kharab.
2. We have perused a copy of the Hissa Tippy and R.R. Pakka Book (Balabhagada Nakalu), which bears out that the Survey No. 156, measuring a total extent of 1 acre 8 guntas with 4 guntas kharab land has been bifurcated into 2 portions by assigning sub-numbers i.e., 156/1, measuring 18 guntas with 1 gunta kharab land and 156/2, measuring 30 guntas with 3 gunta kharab land. The name of Nanjundappa, son of Munishamappa was entered as the owner of Survey No. 156/2.
3. We have perused a copy of the village map of Yamare and the composite Survey No. 156 formed part of the said village.

Endorsements with respect to Survey No. 156/2:

1. We have perused copy of the Intimation Letter dated 13.12.2023 issued by the Thasildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 156 is dilapidated and could not be issued.
2. We have perused copy of the Endorsement dated 18.12.2023 issued by the Thasildar, Anekal Taluk which bears out that, the MR No. 12/1981-82 with respect to Survey No. 156/2 is not available.
3. We have perused copy of the Intimation Letter dated 18.01.2024 issued by the Thasildar, Anekal Taluk which bears out that, the RTCs for the period 1975 to 1979 with respect to Survey No. 156/2 is dilapidated and could not be issued.
4. We have perused a copy of the Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273374 issued by the Tahsildar, Anekal Taluk which bears out that there were no tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 156/2.



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5. We have perused a copy of the Endorsement dated 21.02.2024 in No. L.R.F(A.S)C.R:209/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore states that, as the Sections 79 A and B of the Karnataka Land Reforms Act 1961 has been repealed, it is not possible to issue the relevant Endorsement.
6. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:907/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 156/2.
7. We have perused a copy of the Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 156/2 along with certain other land parcels.
8. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 156/2 along with certain other land parcels.

Encumbrance certificates with respect to Survey No.156/2:

1. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out registration of Sale Deed dated 29.01.1931 (document No. No.933/1930-31); Sale Deed dated 19.07.1935 (document No. No.373/1935-36) and Sale Deed dated 20.06.1981 (document No. No.535/1981-82) with respect to the land in Survey No. 156/2.
2. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out registration of Gift Deed dated 16.10.2018 (document No. ABL-1-04951/2018-19) with respect to the land in Survey No. 156/2.
3. We have perused a copy of the encumbrance certificate issued for the period 07.12.2023 to 02.04.2024 which bears out nil encumbrances with respect to the land in Survey No. 156/2.
4. We have perused a copy of the encumbrance certificate issued for the period 03.04.2024 to 26.09.2024 which bears out nil encumbrances with respect to the land in Survey No. 156/2.



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Public Notice:

We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 156/2 as on date.

It is advisable to obtain the following documents:

1. Tax paid receipt for the year 2022-23, 2023-24 and 2024-25.
2. E-Khatha certificate and Khatha extracts in the name of present owner.

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CONCLUSION

Based on review of the documents detailed above and subject to our observations, we hereby conclude that Macrotech Developers Limited (presently known as Lodha Developers Limited) is the owner of the converted land in Survey No. 156/2 measuring 30 guntas (including 3 guntas of regularised kharab land), situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

MALINI
RAJU Digitally signed
by MALINI RAJU
Date: 2025.09.18
13:12:31 +05'30'

Malini Raju
AZB & Partners
Bengaluru

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SCHEDULE

Survey No. 156/2 measuring 27 guntas

All that piece and parcel of the agricultural land in Survey No. 156/2 measuring 30 guntas including 3 guntas of regularised kharab land) (Official Memorandum dated 10.06.2025 in No. 744018, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Land bearing Survey No. 157
West by : Land bearing Survey No. 125
North by : Land bearing Survey No. 156/1
South by : Land bearing Survey No. 175

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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Sale Deed dated 29.01.1931, registered as document No. No.933/1930-31, Volume 365, Pages 446 to 447 before the Sub-Registrar, Anekal
2.	Sale Deed dated 19.07.1935, registered as document No. No.373/1935-36, Volume 419, Pages 132 to 133, before the Sub-Registrar, Anekal
3.	Record of Rights bearing RR No. 268
4.	Sale Deed dated 20.06.1981, registered as document No. No.535/1981-82, Volume 1327, Pages 177 to 180, before the Sub-Registrar, Anekal
5.	Gift Deed dated 16.10.2018, registered as document No. ABL-1-04951/2018-19, stored in CD No. ABLD327, before the Sub-Registrar, Attibele
6.	Mutation Register bearing MR No.H36/2018-19
7.	Sale Deed dated 02.01.2025, registered as document No. SRJ-1-09031/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore
8.	Sale Deed dated 14.01.2025, registered as document No. SRJ-1-09271/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Bangalore District Register
9.	Official Memorandum dated 10.06.2025 in No. 744018, which bears out that the Deputy Commissioner, Bangalore District, Bangalore.
10.	Preliminary Records for the period 1961-62 to 1967-68
11.	RTCs for the period from 1969-70 to 1973-74 and 1979-80 to 2024-25
12.	Karnataka revision settlement akarband extract
13.	Hissa Tippyany and R.R. Pakka Book (Balabthagada Nakalu)
14.	Village map of Yamare
15.	Intimation Letter dated 13.12.2023 issued by the Thasildar, Anekal Taluk
16.	Endorsement dated 18.12.2023 issued by the Thasildar, Anekal Taluk
17.	Intimation Letter dated 18.01.2024 issued by the Thasildar, Anekal Taluk
18.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273374 issued by the Tahsildar, Anekal Taluk



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19.	Endorsement dated 21.02.2024 in No. L.R.F(A.S)C.R:209/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore
20.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:907/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore
21.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore
22.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore
23.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004
24.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023
25.	Encumbrance certificate issued for the period 07.12.2023 to 02.04.2024
26.	Encumbrance certificate issued for the period 03.04.2024 to 26.09.2024
27.	Sale Deed dated 02.01.2025 registered as document No. SRJ-1-09031/2024-25, before the office of Sub-Registrar, Sarjapura.
28.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025



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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Sale Deed dated 29.01.1931, registered as document No. No.933/1930-31, Volume 365, Pages 446 to 447 before the Sub-Registrar, Anekal	Certified Copy
2.	Sale Deed dated 19.07.1935, registered as document No. No.373/1935-36, Volume 419, Pages 132 to 133, before the Sub-Registrar, Anekal	Certified Copy
3.	Record of Rights bearing RR No. 268	Photocopy
4.	Sale Deed dated 20.06.1981, registered as document No. No.535/1981-82, Volume 1327, Pages 177 to 180, before the Sub-Registrar, Anekal	Certified Copy
5.	Gift Deed dated 16.10.2018, registered as document No. ABL-1-04951/2018-19, stored in CD No. ABLD327, before the Sub-Registrar, Attibele	Original
6.	Mutation Register bearing MR No.H36/2018-19	Online Certified Copy
7.	Preliminary Records for the period 1961-62 to 1967-68	Certified Copy
8.	RTCs for the period from 1969-70 to 1973-74 and 1979-80 to 1983-84, 1994-95 to 2001-02	Photocopy
9.	RTCs for the period from 2001-02 to 2024-25	Online Certified Copy
10.	Karnataka revision settlement akarband extract	Photocopy
11.	Hissa Tippy and R.R. Pakka Book (Balabhadaga Nakalu)	Photocopy
12.	Village map of Yamare	Photocopy
13.	Intimation Letter dated 13.12.2023 issued by the Thasildar, Anekal Taluk Non availability of IL Survey No. 156	Original
14.	Endorsement dated 18.12.2023 issued by the Thasildar, Anekal Taluk Non availability of MR Survey No. 156/2	Original
15.	Intimation Letter dated 18.01.2024 issued by the Thasildar, Anekal Taluk Non availability of RTC for the period 1974-75 to 1978-79 Survey No. 156/2	Original
16.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273374 issued by the Tahsildar, Anekal Taluk	Online Certified Copy



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17.	Endorsement dated 21.02.2024 in No. L.R.F(A.S)C.R:209/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore	Original
18.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:907/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore	Original
19.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore	Photocopy
20.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore	Photocopy
21.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 survey No. 156	Photocopy
22.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023	Online Certified Copy
23.	Encumbrance certificate issued for the period 07.12.2023 to 02.04.2024	Online Certified Copy
24.	Encumbrance certificate issued for the period 03.04.2024 to 26.09.2024	Online Certified Copy
25.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025	Online Certified Copy
26.	Sale Deed dated 02.01.2025 registered as document No. SRJ-1-09031/2024-25, before the office of Sub-Registrar, Sarjapura	Original
27.	Sale Deed dated 14.01.2025, registered as document No. SRJ-1-09271/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Bangalore District Register	Original
28.	Official Memorandum dated 10.06.2025 in No. 744018, which bears out that the Deputy Commissioner, Bangalore District, Bangalore	Online Certified Copy



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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. 157 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk,
Bangalore Urban District

September 18, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 17.09.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

MALINI Digitally signed
by MALINI RAJU
RAJU Date: 2025.09.18
09:54:06 +05'30'

Malini Raju
AZB & Partners
Bengaluru

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No. 157 measuring 2 acres 10 guntas situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Flow of Title:

1. On review of the documents provided to us we note that, the subject property being the land bearing Survey No. 157 measuring 2 acres 10 guntas was originally owned by Abdul Hakeem Sab, son of Khaji Abdul Gafur Saab.
2. We have perused copy of the Mortgage Deed dated 06.04.1954 registered as document No.370/1954-55, Volume 723, Pages 51 to 52, before the Sub-Registrar, Anekal which bears out that Abdul Hakeem Sab, son of Khaji Abdul Gafur Saab mortgaged the Survey No.157, measuring 2 acres 10 guntas in favour of Nanjundappa, son of Munishamappa. The encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out the registration of the Mortgage Deed dated 06.04.1954.
3. We have perused copy of the Discharge Deed dated 25.04.1968 registered as document No.364/1968-69, Volume 1080, Page 239, before the Sub-Registrar, Anekal, upon repayment of mortgage amount, the aforesaid mortgage has been discharged by Nanjundappa, son of Munishamappa in favour of Abdul Hakeem Sab, son of Khaji Abdul Gafur Saab. The encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out the registration of the Discharge Deed dated 25.04.1968.
4. We have perused copy of the Sale Deed dated 22.03.1971 registered as document No.3165/1970-71, Volume 1147, Pages 190 to 191, before the Sub-Registrar, Anekal which bears out that Abdul Hakeem Sab, son of Khaji Abdul Gafur Saab sold the Survey No.157, measuring 2 acres 10 guntas in favour of Y.B Shivashankara, son of Bhadraiah. The encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out the registration of the Sale Deed dated 22.03.1971.
5. We have perused copy of the Gift Deed dated 16.10.2018, registered as document No. ABL-1-04951/2018-19, stored in CD No. ABLD327, before the Sub-Registrar, Attibele which bears out that Y.B. Shivashankara Reddy, son of Bhadraiah gifted the Survey No.157, measuring 2 acres 10 guntas in favour of his sons Anil Kumar S and Naveen Kumar S. The encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out the registration of the Gift Deed dated 16.10.2018.
6. We have perused a copy of the Mutation Register bearing MR No.H36/2018-19 which inter-alia bears out that as per the Gift Deed dated 16.10.2018, the khata with respect to the land in



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Survey No.157, measuring 2 acres 10 guntas has been transferred and registered to the names of Anil Kumar S and Naveen Kumar S, both sons of Y.B. Shivashankara Reddy.

7. We have perused copy of the Sale Deed dated 02.01.2025, registered as document No. SRJ-1-09031/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore which bears out that Anil Kumar S and Naveen Kumar S, have sold the Survey No. 157, measuring 2 acres 10 guntas to MS Walktown Residences. The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed registered as document No. SRJ-1-09031/2024-25. The encumbrance certificate records the sale deed date as 26.12 2024, with an insertion date of 02.01.2025. We have noticed that the registration portal records the date of document upload as the date of execution. This is not a concern, as the document number referenced in the encumbrance certificate is valid/correct.
8. We have perused copy of the Sale Deed dated 14.01.2025, registered as document No. SRJ-1-09271/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Bangalore District Register which bears out that MS Walktown Residences has sold the Survey No. 157, measuring 2 acres 10 guntas to Macrotech Developers Limited (presently known as Lodha Developers Limited). The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 14.01.2025.
9. We have perused copy of the Official Memorandum dated 11.03.2025 in No. 744015, which bears out that the Deputy Commissioner, Bangalore District, Bangalore has converted the Survey No. 157, measuring 2 acres 10 guntas agricultural use to Residential Group housing/Apartment. The said conversion is recorded in revenue records vide mutation register bearing MR No. T56/2024-25.
10. We have perused a copy of the Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal, which bears out that Lodha Developers Limited (earlier known as Macrotech Developers Limited) ("**Developer**") along with other lands owned of the different land owner namely (i) Shrvanth.P, (ii) Novin Pilla Reddy, (iii) K.N. Manjunatha and (iv) H.Sudheer ("**Owners**") have entered into a agreement for development of the decided to construct multistoried residential Apartment complex in the composite property including Survey No. 157, measuring 2 acres 10 guntas. The said Joint Development Agreement *inter-alia* which bears out the following:
 - The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 14.82% for the Owners and remaining ratio of 85.18% for the Developer.
 - The Developer is entitled to avail any loans and financial facilities for development of the composite property including Survey No. 157, measuring 2 acres 10 guntas. The



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Owner shall not be liable for borrowings or re-payments and it shall be the sole responsibility of the Developer to discharge their obligations.

11. We have perused a copy of the General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal, which bears out that Shrvanth.P and Novin Pilla Reddy, K.N. Manjunath and H. Sudheer have authorised and empowered Lodha Developers Limited to enter into agreement of sale, to execute the sale deeds, to present the sale deeds in favour of customers, before the concerned sub-registrar, mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC's by creating mortgage/hypothecation with respect to the composite property including Survey No. 157, measuring 2 acres 10 guntas.
12. We have perused copy of the Preliminary Records for the period 1961-62 to 1968-69 which bears out that Nanjundappa is entered as the owner of the Survey No. 157, measuring 2 acres 11 guntas
13. We have perused copies of the RTCs in relation to Survey No. 157 measuring 2 acres 10 guntas without kharab land, for the period from 1969-70 to 1978-79 which bears out the name of Nanjundappa, son of Munishamappa as the owner and the cultivator.
14. We have perused copies of the RTCs in relation to Survey No. 157 measuring 2 acres 10 guntas without kharab land, for the period from 1979-80 to 1983-84 and 1997-98 to 2003-04, 2005-06 to 2017-18 which bears out the name of Y.B. Shivashankara Reddy, son of Bhadraiah (as per MR No. 21/1984-85) as the owner and the cultivator.
15. We have perused copies of the RTCs in relation to Survey No. 157 measuring 2 acres 10 guntas without kharab land, for the period from 2018-19 to 2024-25 which bears out the names of Anil Kumar S and Naveen Kumar S, both sons Y.B. Shivashankara Reddy, son of Bhadraiah (as per MR No. 36/2018-19) as the owners and the cultivators.
16. We have perused copies of the RTCs in relation to Survey No. 157 measuring 2 acres 10 guntas without kharab land, for the period from 2025-26 which bears out the name of Macrotech Developers Limited (as per MR No. T56/2024-25) as the owner and the cultivators.

Survey documents with respect to Survey No.157:

1. We have perused a copy of the Karnataka revision settlement akarband extract which bears out that Survey No.157 measured 2 acres 11 guntas with 1 gunta kharab land.

Note: As per Preliminary Records and Re-class Tippyany, the extent of land in Survey No. 157 is 2 acres 11 guntas without kharab. As per RTCs the extent of land in Survey No. 157 is 2 acres 10 guntas without kharab. As per akarband extract, the extent of land in Survey No. 157 is 2 acres 11 guntas with 1 gunta kharab land. The area specified in the Karnataka revision



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settlement Akarband for Survey No. 157 is 2 acres and 10 guntas. Furthermore, the extent converted for Survey No. 157 is as per the Akarbandh records. The Company has also confirmed that the actual physical extent is 2 acres and 10 guntas, with 1 gunta of kharab land, bringing the total to 2 acres and 11 guntas.

2. We have perused a copy of the Moola Tippy and Re-class Tippy of Survey No. 157. As per Re-class Tippy the extent of land in Survey No. 157 is 2 acres 11 guntas without kharab.
3. We have perused a copy of the village map of Yamare and the composite Survey No. 157 formed part of the said village.

Endorsements with respect to Survey No.157:

1. We have perused copy of the Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 157 is dilapidated and could not be issued.
2. We have perused copy of the Endorsement dated 18.12.2023 issued by the Tahsildar, Anekal Taluk which bears out that, the MR No. 21/1984-85 with respect to Survey No. 157 is not available.
3. We have perused copy of the Intimation Letter 18.01.2024 issued by the Tahsildar, Anekal Taluk which bears out that, the RTCs for the period 1985 to 1998 with respect to Survey No. 157 is dilapidated and could not be issued.
4. We have perused a copy of the Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273375 issued by the Tahsildar, Anekal Taluk which bears out that there were no tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 157.
5. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:908/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 157.
6. We have perused a copy of the Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 157 along with certain other land parcels.
7. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka



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Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 157 along with certain other land parcels.

Encumbrance certificates with respect to Survey No.157:

1. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out registration of Deed dated 22.06.1954, (document No. 786/1954-55); Mortgage Deed dated 06.04.1954 (document No.370/1954-55); Discharge Deed dated 25.04.1968 (document No.364/1968-69) and Sale Deed dated 22.03.1971 (document No.3165/1970-71) with respect to the land in Survey No. 157.
2. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out registration of Gift Deed dated 16.10.2018 (document No. ABL-1-04951/2018-19) with respect to the land in Survey No. 157.
3. We have perused a copy of the encumbrance certificate issued for the period 07.12.2023 to 02.04.2024 which bears out nil encumbrances with respect to the land in Survey No. 157.
4. We have perused a copy of the encumbrance certificate issued for the period 03.04.2024 to 26.09.2024 which bears out nil encumbrances with respect to the land in Survey No. 157
5. We have perused a copy of the Deed dated 23.06.1954, registered as document No. 1007/1954-55, Volume 727, Page 34, which bears out the registration of the Deed, registered as Document No. 786/1954-55, Volume 1345, Page 132 to 136 in the office of the Sub-Registrar, Bangalore City.

Public Notice:

1. We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 157 as on date.

It is advisable to obtain the following documents:

1. Tax paid receipt for the year 2022-23, 2023-24 and 2024-25.
2. E-Khata certificate and Khata extracts in the name of Macrotech Developers Limited (presently known as Lodha Developers Limited).
3. Encumbrance certificate issued for the period 19.07.2025.



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CONCLUSION

- Based on review of the documents detailed above and subject to our observations, we hereby conclude that Macrotech Developers Limited (presently known as Lodha Developers Limited) the owner of the converted land in Survey No. 157 measuring 2 acres 10 guntas, situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- In terms of the joint development agreement dated 24.07.2025, Lodha Developers Limited (earlier known as Macrotech Developers Limited) being the owner of Survey No. 157 measuring 2 acres 10 guntas has the development rights over the Composite Property admeasuring 19 acres 6 guntas.

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by MALINI RAJU
RAJU Date: 2025.09.18
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Malini Raju
AZB & Partners
Bengaluru

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SCHEDULE

Survey No. 157 measuring 2 acres 10 guntas

All that piece and parcel of the converted land in Survey No. 157 measuring 2 acres 10 guntas situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (Official Memorandum dated 11.03.2025 in No. 744015, issued by the Deputy Commissioner, Bangalore District, Bangalore) and bounded on the:

- East by : Land bearing Survey Nos. 162/1 and 163.
West by : Land bearing Survey Nos. 156/1 and 156/2.
North by : Land bearing Survey Nos. 154/4, 153 and 158.
South by : Land bearing Survey Nos. 174/1, 174/6 and 175.

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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Mortgage Deed dated 06.04.1954 registered as document No.370/1954-55, Volume 723, Pages 51 to 52, before the Sub-Registrar, Anekal.
2.	Discharge Deed dated 25.04.1968 registered as document No.364/1968-69, Volume 1080, Page 239, before the Sub-Registrar, Anekal.
3.	Sale Deed dated 22.03.1971 registered as document No.3165/1970-71, Volume 1147, Pages 190 to 191, before the Sub-Registrar, Anekal.
4.	Gift Deed dated 16.10.2018, registered as document No. ABL-1-04951/2018-19, stored in CD No. ABLD327, before the Sub-Registrar, Attibele.
5.	Mutation Register bearing MR No.H36/2018-19.
6.	Sale Deed dated 02.01.2025, registered as document No. SRJ-1-09031/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
7.	Sale Deed dated 14.01.2025, registered as document No. SRJ-1-09271/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Bangalore District Register.
8.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.
9.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.
10.	Official Memorandum dated 11.03.2025 in No. 744015.
11.	Mutation register bearing MR No. T56/2024-25.
12.	Preliminary Records for the period 1961-62 to 1968-69.
13.	RTCs for the period from 1969-70 to 1983-84 and 1997-98 to 2003-04, 2005-06 to 2024-25 and 2025-26.
14.	Karnataka revision settlement akarband extract.



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15.	Moola Tippyany of Survey No. 157.
16.	Re-class Tippyany of Survey No. 157.
17.	Village map of Yamare.
18.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.
19.	Endorsement dated 18.12.2023 issued by the Tahsildar, Anekal Taluk.
20.	Intimation Letter 18.01.2024 issued by the Tahsildar, Anekal Taluk.
21.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273375 issued by the Tahsildar, Anekal Taluk.
22.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:908/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
23.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.
24.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
25.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.
26.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023.
27.	Encumbrance certificate issued for the period 07.12.2023 to 02.04.2024.
28.	Encumbrance certificate issued for the period 03.04.2024 to 26.09.2024.
29.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025.



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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Mortgage Deed dated 06.04.1954 registered as document No.370/1954-55, Volume 723, Pages 51 to 52, before the Sub-Registrar, Anekal.	Certified Copy
2.	Discharge Deed dated 25.04.1968 registered as document No.364/1968-69, Volume 1080, Page 239, before the Sub-Registrar, Anekal.	Certified Copy
3.	Sale Deed dated 22.03.1971 registered as document No.3165/1970-71, Volume 1147, Pages 190 to 191, before the Sub-Registrar, Anekal.	Certified Copy
4.	Gift Deed dated 16.10.2018, registered as document No. ABL-1-04951/2018-19, stored in CD No. ABLD327, before the Sub-Registrar, Attibele.	Original Seen in Survey No. 156/2 Photocopy
5.	Mutation Register bearing MR No.H36/2018-19.	Online Certified Copy
6.	Preliminary Records for the period 1961-62 to 1968-69.	Certified Copy
7.	RTCs for the period from 1969-70 to 1983-84 and 1997-98 to 2001-02, 2003-04, 2005-06 to 2024-25 and 2025-26.	Photocopy
8.	RTCs for the period from 2003-04, 2005-06 to 2024-25 and 2025-26.	Online Certified Copy
9.	Karnataka revision settlement akarbhand extract.	Photocopy
10.	Moola Tippyany of Survey No. 157.	Photocopy
11.	Re-class Tippyany of Survey No. 157.	Photocopy
12.	Village map of Yamare.	Photocopy



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13.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.	Original
14.	Endorsement dated 18.12.2023 issued by the Tahsildar, Anekal Taluk.	Original
15.	Intimation Letter 18.01.2024 issued by the Tahsildar, Anekal Taluk.	Original
16.	Non-Tenancy Certificate dated 05.02.2024 in No. RD0038028273375 issued by the Tahsildar, Anekal Taluk	Online Certified Copy
17.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:908/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Original
18.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.	Photocopy
19.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Photocopy
20.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.	Certified Copy
21.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023.	Online Certified Copy
22.	Encumbrance certificate issued for the period 07.12.2023 to 02.04.2024.	Online Certified Copy
23.	Encumbrance certificate issued for the period 03.04.2024 to 26.09.2024.	Online Certified Copy
24.	Sale Deed dated 02.01.2025 registered as document No. SRJ-1-09031/2024-25, before the office of Sub-Registrar, Sarjapura.	Original Seen in Survey No. 156/2



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25.	Sale Deed dated 14.01.2025, registered as document No. SRJ-1-09271/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Bangalore District Register.	Original
26.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025.	Online Certified Copy
27.	Official Memorandum dated 11.03.2025 in No. 744015.	Online Certified Copy
28.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.	Original (common)
29.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.	Original (common)
30.	Mutation register bearing MR No. T56/2024-25.	Online Certified Copy

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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. 162/1 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk,
Bangalore Urban District

November 25, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 06.10.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

**MALINI
RAJU**

Digitally signed by MALINI RAJU
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Malini Raju
AZB & Partners
Bengaluru

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No. 162/1 measuring 30 guntas (excluding 2 guntas of kharab) or 3035.14 square meters having khata No. 1838/162/1/4, PID No. 150200100101121882 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

Flow of Title:

1. On review of the documents provided to us we note that, the subject property being the land bearing Survey No. 162/1 measuring 30 guntas (excluding 2 guntas of kharab) was originally owned by Kullappa, son of Parashuramaiah.
2. We have perused copy of the Sale Deed dated 26.09.1933, registered as document No. 445/1933-34, Volume 399, at pages 88-89, before the office of Sub-Registrar, Anekal which bears out that Kullappa, son of Parashuramaiah sold the portion of land bearing Survey No. 162, measuring 28 guntas in favour of Munishami, son of Muniyappa. From the recitals, it is observed that, Kullappa, son of Parashuramaiah acquired the said property from Matada Munishamappa through the Sale Deed dated 08.05.1913.
3. We have perused copy of the Record of Rights bearing RR No. 275 which bears out the name of Munishami, son of Muniyappa as the owner of the Survey No. 162/1, as he acquired the same by virtue of the Sale Deed dated 26.09.1933.
4. We have perused copy of the RTCs from 1974 which bears out the name of Siddappa alias Sidda Reddy, son of Munithimmaiah alias Thayappa as the owner with respect to land bearing Survey No. 162/1, who acquired the same through sale and he was in possession of the said property. However, we have not been provided with the copy of the sale deed executed in favour of Siddappa alias Sidda Reddy, son of Munithimmaiah alias Thayappa.
5. We have perused copy of the Partition Deed dated 18.06.1975 which bears out that Sidda Reddy, Munishami Reddy, Rama Reddy and Narayana Reddy, all sons of Munithimmaiah alias Thayappa have partitioned the family properties. In the said partition, the schedule 'A' properties were allotted to the share of Sidda Reddy, the schedule 'B' properties including the Survey No. 162/1, measuring 30 guntas were allotted to the share of Munishami Reddy, the schedule 'C' properties were allotted to the share of Rama Reddy and the schedule 'D' properties were allotted to the share of Narayana Reddy. It is noted that Munithimmaiah alias Thayappa has affixed his thumb impression to the said Partition Deed.
6. We have perused a copy of the Inheritance Certificate bearing IHC No.10/1994-95 which inter-alia bears out that after the death of Munithimmaiah alias Thayappa and his wife, Gowramma, the khata with respect to the land in Survey No. 162/1, measuring 30 guntas and other



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properties has been transferred and registered in the name of their son Munishami Reddy, son of Munithimmaiah alias Thayappa.

7. We have perused a copy of the genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle which details the genealogical tree of Munithimmaiah alias Thayappa. The said genealogical tree indicates that Munithimmaiah alias Thayappa (dead) was married to Gowramma (dead) and they have four sons namely, T. Sidda Reddy (dead), Munishami Reddy (dead), Rama Reddy and T. Narayana Reddy. T. Sidda Reddy is married to Pillakka (dead) and they are survived by one son by name Ravindra Reddy. Ravindra Reddy is married to Sharadamma and they have one son and two daughters namely, Lokesh, Prathima and Shilpa. Munishami Reddy had two wives namely Subbamma (dead) and Rajamma. Munishami Reddy through his first wife had two daughters namely, Lakshamma and Savithamma. Munishami Reddy through his second wife had two sons namely, Subba Reddy and Murali Mohan. Rama Reddy has two wives namely Smt. Lakshamma and Smt. Parvathamma. Rama Reddy through his first wife had two daughters namely Padma and Vanitha. Rama Reddy through his second wife had two sons namely, Rajappa and Krishna Reddy. Narayana Reddy was married to Ammayamma alias Siddamma and they have one daughter and one son, namely, Neelamma and Umesh. Umesh is married to Roopa and they have one daughter and one son namely, Keerthi and Kushal.
8. We have perused a copy of the genealogical tree of Munishami Reddy sworn before the notary public by way of Affidavit dated 01.10.2024, which details the genealogical tree of Munishami Reddy. The said genealogical tree indicates that Munishami Reddy had two wives namely Subbamma (dead) and Rajamma. Munishami Reddy through his first wife had two daughters namely, Lakshamma and Savithamma. Munishami Reddy through his second wife had two sons and one daughter namely, Subba Reddy, Murali Mohan and Shashikala
9. We have perused a copy of the Death Certificate of Munithimmaiah alias Thayappa which bears out that Munithimmaiah alias Thayappa died on 16.07.1984.
10. We have perused a copy of the Death Certificate of Gowramma, wife of late Munithimmaiah alias Thayappa which bears out that Gowramma died on 19.07.1987.
11. We have perused a copy of the Death Certificate of Munishami Reddy, son of late Munithimmaiah alias Thayappa which bears out that Munishami Reddy died on 03.03.2002
12. We have perused a copy of the Death Certificate of Subbamma, wife of Munishami Reddy which bears out that Subbamma died on 19.01.1974
13. We have perused a copy of the Mutation Register bearing MR No. 5/2003-04 which inter-alia bears out that after the death of Munishami Reddy, the khata with respect to the land in Survey



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No. 162/1, measuring 3 guntas and other properties has been transferred and registered in the name of his son Subba Reddy.

14. We have perused a copy of the Mutation Register bearing MR No. 124/2005-06 which inter-alia bears out in the Mutation Register extract in MR No. 5/2003-04, the khatha/mutation was transferred in the name of Subba Reddy with respect to Survey No. 162/1, the extent of is wrongly mentioned as 3 guntas instead of 30 guntas and the same was rectified through the Court order dated 23.03.2006, passed by the Tahsildar, Anekal Taluk and accordingly, the khata with respect to the land in Survey No. 162/1, measuring 30 guntas has been transferred and registered in the name of Subba Reddy.
15. We have perused a copy of the Partition Deed dated 25.06.2005, registered as document No. ANK-1-04647/2005-06, stored in CD No. ANKD67, before the office of the Sub-Registrar, Anekal which bears out that (1) Lakshamma, (2) Savithamma, (serial No. 1 and 2 are daughters of late Munishami Reddy and second wife Subbamma), (3) Subba Reddy, (4) Murali Mohan (serial No. 3 and 4 are sons of late Munishami Reddy and first wife Rajamma) have partitioned the joint family properties. Under the said Partition Deed, the Survey No. 162/1, measuring 30 guntas along with other properties were allotted to the jointshare of Subba Reddy and Murali Mohan. Further it is observed that, Shashikala, daughter of late Munishami Reddy and first wife Rajamma has signed as consenting witness. The encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out the registration of the Partition Deed dated 25.06.2005.
16. We have perused a copy of the Exchange Deed dated 09.12.2021, registered as document No. ABL-1-07375/2021-22, stored in CD No. ABLD1059, before the office of the Sub-Registrar, Anekal which bears out that K.M. Honnappa, son of K.H. Munisamaiah and Subba Reddy, Murali Mohana, both sons of late Munishami Reddy, Rajamma, wife of late Munishami Reddy and Shashikala, daughter of late Munishami Reddy mutually agreed to exchange their respective properties, whereunder, Subba Reddy and others have exchanged the Survey No. 162/1, measuring 30 guntas with K.M. Honnappa, son of K.H. Munisamaiah. The encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out the registration of the Exchange Deed dated 09.12.2021.
17. We have perused copy of the Official Memorandum dated 17.08.2021 in No. 237263, which bears out that the Deputy Commissioner, Bangalore District, Bangalore has converted the Survey No. 162/1, measuring 30 guntas from agricultural use to non-agricultural/ commercial use.
18. We have perused a copy of the Mutation Register bearing MR No. T9/2021-22 which inter-alia bears out that Survey No. 162/1, measuring 30 guntas has been converted for non-agricultural/commercial use vide Official Memorandum dated 17.08.2021 in No. 237263



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19. We have perused a copy of the Sale Deed dated 30.12.2024, registered as document No.SRJ-1-08922/2024-25, before the office of the Sub-Registrar, Sarjapura which bears out that K.M. Honnappa, son of K.H. Munisamaiah has sold the Survey No. 162/1, measuring 30 guntas in favour of MS Walktown Residences. Further, Confident Projects (India) Private Limited has joined as Confirming Party. The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 30.12.2024.
20. The Office of Yamare Village Panchayath has issued Form 11B reflecting MS Walktown Residences as Khatedar of Survey No.162/1, having khata No. 1838/162/1/4, PID No. 150200100101121882 measuring 30 guntas or 3035.14 square meters.
21. We have perused copy of the Sale Deed dated 10.01.2025, registered as document No. SRJ-1-09224/2024-25, in Book-I, before the Senior Sub-Registrar, Sarjapura, District Register Basavanagudi which bears out that MS Walktown Residences has sold the Survey No. 162/1, measuring 30 guntas in favour of Macrotech Developers Limited (presently known as Lodha Developers Limited). The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 10.01.2025.
22. We have perused a copy of the Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal, which bears out that Lodha Developers Limited (earlier known as Macrotech Developers Limited) (“**Developer**”) along with other lands owned of the different land owner namely (i)Shravanth.P, (ii)Novin Pilla Reddy, (iii)K.N. Manjunatha and (iv)H.Sudheer (“**Owners**”) have entered into an agreement for development of the decided land to construct multistoried residential Apartment complex in the composite property including Survey No. 162/1, measuring 30 guntas . The said Joint Development Agreement inter-alia which bears out the following:
- The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 14.82% for the Owners and remaining ratio of 85.18% for the Developer.
 - The Developer is entitled to avail any loans and financial facilities for development of the composite property including Survey No. 162/1, measuring 30 guntas. The Owner shall not be liable for borrowings or re-payments and it shall be the sole responsibility of the Developer to discharge their obligations.

The encumbrance certificate issued for the period 01.07.2025 to 16.09.2025 which bears out the registration of the Joint Development Agreement dated 24.07.2025.

23. We have perused a copy of the General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal, which bears out that Shravanth.P and Novin Pilla Reddy, K.N. Manjunath and H. Sudheer have authorised and empowered Lodha Developers Limited to enter into agreement of sale, to execute the sale deeds, to present the sale deeds in favour of customers, before the



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concerned sub-registrar, mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC's by creating mortgage/hypothecation with respect to the composite property including Survey No. 162/1, measuring 30 guntas.

24. We have perused copy of the Preliminary Records for the period 1961-62 to 1965-66 which bears out that the name of Munishami is entered as the owner of the Survey No. 162/1, measuring 32 guntas including 4 guntas kharab
25. We have perused copy of the Preliminary Records for the period 1966-67 to 1968-69 which bears out that the name of Munishami is entered as the owner of the Survey No. 162/1, measuring 30 guntas excluding 2 guntas kharab
26. We have perused copies of the RTCs in relation to Survey No. 162/1, measuring 30 guntas excluding 2 guntas kharab, for the period from 1974-75 to 1983-84, 1989-90 to 1996-97 which bears out the name of Siddappa alias Sidda Reddy, son of Munithimmaiah alias Thayappa (as per sale) as the owner and the cultivator.
27. We have perused copies of the RTCs in relation to Survey No. 162/1, measuring 30 guntas excluding 2 guntas kharab, for the period from 1997-98 to 2003-04 which bears out the name of Munishami Reddy, son of Munithimmaiah alias Thayappa (IHC No.10/1994-95) as the owner and the cultivator.
28. We have perused copies of the RTCs in relation to Survey No. 162/1, measuring 30 guntas excluding 2 guntas kharab, for the period from 2005-06 to 2025-26 which bears out the name of Subba Reddy (MR No. 5/2003-04 and T9/2021-22) as the owner and the cultivator.

Survey documents with respect to Survey No.162/1:

1. We have perused a copy of the Karnataka Revision Settlement Akarband extract which bears out that Survey No.162/1 measured 30 guntas excluding 2 guntas 'B' kharab.
2. We have perused a copy of the Hissa Tippy and R.R. Pakka Book (Balabhadra Nakalu), which bears out that the Survey No. 162, measuring a total extent of 1 acre 27 guntas, including 6 guntas of kharab land has been bifurcated into 2 portions by assigning sub-numbers i.e., 162/1, measuring 32 guntas including 4 guntas of kharab land and 162/2, measuring 35 guntas including 2 guntas of kharab land. The name of Munishami, son of Muniyappa is entered as the owner of Survey No. 162/1.

It is observed from the Preliminary Records from the period 1966-67, the kharab extent in Survey No.162/1 has been reduced from 4 guntas to 2 guntas and thus cultivable land is 30 guntas.



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3. We have perused a copy of the village map of Yamare and the composite Survey No. 162 formed part of the said village.

Endorsements with respect to Survey No.162/1:

1. We have perused a copy of the Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 162 are dilapidated and could not be issued.
2. We have perused copy of the Intimation Letter 18.01.2024 issued by the Thasildar, Anekal Taluk which bears out that, the RTCs for the period 1969 to 1974 with respect to Survey No. 162/1 are dilapidated and could not be issued.
3. We have perused a copy of the Nil Tenancy Certificate dated 05.02.2024 in No. RD0038028273381 issued by the Tahsildar, Anekal Taluk which bears out that there were no tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 162/1.
4. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:910/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 162/1.
5. We have perused a copy of the Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 162/1 along with certain other land parcels.
6. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 162/1 along with certain other land parcels.

Public Notice:

1. We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka, Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 162/1 as on date.



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Encumbrance certificates with respect to Survey No.162/1:

1. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out nil encumbrances with respect to the land in Survey No. 162/1.
2. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out registration of Partition Deed dated 25.06.2005 (document No. ANK-1-04647/2005-06) and Exchange Deed dated 09.12.2021 (document No. ABL-1-07375/2021-22) with respect to the land in Survey No. 162/1.
3. We have perused a copy of the encumbrance certificate issued for the period 07.12.2023 to 02.04.2024 which bears out nil encumbrances with respect to the land in Survey No. 162/1.
4. We have perused a copy of the encumbrance certificate issued for the period 03.04.2024 to 26.09.2024 which bears out nil encumbrances with respect to the land in Survey No. 162/1.

It is advisable to obtain the following documents:

1. E-Khata certificate and Khata extracts in the name of Macrotech Developers Limited (formerly known as Lodha Developers Limited).
2. Tax paid receipt for the years 2022-23, 2023-24 and 2024-25.
3. Encumbrance certificate issued for the period 17.09.2025 till date.



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CONCLUSION

- Based on review of the documents detailed above and subject to our observations, we hereby conclude that Macrotech Developers Limited (presently known as Lodha Developers Limited) is the owner of the converted land in Survey No. 162/1 measuring 30 guntas (excluding 2 guntas of kharab) or 3035.14 square meters having khata No. 1838/162/1/4, PID No. 150200100101121882 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- In terms of the joint development agreement dated 24.07.2025, Lodha Developers Limited (earlier known as Macrotech Developers Limited) being the owner of the converted land in Survey No. in Survey No. 162/1 measuring 30 guntas (excluding 2 guntas of kharab) has the development rights over the Composite Property admeasuring 19 acres 6 guntas.

**MALINI
RAJU**

Digitally signed by MALINI RAJU
DN: C=IN, O=PERSONAL, T=4672,
OID.2.5.4.65=fcf82c1a9200465996da6231965e
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Phone=fe687eb3f0aed824f901d30d5e467daa9d
2603a40e689eda347b182a7ac2ae54,
PostalCode=560079, S=Karnataka,
SERIALNUMBER=f7b247c57267eef158e3b90d
2e7491741f58c7b0975e36fab4953fa6b73a963,
CN=MALINI RAJU
Reason: I am the author of this document
Location:
Date: 2025-11-25 14:42:22

Malini Raju
AZB & Partners
Bengaluru



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SCHEDULE

Survey No. 162/1 measuring 30 guntas

All that piece and parcel of the converted land in Survey No. 162/1 measuring 30 guntas (excluding 2 guntas of kharab) (converted vide Official Memorandum dated 17.08.2021 in No. 237263, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Land bearing Survey No. 162/2
West by : Land bearing Survey No. 157
North by : Land bearing Survey No. 158 and 160
South by : Land bearing Survey No. 163

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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Sale Deed dated 26.09.1933, registered as document No. 445/1933-34, Volume 399, at pages 88-89, before the office of Sub-Registrar, Anekal
2.	Record of Rights bearing RR No. 275
3.	Partition Deed dated 18.06.1975
4.	Inheritance Certificate bearing IHC No.10/1994-95
5.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle
6.	Genealogical tree of Munishami Reddy sworn before the notary public by way of Affidavit dated 01.10.2024
7.	Death Certificate of Munithimmaiah alias Thayappa
8.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa
9.	Death Certificate of Munishami Reddy, son of late Munithimmaiah alias Thayappa
10.	Death Certificate of Subbamma, wife of Munishami Reddy
11.	Mutation Register bearing MR No. 5/2003-04
12.	Mutation Register bearing MR No. 124/2005-06
13.	Partition Deed dated 25.06.2005, registered as document No. ANK-1-04647/2005-06, stored in CD No. ANKD67, before the office of the Sub-Registrar, Anekal
14.	Exchange Deed dated 09.12.2021, registered as document No. No. ABL-1-07375/2021-22, stored in CD No. ABLD1059, before the office of the Sub-Registrar, Anekal
15.	Official Memorandum dated 17.08.2021 in No. 237263
16.	Mutation Register bearing MR No. T9/2021-22



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17.	Sale Deed dated 30.12.2024, registered as document No.SRJ-1-08922/2024-25, before the office of the Sub-Registrar, Sarjapura
18.	Form 11B issued by the Yamare Village Panchayath.
19.	Sale Deed dated 10.01.2025, registered as document No. SRJ-1-09224/2024-25, in Book-I, before the Senior Sub-Registrar, Sarjapura, District Register Basavanagudi
20.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.
21.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.
22.	Preliminary Records for the period 1961-62 to 1968-69
23.	RTCs for the period from 1974-75 to 1983-84, 1989-90 to 2003-04 and 2005-06 to 2024-25 and 2025-26
24.	Karnataka revision settlement akarband extract
25.	Hissa Tippyany and R.R. Pakka Book (Balabhadaga Nakalu)
26.	Village map of Yamare
27.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk
28.	Intimation Letter 18.01.2024 issued by the Thasildar, Anekal Taluk
29.	Nil Tenancy Certificate dated 05.02.2024 in No. RD0038028273381 issued by the Tahsildar, Anekal Taluk
30.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:910/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore
31.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore
32.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore
33.	Public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka, Bengaluru edition.
34.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004



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35.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023
36.	Encumbrance certificate issued for the period 07.12.2023 to 02.04.2024
37.	Encumbrance certificate issued for the period 03.04.2024 to 26.09.2024.
38.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025.
39.	Encumbrance certificate issued for the period 01.07.2025 to 16.09.2025

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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Sale Deed dated 26.09.1933, registered as document No. 445/1933-34, Volume 399, at pages 88-89, before the office of Sub-Registrar, Anekal	Certified Copy
2.	Record of Rights bearing RR No. 275	Photocopy
3.	Partition Deed dated 18.06.1975	Photocopy
4.	Inheritance Certificate bearing IHC No.10/1994-95	Photocopy
5.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle	Photocopy
6.	Genealogical tree of Munishami Reddy sworn before the notary public by way of Affidavit dated 01.10.2024	Photocopy
7.	Death Certificate of Munithimmaiah alias Thayappa	Photocopy
8.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa	Photocopy
9.	Death Certificate of Munishami Reddy, son of late Munithimmaiah alias Thayappa	Photocopy
10.	Death Certificate of Subbamma, wife of Munishami Reddy	Photocopy
11.	Mutation Register bearing MR No. 5/2003-04	Certified Copy
12.	Mutation Register bearing MR No. 124/2005-06	Certified Copy
13.	Partition Deed dated 25.06.2005, registered as document No. ANK-1-04647/2005-06, stored in CD No. ANKD67, before the office of the Sub-Registrar, Anekal	Online Certified Copy
14.	Exchange Deed dated 09.12.2021, registered as document No. No. ABL-1-07375/2021-22, stored in CD No. ABLD1059, before the office of the Sub-Registrar, Anekal	Original
15.	Official Memorandum dated 17.08.2021 in No. 237263.	Online Certified Copy
16.	Mutation Register bearing MR No. T9/2021-22	Online Certified Copy



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17.	Preliminary Records for the period 1961-62 to 1968-69	Certified Copy
18.	RTCs for the period from 1974-75 to 1983-84, 1989-90 to 2000-01.	Certified Copy
19.	RTCs for the period from 2003-04, 2005-06 to 2024-25 and 2025-26	Online Certified Copy
20.	Karnataka revision settlement akarband extract	Certified Copy
21.	Hissa Tippany and R.R. Pakka Book (Balabhadaga Nakalu)	Certified Copy
22.	Village map of Yamare	Photocopy
23.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk Non-Availability of IL	Original
24.	Intimation Letter 18.01.2024 issued by the Tahsildar, Anekal Taluk	Original
25.	Nil Tenancy Certificate dated 05.02.2024 in No. RD0038028273381 issued by the Tahsildar, Anekal Taluk	Online Certified Copy
26.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:910/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore	Original
27.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore	Photocopy
28.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore	Photocopy
29.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004	Certified Copy
30.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023	Online Certified Copy
31.	Encumbrance certificate issued for the period 07.12.2023 to 02.04.2024	Online Certified Copy
32.	Encumbrance certificate issued for the period 03.04.2024 to 26.09.2024	Online Certified Copy
33.	Sale Deed dated 30.12.2024 registered as document No. SRJ-1-8922/2024-25, before the office of Sub-Registrar, Sarjapura	Original
34.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025.	Online Certified Copy
35.	Encumbrance certificate issued for the period 01.07.2025 to 16.09.2025	Online Certified Copy



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36.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.	Original (common)
37.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.	Original (common)
38.	Form 11B issued by the Yamare Village Panchayath.	Online Certified Copy

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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. 163 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk,
Bangalore Urban District

September 18, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 17.09.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

MALINI Digitally signed
by MALINI RAJU
RAJU Date: 2025.09.18
09:54:37 +05'30'

Malini Raju
AZB & Partners
Bengaluru

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted lands in Survey No. 163 being a portion having khata No. 1852/163, PID No. 150200100101121936 measuring 33 guntas and another portion having khata No. 1830/163, PID No. 150200100101121626 measuring 33 guntas together measuring 1 acre 26 guntas excluding 4 guntas of kharab land situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused copy of the Record of Rights bearing RR No. 277 which bears out the name of Sidda Reddy alias Siddappa, son of Dodda Munaiah as the owner of the Survey No. 163.
2. We have perused copy of the Sale Deed dated 23.10.1944 registered as document No.615/1944-45, Volume 532, Pages 119 to 121, before the Sub-Registrar, Anekal which bears out that Sidda Reddy alias Siddappa, son of Dodda Munaiah sold the Survey No. 163, measuring 1 acre 26 guntas Munithimmaiah alis Thayappa, son of Chinnaiah. The encumbrance certificate issued for the 01.04.1920 to 31.03.2004 which bears out the registration of the Sale Deed dated 23.10.1944.
3. We have perused copy of the Partition Deed dated 18.06.1975 which bears out that Sidda Reddy, Munishami Reddy, Rama Reddy and Narayana Reddy, all sons of Munithimmaiah alias Thayappa have partitioned the family properties. In the said partition, the schedule 'A' properties were allotted to the share of Sidda Reddy, the schedule 'B' properties were allotted to the share of Munishami Reddy, the schedule 'C' properties including the portion of Survey No.163, measuring 33 guntas were allotted to the share of Rama Reddy and the schedule 'D' properties including the portion of Survey No.163, measuring 33 guntas were allotted to the share of Narayana Reddy. It is noted that Munithimmaiah alias Thayappa has affixed his thumb impression to the said Partition Deed.
4. We have perused a copy of the Mutation Register bearing MR No.1/1994-95 which inter-alia bears out that as per Partition Deed dated 18.06.1975, the khata with respect to the land in Survey No.163, measuring 33 guntas each and other properties has been transferred and registered to the name of Rama Reddy and Narayana Reddy, both sons of Munithimmaiah alias Thayappa.
5. We have perused a copy of the genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle which details the genealogical tree of Munithimmaiah alias Thayappa. The said genealogical tree indicates that Munithimmaiah alias Thayappa (dead) was married to Gowamma (dead) and they have four sons namely, T. Sidda Reddy (dead), Munishami Reddy (dead), Rama Reddy and T. Narayana Reddy. T. Sidda Reddy is married to Pillakka (dead) and they are survived by one son by name Ravindra Reddy. Ravindra Reddy is married to Sharadamma and they have one son and two daughters namely, Lokesh, Prathima



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and Shilpa. Munishami Reddy had two wives namely Subbamma (dead) and Rajamma. Munishami Reddy through his first wife had two daughters namely, Lakshamma and Savithamma. Munishami Reddy through his second wife have two sons namely, Subba Reddy and Murali Mohan. Rama Reddy has two wives namely Lakshamma and Parvathamma. Rama Reddy through his first wife have two daughters namely Padma and Vanitha. Rama Reddy through his second wife have two sons namely, Rajappa and Krishna Reddy. Narayana Reddy was married to Ammayamma alias Siddamma and they have one daughter and one son, namely, Neelamma and Umesh. Umesh is married to Roopa and they have one daughter and one son namely, Keerthi and Kushal.

6. We have perused a copy of the Death Certificate of Munithimmaiah alias Thayappa which bears out that Munithimmaiah alias Thayappa died on 16.07.1984.
7. We have perused a copy of the Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa which bears out that Gowramma died on 19.07.1987.

Discussion of title of land allotted to the share of Rama Reddy

8. We have perused copy of the Sale Deed dated 12.08.2004 registered as document No. No.ANK-1-09232/2004-05, stored in CD No. ANKD36, before the Sub-Registrar, Anekal which bears out that Rama Reddy and his wives and children namely Lakshamma, Paravathamma, Rajappa, Krishna Reddy, Padma and Vanitha sold the portion of Survey No.163, measuring 33 guntas in favour of D. Rajeshwaramma, wife of D. Shankar Reddy (represented by her general power of attorney holder B. Sumanth Kumar Reddy).

Note: Please note that we have not received a copy of the General Power of Attorney executed by D. Rajeshwaramma in favour of B. Sumanth Kumar. We have been informed that the same is not available. It is important to mention that the General Power of Attorney was executed for the purchase of the land, and the unavailability of this document is not a concern.

9. We have perused a copy of the Mutation Register bearing MR No. 29/2004-05 which inter-alia bears out that as per the Sale Deed dated 03.06.2005, the khata with respect to the portion of Survey No.163, measuring 33 guntas has been transferred and registered to the name of D. Rajeshwaramma, wife of D. Shankar Reddy.
10. We have perused a copy of the Notarised General Power of Attorney dated 21.06.2005, which bears out that T.S. Seetharama Shastry, son of Suryanarayana Shastry authorised and empowered Davinder Kumar Jain, son of late Khzanchilal Jain to purchase the properties at Bangalore.
11. We have perused copy of the Sale Deed dated 24.06.2005 registered as document No. No.ANK-1-04774/2005-06, stored in CD No. ANKD67, before the Sub-Registrar, Anekal which bears out that D. Rajeshwaramma, wife of D. Shankar Reddy sold the portion of Survey No.163,



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measuring 33 guntas in favour of T. S. Seetharama Shastry, son of Suryanarayana Shastry (he is represented by his General Power of Attorney holder Davinder Kumar Jain). The encumbrance certificate issued for the 01.04.2004 to 08.12.2023 which bears out the registration of the Sale Deed dated 24.06.2005.

12. We have perused a copy of the Mutation Register bearing MR No.21/2005-06 which inter-alia bears out that as per the Sale Deed dated 24.06.2005, the khata with respect to the portion of Survey No.163, measuring 33 guntas has been transferred and registered to the name of T. S. Seetharama Shastry, son of Suryanarayana Shastry.
13. We have perused copy of the Official Memorandum dated 18.12.2007 in No. ALN(A)(S)SR:49/2007-08, which bears out that the Special Deputy Commissioner, Bangalore District, Bangalore has converted the portion of Survey No.163, measuring 33 guntas from agricultural use to non-agricultural/ industrial use.
14. We have perused copy of the Sale Deed dated 17.04.2008, registered as document No. SRJ-1-00071/2008-09, stored in CD No. SRJD14, before the Sub-Registrar, Sarjapura which bears out that T. S. Seetharama Shastry, son of Suryanarayana Shastry and M/s. D. K. Associates represented by its Managing Partner Davinder Kumar Jain sold the portion of Survey No.163, measuring 33 guntas along with other properties in favour of M/s. D. J. Projects Private Limited, represented by their duly authorized signatory Bhargavi Sanjay. It is recited in the said Sale Deed that, T.S. Seetharama Shastry entered into a Sale Agreement with M/s. D.K. Associates, hence they have signed as a confirming party to the Sale Deed. The encumbrance certificate issued for the 01.04.2004 to 08.12.2023 which bears out the registration of the Sale Deed dated 17.04.2008.

Note: We have not been provided with the copy of the Sale Agreement entered between T.S. Seetharama Shastry and M/s D.K. Associates.

15. We have perused copy of the Modified Official Memorandum dated 19.03.2014 in No. ALN(A)(S)SR:49/2007-08, which bears out that the Deputy Commissioner, Bangalore District, Bangalore has rectified the earlier conversion order by permitting the usage of the portion of Survey No.163, measuring 33 guntas for commercial use pursuant to the change in the Zonal Regulations.
16. We have perused copy of the Sale Deed dated 19.12.2024, registered as document No. BSK-1-11301/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore which bears out that M/s. D. K. Associates has sold the Survey No.163, measuring 33 guntas in favour of MS. Walktown Residences. The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 19.12.2024.



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17. The Office of Yamare Village Panchayath has issued the Form 11B reflecting MS Walktown Residences as Khatedar of Survey No.163, having khata No. 1852/163, PID No. 150200100101121936 measuring 33 guntas or 2326.94 square meters.
18. We have perused copy of the Sale Deed dated 22.12.2024, registered as document No. SRJ-1-08855/2024-25, In Book-I, before the office of the Sub-Registrar Sarjapura Bangalore which bears out that MS. Walktown Residences has sold the Survey No.163, measuring 33 guntas in favour of Macrotech Developers Limited (presently known as Lodha Developers Limited). The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 22.12.2024.

Discussion of title of land allotted to the share of Narayana Reddy

19. We have perused a copy of the Death Certificate of Narayana Reddy, son of Munithimmaiah alias Thayappa which bears out that Narayana Reddy died on 09.11.1997.
20. We have perused a copy of the Inheritance Certificate bearing IHC No.36/1994-95 which inter-alia bears out that after the death of Narayana Reddy, son of late Munithimmaiah alias Thayappa the khata with respect to the portion of Survey No.163, measuring 33 guntas has been transferred and registered to the name of his wife and son namely Ammayamma alias Siddamma and Umesh, respectively.
21. We have perused copy of the Official Memorandum dated 30.01.2015 bearing No. ALN (A) (S): S.R/48/2014-15 issued by the Deputy Commissioner, Bangalore District, Bangalore which bears out that the portion of Survey No.163, measuring 33 guntas was converted from agriculture to non- agriculture/commercial purpose.
22. We have perused copy of the Exchange Deed dated 21.12.2024 registered as document No. SRJ-1-8798/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Basavanagudi District Register we note that (i)Ammayamma alias Siddamma joined by (ii)Umesh, (iii)Roopa wife of Umesh, (iv)Keerthana U, (v) Kushal.U children of Umesh and (vi) Neelamma have exchanged the Survey No.163, measuring 33 guntas with MS Walktown Residences. The mutation register extract bearing MR No. T47/2024-25 records the MS Walktown Residences as the khatedar for an extent of 33 guntas in Survey No. 163. The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which bears out the registration of the Exchange Deed dated 21.12.2024.
23. The Office of Yamare Village Panchayath has issued the Form 11B reflecting MS Walktown Residences as Khatedar of Survey No.163, having khata No. 1830/163 PID No. 150200100101121626 measuring 33 guntas or 2326.94 square meters.



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24. We have perused copy of the Sale Deed dated 23.12.2024, registered as document No. SRJ-1-8850/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Basavanagudi District Register which bears out that MS Walktown Residences has sold the Survey No.163, measuring 33 guntas in favour of Macrotech Developers Limited (presently known as Lodha Developers Limited). The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 23.12.2024.
25. We have perused a copy of the Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal, which bears out that Lodha Developers Limited (earlier known as Macrotech Developers Limited) (“**Developer**”) along with other lands owned of the different land owner namely (i)Shravanth.P, (ii)Novin Pilla Reddy, (iii)K.N. Manjunatha and (iv)H. Sudheer (“**Owners**”) have entered into a agreement for development of the decided to construct multistoried residential Apartment complex in the composite property including Survey No.163, measuring 33 guntas. The said Joint Development Agreement *inter-alia* which bears out the following:
- The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 14.82% for the Owners and remaining ratio of 85.18% for the Developer.
 - The Developer is entitled to avail any loans and financial facilities for development of the composite property including Survey No.163, measuring 33 guntas. The Owner shall not be liable for borrowings or re-payments and it shall be the sole responsibility of the Developer to discharge their obligations.
26. We have perused a copy of the General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal, which bears out that Shravanth.P and Novin Pilla Reddy, K.N. Manjunath and H. Sudheer have authorised and empowered Lodha Developers Limited to enter into agreement of sale, to execute the sale deeds, to present the sale deeds in favour of customers, before the concerned sub-registrar, mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC’s by creating mortgage/hypothecation with respect to the composite property including Survey No.163, measuring 33 guntas.
27. We have perused copies of the RTCs in relation to Survey No. 163, measuring 1 acre 30 guntas including 4 guntas kharab land, for the period from 1969-70 to 1973-74 and 1979-80 to 1983-84 which bears out the name of Munithimmaiah alias Thayappa (as ancestral) as the owner and the cultivator.



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28. We have perused copies of the RTCs in relation to Survey No. 163, measuring 1 acre 30 guntas including 4 guntas kharab land, for the period from 1989-90 to 1993-94 which bears out the name of Munithimmaiah alias Thayappa and Rama Reddy (as per MR No. 1/1994-95) as the owner and the name of Munithimmaiah alias Thayappa as the cultivator.
29. We have perused copies of the RTCs in relation to Survey No. 163, measuring 1 acre 30 guntas including 4 guntas kharab land, for the period from 1994-95 to 2003-04 which bears out that the name of Munithimmaiah alias Thayappa and Narayana Reddy has been rounded off and the names of Ammayamma alias Siddamma, wife of late Narayana Reddy, N. Umesh, son of late Narayana Reddy (as per IHC No.36/1994-95 for 33 guntas) and Rama Reddy (as per MR No. 1/1994-95 for 33 guntas) are entered as the owners and the cultivators.
30. We have perused copies of the RTCs in relation to Survey No. 163, measuring 1 acre 30 guntas including 4 guntas kharab land, for the period from 2004-05 which bears out that the names of Ammayamma alias Siddamma, wife of late Narayana Reddy, N. Umesh, son of late Narayana Reddy (as per IHC No.36/1994-95 for 33 guntas) and D. Rajeshwaramma, wife of D. Shankar Reddy (as per MR No. 29/2004-05 for 33 guntas) are entered as the owners and the cultivators.
31. We have perused copies of the RTCs in relation to Survey No. 163, measuring 1 acre 30 guntas including 4 guntas kharab land, for the period from 2005-06 to 2023-24 which bears out that the names of Ammayamma alias Siddamma, wife of late Narayana Reddy, N. Umesh, son of late Narayana Reddy (as per IHC No.36/1994-95 for 33 guntas) and T. S. Seetharama Shastry, son of Suryanarayana Shastry (as per MR No. 21/2005-06 for 33 guntas) are entered as the owners and the cultivators.
32. We have perused copies of the RTCs in relation to Survey No. 163, measuring 1 acre 30 guntas including 4 guntas kharab land, for the period from 2005-06 to 2023-24 which bears out that the names of Ammayamma alias Siddamma, wife of late Narayana Reddy, N. Umesh, son of late Narayana Reddy (as per IHC No.36/1994-95 for 33 guntas) and T. S. Seetharama Shastry, son of Suryanarayana Shastry (as per MR No. 21/2005-06 for 33 guntas) are entered as the owners and the cultivators.
33. We have perused copies of the RTCs in relation to Survey No. 163, measuring 1 acre 30 guntas including 4 guntas kharab land, for the period 2024-25 and 2025-26 which bears out that the names of MS Walktown Residences (as per MR No. T47/2024-25 for 33 guntas) and T. S. Seetharama Shastry, son of Suryanarayana Shastry (as per MR No. 21/2005-06 for 33 guntas) are entered as the owners and the cultivators.

Survey documents with respect to Survey No.163:

1. We have perused a copy of the Karnataka revision settlement akarbhand extract which bears out that Survey No. 163 measured 1 acre 30 guntas including 4 guntas kharab land.



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2. We have perused a copy of the Moola Survey Tippany of Survey No. 163.
3. We have perused a copy of the Secondary Reclassification Tippany of Survey No. 163 which bears out the name of Munithimmaiah as the Kardadar.
4. We have perused a copy of the village map of Yamare and the composite Survey No. 163 formed part of the said village.

Endorsements with respect to Survey No.163:

1. We have perused copy of the Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 163 is dilapidated and could not be issued.
2. We have perused copy of the Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk which bears out that, the RTCs for the period 1985 to 1989 with respect to Survey No. 163 is dilapidated and could not be issued.
3. We have perused a copy of the Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273383 issued by the Tahsildar, Anekal Taluk which bears out that there were no tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 163.
4. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:912/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No.163.
5. We have perused a copy of the Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 163 along with certain other land parcels.
6. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 163 along with certain other land parcels.



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Encumbrance certificates with respect to Survey No.163:

1. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out registration of Sale Deed dated 04.06.1925 (document No.1607), Sale Deed dated 20.04.1926 (document No.1441/1925-26), Sale Deed dated 27.09.1930 (document No.503/1930-31), Sale Deed dated 29.04.1933 (document No.1277/1932-33). In this report, we are tracing the title from 1944 onwards. Therefore, we have not reviewed the sale deeds.
2. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which bears out registration of Sale Deed dated 24.06.2005 (document No. No.ANK-1-04774/2005-06) and Sale Deed dated 17.04.2008 (document No. SRJ-1-00071/2008-09) with respect to the land in Survey No. 163.
3. We have perused a copy of the encumbrance certificate issued for the period 07.12.2023 to 19.04.2024 which bears out nil encumbrances with respect to the land in Survey No. 163, measuring 33 guntas.
4. We have perused a copy of the encumbrance certificate issued for the period 15.12.2023 to 02.04.2024 which bears out nil encumbrances with respect to the land in Survey No. 163, measuring 1 acre 26 guntas.

Public Notice:

1. We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 163 as on date.

It is advisable to obtain the following documents:

- a) Tax paid receipt for the year 2022-23, 2023-24 and 2024-25.
- b) E-Khatha certificate and Khatha extracts in the name of Macrotech Developers Limited (presently known Lodha Developers Limited).
- c) Encumbrance certificate issued for the period 18.07.2025 till date.



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CONCLUSION

- Based on review of the documents detailed above and subject to our observations, we hereby conclude that Macrotech Developers Limited (presently known as Lodha Developers Limited) is the absolute owner of the commercially converted land being portion of (1) Survey No. 163, measuring 33 guntas, having khata No. 1852/163, PID No. 150200100101121936 and another portion (2) Survey No.163, measuring 33 guntas, having khata No. 1830/163, PID No. 150200100101121626 together admeasuring 1 acre 26 guntas excluding 4 guntas of kharab land, situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- In terms of the joint development agreement dated 24.07.2025, Lodha Developers Limited (earlier known as Macrotech Developers Limited) being the owner of Survey No. 163 measuring 1 acre 26 guntas excluding 4 guntas of kharab land guntas has the development rights over the Composite Property admeasuring 19 acres 6 guntas.

**MALINI
RAJU**

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by MALINI RAJU

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Malini Raju
AZB & Partners
Bengaluru



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SCHEDULE

Survey No. 163 measuring 33 guntas

All that piece and parcel of the commercially converted land being portion of Survey No. 163 having katha No. 1852/163, PID No. 150200100101121936, measuring 33 guntas (converted vide Official Memorandum dated 18.12.2007 in No. ALN(A)(S)SR:49/2007-08 and Modified Official Memorandum dated 19.03.2014 in No. ALN(A)(S)SR:49/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Land bearing Survey No. 163.
West by : Remaining portion of Survey No. 157.
North by : Land bearing Survey Nos. 162/1 and 162/2.
South by : Land bearing Survey Nos. 174/2, 174/5 and 174/6.

Survey No. 163 measuring 33 guntas

All that piece and parcel of the commercially converted land in being portion of Survey No. 163 having khata No. 1830/163, PID No. 150200100101121626 measuring 33 guntas or 3338.66 square meters (converted vide Official Memorandum dated 30.01.2015 bearing No. ALN (A) (S): S.R/48/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Land bearing Survey No. 164/1.
West by : Remaining portion of Survey No. 163.
North by : Land bearing Survey Nos. 162/1 and 162/2.
South by : Land bearing Survey Nos. 174/2, 174/3 and 174/4.



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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Record of Rights bearing RR No. 277.
2.	Sale Deed dated 23.10.1944 registered as document No.615/1944-45, Volume 532, Pages 119 to 121, before the Sub-Registrar, Anekal.
3.	Partition Deed dated 18.06.1975.
4.	Mutation Register bearing MR No.1/1994-95.
5.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle.
6.	Death Certificate of Munithimmaiah alias Thayappa.
7.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa.
8.	Sale Deed dated 12.08.2004 registered as document No. No.ANK-1-09232/2004-05, stored in CD No. ANKD36, before the Sub-Registrar, Anekal.
9.	Mutation Register bearing MR No. 29/2004-05.
10.	Notarised General Power of Attorney dated 21.06.2005.
11.	Sale Deed dated 24.06.2005 registered as document No. No.ANK-1-04774/2005-06, stored in CD No. ANKD67, before the Sub-Registrar, Anekal.
12.	Mutation Register bearing MR No.21/2005-06.
13.	Official Memorandum dated 18.12.2007 in No. ALN(A)(S)SR:49/2007-08.
14.	Sale Deed dated 17.04.2008, registered as document No. SRJ-1-00071/2008-09, stored in CD No. SRJD14, before the Sub-Registrar, Sarjapura.
15.	Modified Official Memorandum dated 19.03.2014 in No. ALN(A)(S)SR:49/2007-08.
16.	Sale Deed dated 19.12.2024, registered as document No. BSK-1-11301/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.
17.	Sale Deed dated 23.12.2024, registered as Sale Deed dated 22.12.2024, registered as document No. SRJ-1-08855/2024-25 before the office of the Sub-Registrar Sarjapura Bangalore.



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18.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.
19.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.
20.	Death Certificate of Narayana Reddy, son of Munithimmaiah alias Thayappa.
21.	Inheritance Certificate bearing IHC No.36/1994-95.
22.	Official Memorandum dated 30.01.2015 bearing No. ALN (A) (S): S.R/48/2014-15.
23.	Exchange Deed dated 21.12.2024 registered as document No. SRJ-1-8798/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Basavanagudi District Register.
24.	Mutation register extract bearing MR No. T47/2024-25.
25.	Sale Deed dated 23.12.2024, registered as document No. SRJ-1-8850/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Basavanagudi District Register.
26.	RTCs for the period from 1969-70 to 1973-74 and 1979-80 to 1983-84, 1989-90 till 2025-26.
27.	Karnataka revision settlement akarband extract.
28.	Moola Survey Tippy of Survey No. 163.
29.	Secondary Reclassification Tippy of Survey No. 163.
30.	Village map of Yamare.
31.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.
32.	Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk.
33.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273383 issued by the Tahsildar, Anekal Taluk.
34.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:912/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
35.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.
36.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
37.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.
38.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023.



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39.	Encumbrance certificate issued for the period 07.12.2023 to 19.04.2024.
40.	Encumbrance certificate issued for the period 15.12.2023 to 02.04.2024.
41.	Encumbrance certificate issued for the period 01.04.2024 to 17.07.2025.
42.	Encumbrance certificate issued for the period 01.04.2024 to 17.07.2025.
43.	Form 11B issued by the Village Panchayath, Yamare
44.	Form 11B issued by the Village Panchayath, Yamare

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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Record of Rights bearing RR No. 277.	Certified Copy
2.	Sale Deed dated 23.10.1944 registered as document No.615/1944-45, Volume 532, Pages 119 to 121, before the Sub-Registrar, Anekal.	Certified Copy
3.	Partition Deed dated 18.06.1975.	Photocopy
4.	Mutation Register bearing IHC No.1/1994-95.	Certified Copy
5.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle.	Photocopy
6.	Death Certificate of Munithimmaiah alias Thayappa.	Photocopy
7.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa.	Photocopy
8.	Sale Deed dated 12.08.2004 registered as document No. ANK-1-09232/2004-05, stored in CD No. ANKD36, before the Sub-Registrar, Anekal.	Online Certified Copy
9.	Mutation Register bearing MR No. 29/2004-05.	Certified Copy
10.	Notarised General Power of Attorney dated 21.06.2005.	Photocopy
11.	Sale Deed dated 24.06.2005 registered as document No. ANK-1-04774/2005-06, stored in CD No. ANKD67, before the Sub-Registrar, Anekal.	Online Certified Copy
12.	Mutation Register bearing MR No.21/2005-06.	Photocopy
13.	Official Memorandum dated 18.12.2007 in No. ALN(A)(S)SR:49/2007-08.	Photocopy
14.	Sale Deed dated 17.04.2008, registered as document No. SRJ-1-00071/2008-09, stored in CD No. SRJD14, before the Sub-Registrar, Sarjapura.	Original Seen in Survey No. 158 Online Certified Copy
15.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.	Original (common)
16.	We have perused a copy of the General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.	Original (common)
17.	Modified Official Memorandum dated 19.03.2014 in No. ALN(A)(S)SR:49/2007-08.	Photocopy



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18.	Death Certificate of Narayana Reddy, son of Munithimmaiah alias Thayappa.	Photocopy
19.	Inheritance Certificate bearing IHC No.36/1994-95.	Certified Copy
20.	Official Memorandum dated 30.01.2015 bearing No. ALN (A) (S): S.R/48/2014-15.	Photocopy
21.	RTCs for the period from 1969-70 to 1973-74, 1979-80 to 1983-84 and 1989-90 to 1999-2000.	Certified Copy
22.	RTCs for the period from 2000-01 to 2025-26.	Online Certified Copy
23.	Karnataka revision settlement akarband extract.	Certified Copy
24.	Moola Survey Tippany of Survey No. 163.	Certified Copy
25.	Secondary Reclassification Tippany of Survey No. 163.	Certified Copy
26.	Village map of Yamare.	Certified Copy
27.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.	Original
28.	Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk. Non availability of RTC for the period of 1984-85 to 1988-89.	Original;
29.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273383 issued by the Tahsildar, Anekal Taluk.	Online Certified Copy
30.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:912/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Original
31.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.	Photocopy
32.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Photocopy
33.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.	Certified copy
34.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023.	Online Certified Copy
35.	Encumbrance certificate issued for the period 07.12.2023 to 19.04.2024.	Online Certified Copy
36.	Encumbrance certificate issued for the period 15.12.2023 to 02.04.2024.	Online Certified Copy
37.	Exchange Deed dated 21.12.2024 registered as document No. SRJ-1-08798/2024-25, before the office of Sub-Registrar, Sarjapura.	Original



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38.	Mutation register extract bearing MR No. T47/2024-25.	Online Certified Copy
39.	Sale Deed dated 19.12.2024 registered as document No. BSK-1-11301/2024-25, before the office of Sub-Registrar, Banashakari.	Original Seen in Survey No. 137/1
40.	Sale Deed dated 23.12.2024, registered as document No. SRJ-1-8850/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Basavanagudi District Register.	Original
41.	Sale Deed dated 23.12.2024, registered as document No. BSK-1-11301/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.	Original
42.	Encumbrance certificate issued for the period 01.04.2024 to 17.07.2025.	Online Certified Copy
43.	Encumbrance certificate issued for the period 01.04.2024 to 17.07.2025.	Online Certified Copy
44.	Form 11B issued by the Village Panchayath, Yamare	Online Certified Copy
45.	Form 11B issued by the Village Panchayath, Yamare	Online Certified Copy

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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. Survey No.174/2 having katha No. 1831/174/2, PID No. 1150200100101121630 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

September 18, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 17.09.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

**MALINI
RAJU**

Digitally signed
by MALINI RAJU
Date: 2025.09.18
09:55:31 +05'30'

**Malini Raju
AZB & Partners
Bengaluru**

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No.174/2 having katha No. 1831/174/2, PID No. 1150200100101121630, measuring 16 guntas, situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused copy of the Hissa Tippy, which bears out that as per survey conducted on 08.02.1939, the Survey No. 174, measuring a total extent of 2 acres 38 guntas including 4 guntas kharab land has been bifurcated into 4 portions by assigning sub-numbers i.e., 174/1 to 174/4. The name of Munithimmaiah alias Thayappa was entered as the owner of Survey No. 174/2, measuring 16 guntas and also the Preliminary Records for the period 1961-62 which bears out the name of Munithimmaiah alias Thayappa as the owner of the Survey No. 174/2.
2. We have perused copy of the Partition Deed dated 18.06.1975 which bears out that Sidda Reddy, Munishami Reddy, Rama Reddy and Narayana Reddy, all sons of Munithimmaiah alias Thayappa have partitioned the family properties. In the said partition, the schedule 'A' properties were allotted to the share of Sidda Reddy, the schedule 'B' properties including the Survey No.174/2, measuring 16 guntas were allotted to the share of Munishami Reddy, the schedule 'C' properties including the Survey No.174/2, measuring 17 guntas were allotted to the share of Rama Reddy and the schedule 'D' properties including the Survey No.174/2, measuring 16 guntas were allotted to the share of Narayana Reddy. It is noted that Munithimmaiah alias Thayappa has affixed his thumb impression to the said Partition Deed.
3. We have perused a copy of the Mutation Register bearing MR No.1/1994-95 which inter-alia bears out that as per Partition Deed dated 18.06.1975, the khata with respect to the land in Survey No.174/2, measuring 16 guntas (subject matter of this report) and other properties has been transferred and registered to the name of Narayana Reddy, son of Munithimmaiah alias Thayappa.
4. We have perused a copy of the genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle which details the genealogical tree of Munithimmaiah alias Thayappa. The said genealogical tree indicates that Munithimmaiah alias Thayappa (dead) was married to Gowamma (dead) and they have four sons namely, T. Sidda Reddy (dead), Munishami Reddy (dead), Rama Reddy and T. Narayana Reddy. T. Sidda Reddy is married to Pillakka (dead) and they are survived by one son by name Ravindra Reddy. Ravindra Reddy is married to Sharadamma and they have one son and two daughters namely, Lokesh, Prathima and Shilpa. Munishami Reddy had two wives namely Subbamma (dead) and Rajamma. Munishami Reddy through his first wife had two daughters namely, Lakshamma and Savithamma. Munishami Reddy through his second wife have two sons namely, Subba Reddy and Murali Mohan. Rama Reddy has two wives namely Lakshamma and Parvathamma. Rama Reddy through his first wife have two daughters namely Padma and Vanitha. Rama



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Reddy through his second wife have two sons namely, Rajappa and Krishna Reddy. Narayana Reddy was married to Ammayamma alias Siddamma and they have one daughter and one son, namely, Neelamma and Umesh. Umesh is married to Roopa and they have one daughter and one son namely, Keerthi and Kushal.

5. We have perused a copy of the Death Certificate of Munithimmaiah alias Thayappa which bears out that Munithimmaiah alias Thayappa died on 16.07.1984.
6. We have perused a copy of the Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa which bears out that Gowramma died on 19.07.1987.
7. We have perused a copy of the Death Certificate of Narayana Reddy, son of Munithimmaiah alias Thayappa which bears out that Narayana Reddy died on 09.11.1997.
8. We have perused a copy of the Inheritance Certificate bearing IHC No.36/1994-95 which inter-alia bears out that after the death of Narayana Reddy, son of late Munithimmaiah alias Thayappa the khata with respect to the land in Survey No.174/2, measuring 16 guntas has been transferred and registered to the name of his wife and son namely Ammayamma alias Siddamma and Umesh respectively.
9. We have perused copy of the Official Memorandum dated 30.01.2015 bearing No. ALN (A) (S): S.R/48/2014-15 issued by the Deputy Commissioner, Bangalore District, Bangalore which bears out that the Survey No.174/2, measuring 16 guntas was converted from agriculture to non- agriculture/commercial purpose.
10. We have perused a copy of the Mutation Register bearing MR No. T43/2020-21 which inter-alia bears out that the Survey No.174/2, measuring 1 acre 12 guntas including 3 guntas kharab has been bifurcated into 3 portions, Survey No.174/2, measuring 16 guntas without kharab, Survey No.174/5, measuring 17 guntas without kharab and Survey No.174/6, measuring 19 guntas including 3 guntas kharab. The khata with respect to the land in Survey No.174/2, measuring 16 guntas has been transferred and registered to the names of Ammayamma alias Siddamma and Umesh.
11. We have perused copy of the Sale Deed dated 20.12.2024 registered as document No. SRJ-1-08799/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Basavanagudi District Register we note that (i)Ammayamma alias Siddamma joined by (ii)Umesh, (iii)Roopa wife of Umesh, (iv)Keerthana U, (v) Kushal.U both children of Umesh and (vi) Neelamma have sold the Survey No. 174/2, measuring 16 guntas in favour of MS Walktown Residences. The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 20.12.2024. The revenue record bearing mutation register extract bearing MR No. H11/2024-25 reflects MS Walktown Residences as the kathedar of Survey No. 174/2.



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12. The Office of Yamare Village Panchayath has issued the Form 11B reflecting MS Walktown Residences as Khatedar of Survey No.174/2, having khata No. 1831/174/2 PID No. 1150200100101121630 measuring 16 guntas.
13. We have perused copy of the Sale Deed dated 17.07.2025 registered as document No. SRJ-1-3412/2025-26, In Book-I, before the Senior Sub-Registrar, Sarjapura, Basavanagudi District Register we note that MS Walktown Residences has sold the Survey No. 174/2, measuring 16 guntas in favour of K.N. Manjunath son of Nyathareddy. The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 17.07.2025.
14. We have perused a copy of the Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal, which bears out that K.N. Manjunath along with other lands owned of the different lands (“Owner”) and Lodha Developers Limited (earlier known as Macrotech Developers Limited) (“Developer”) entered into a agreement for development of the Survey No. 174/2, measuring 16 guntas along with adjoining land owners have decided to construct multistoried residential Apartment complex. We note that MS Walktown Residences has joined as the confirming party to the said agreement. The said Joint Development Agreement inter-alia which bears out the following:
 - The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 14.82% for the Owner and remaining 85.18% for the Developer. Further, K.N. Manjunath was allotted 1.93 % of Revenue share out of revenue share of 14.82% revenue share.
 - The Developer is entitled to avail any loans and financial facilities for development of Survey No. 174/2. The Owner shall not be liable for borrowings or re-payments and it shall be the sole responsibility of the Developer to discharge their obligations.
15. The registration of the said Joint Development Agreement is borne out in the encumbrance certificate issued for the period 01.07.2025 to 16.09.2025 with respect to the land bearing 174/2, measuring 16 guntas.
16. We have perused a copy of the General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal, which bears out that Shravanth.P and Novin Pilla Reddy, K.N. Manjunath and H. Sudheer have authorised and empowered Lodha Developers Limited to enter into agreement of sale, to execute the sale deeds, to present the sale deeds in favour of customers, before the concerned sub-registrar, mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC’s by creating mortgage/hypothecation to the extent with respect to the Survey No. 155/4 along with other survey numbers.



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17. We have perused copy of the Preliminary Records for the period 1961-62 to 1968-69 which bears out that Munithimmaiah alias Thayappa, Chinnaiah is entered as the owner of the Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab land.
18. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab, for the period from 1969-70 to 1983-84 which bears out the name of Munithimmaiah alias Thayappa (as ancestral) as the owner and cultivator.
19. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab, for the period from 1989-90 to 1993-94 which bears out the names of Munishami Reddy (as per IHC No.10/1994-95) and Rama Reddy, both sons of Munithimmaiah alias Thayappa (as per MR No.1/1994-95) as the owners and cultivators.
20. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab, for the period from 1994-95 to 1996-97, 2000-01 to 2003-04, 2005-06 to 2019-20 which bears out the names of Ammayamma alias Siddamma and Umesh (as per IHC No.36/1994-95) as the owners and cultivators along with the owners of other portions of land in same survey number.
21. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 16 guntas without kharab, for the period from 2020-21 to 2023-24 which bears out the name of Ammayamma alias Siddamma and Umesh (as per MR No. T43/2020-21) as the owner and cultivator.
22. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 16 guntas without kharab, for the period from 2024-25 to 2025-26 which bears out the name of MS Walktown Residences (as per MR No. H11/2024-25) as the owner and cultivator.

Survey documents with respect to Survey No.174/2:

1. We have perused a copy of the Karnataka revision settlement akarband extract which bears out that Survey No.174/2 measured 16 guntas without kharab land.
2. We have perused a copy of the Hissa Tippyany and R.R. Pakka Book (Balabhadaga Nakalu), which bears out that the Survey No. 174, measuring a total extent of 2 acres 38 guntas including 4 guntas kharab land has been bifurcated into 4 portions by assigning sub-numbers i.e., 174/1, measuring 6 guntas including 1 gunta kharab; 174/2, measuring 1 acre 12 guntas including 3 guntas kharab; 174/3, measuring 29 guntas without kharab and 174/4, measuring 31 guntas without kharab. The name of Munithimmaiah alias Thayappa, son of Chinnaiah was entered as the owner of Survey No. 174/2.
3. We have perused a copy of the Hissa Tippyany and R.R. Pakka Book (Balabhadaga Nakalu), which bears out that the Survey No.174/2, measuring 1 acre 12 guntas including 3 guntas kharab has been bifurcated into 3 portions, Survey No.174/2, measuring 16 guntas without



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kharab, Survey No.174/5, measuring 17 guntas without kharab and Survey No.174/6, measuring 19 guntas including 3 guntas kharab. The name of T Ammayamma alias Siddamma and Umesh was entered as the owner of Survey No. 174/2.

4. We have perused a copy of the village map of Yamare and the composite Survey No. 174 formed part of the said village.

Endorsements with respect to Survey No.174/2:

1. We have perused a copy of the Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 174 is dilapidated and could not be issued.
2. We have perused a copy of the Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk which bears out that, the RTCs for the period 1985 to 1989 with respect to Survey No. 174/2 is dilapidated and could not be issued.
3. We have perused a copy of the Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273385 issued by the Tahsildar, Anekal Taluk which bears out that there were no tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 174/2.
4. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:914/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 174/2.
5. We have perused a copy of the Endorsement dated 02.03.2024 in No. Bangalore/SLAO-2/_2023-24 (*number not legible*) issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 174/2 along with certain other land parcels.
6. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 174/2 along with certain other land parcels.

Encumbrance certificates with respect to Survey No.174/2:

1. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out nil encumbrances with respect to the land in Survey No. 174/2.



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2. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 09.12.2023 which bears out several entries, however those entries are not related to the subject matter of this report.
3. We have perused a copy of the encumbrance certificate issued for the period 26.04.2021 to 23.09.2024 which bears out nil encumbrances with respect to the land in Survey No. 174/2.

Public Notice:

1. We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 174/2 as on date.

It is advisable to obtain the following documents:

- a) Tax paid receipt for the year 2022-23, 2023-24 and 2024-25.
- b) E-Khata certificate and Khata extracts in the name of K.N. Manjunath son of Nyathareddy.

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CONCLUSION

- Based on review of the documents detailed above and subject to our observations, we hereby conclude that K.N. Manjunath son of Nyathareddy is the owner of the commercially converted land in Survey No.174/2 having katha No. 1831/174/2, PID No. 1150200100101121630, measuring 16 guntas, situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- Lodha Developers Limited (earlier known as Macrotech Developers Limited), has the development rights to develop the converted land in Survey No.174/2 having katha No. 1831/174/2, PID No. 1150200100101121630, measuring 16 guntas, under the Joint Development Agreement dated 24.07.2025 registered as document No. ANK-1-03103/2025-26.

**MALINI
RAJU**

Digitally signed
by MALINI RAJU
Date: 2025.09.18
09:55:44 +05'30'

Malini Raju
AZB & Partners
Bengaluru

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SCHEDULE

Survey No.174/2, measuring 16 guntas:

All that piece and parcel of the commercially converted land in Survey No.174/2 having katha No. 1831/174/2, PID No. 1150200100101121630, measuring 16 guntas, (converted vide Official Memorandum dated 30.01.2015 bearing No. ALN (A) (S): S.R/48/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Land bearing Survey No. 174/3.
West by : Land bearing Survey No. 174/5.
North by : Land bearing Survey No. 163.
South by : Land bearing Survey No. 175.

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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Partition Deed dated 18.06.1975.
2.	Mutation Register bearing MR No.1/1994-95.
3.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle.
4.	Death Certificate of Munithimmaiah alias Thayappa.
5.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa.
6.	Death Certificate of Narayana Reddy, son of Munithimmaiah alias Thayappa.
7.	Inheritance Certificate bearing IHC No.36/1994-95.
8.	Official Memorandum dated 30.01.2015 bearing No. ALN (A) (S): S.R/48/2014-15 issued by the Deputy Commissioner, Bangalore District, Bangalore.
9.	Mutation Register bearing MR No. T43/2020-21.
10.	Preliminary Records for the period 1961-62 to 1968-69.
11.	RTCs from 1969-70 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 2000-01 to 2003-04 and 2005-06 to 2019-20 in relation to Survey No. 174/2 measuring 1 acre 12 guntas.
12.	RTCs from 2020-21 to 2025-26 in relation to Survey No. 174/2 measuring 16 guntas.
13.	Karnataka revision settlement akarbhand extract.
14.	Hissa Tippyany and R.R. Pakka Book (Balabthagada Nakalu) in relation to Survey No. 174/1, 174/2 and 174/3.
15.	Hissa Tippyany and R.R. Pakka Book (Balabthagada Nakalu) in relation to Survey No. 174/2, 174/5 and 174/6.



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16.	Village map of Yamare.
17.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.
18.	Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk.
19.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273385 issued by the Tahsildar, Anekal Taluk.
20.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:914/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
21.	Endorsement dated 02.03.2024 in No. Bangalore/SLAO-2/___/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.
22.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
23.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.
24.	Encumbrance certificate issued for the period 01.04.2004 to 09.12.2023.
25.	Encumbrance certificate issued for the period 26.04.2021 to 23.09.2024.
26.	Sale Deed dated 20.12.2024 registered as document No. SRJ-1-08799/2024-25, In Book-I, before the Senior Sub-Registrar, Sarjapura, Basavanagudi District Register.
27.	Mutation register bearing MR No. H11/2024-25.
28.	Sale Deed dated 17.07.2025 registered as document No. SRJ-1-3412/2025-26, In Book-I, before the Senior Sub-Registrar, Sarjapura, Basavanagudi District Register.
29.	Joint Development Agreement dated 24.07.2025 registered as document No. ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.



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30.	Encumbrance certificate issued for the period 01.07.2025 to 16.09.2025.
31.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.
32.	Form 11B issued by the Village Panchayath, Yamare.

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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Partition Deed dated 18.06.1975.	Photocopy
2.	Mutation Register bearing MR No.1/1994-95.	Certified Copy
3.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle.	Photocopy
4.	Death Certificate of Munithimmaiah alias Thayappa.	Photocopy
5.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa.	Photocopy
6.	Death Certificate of Narayana Reddy, son of Munithimmaiah alias Thayappa.	Photocopy
7.	Inheritance Certificate bearing IHC No.36/1994-95.	Certified Copy
8.	Official Memorandum dated 30.01.2015 bearing No. ALN (A) (S): S.R/48/2014-15 issued by the Deputy Commissioner, Bangalore District, Bangalore.	Certified Copy
9.	Mutation Register bearing MR No. T43/2020-21.	Online Certified Copy
10.	Preliminary Records for the period 1961-62 to 1968-69.	Photocopy
11.	RTCs from 1969-70 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 2000-01 to 2003-04 and 2005-06 to 2019-20 in relation to Survey No. 174/2 measuring 1 acre 12 guntas.	Photocopy
12.	RTCs from 2000-01 to 2003-04 and 2005-06 to 2019-20 in relation to Survey No. 174/2 measuring 1 acre 12 guntas.	Online Certified Copy
13.	RTCs from 2020-21 to 2025-26 in relation to Survey No. 174/2 measuring 16 guntas.	Online Certified Copy



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14.	Karnataka revision settlement akarband extract.	Certified Copy
15.	Hissa Tippy and R.R. Pakka Book (Balabthagada Nakalu) in relation to Survey No. 174/1, 174/2 and 174/3.	Certified Copy
16.	Hissa Tippy and R.R. Pakka Book (Balabthagada Nakalu) in relation to Survey No. 174/2, 174/5 and 174/6.	Certified Copy
17.	Village map of Yamare.	Photocopy
18.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.	Original
19.	Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk .	Photocopy
20.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273385 issued by the Tahsildar, Anekal Taluk.	Online Certified Copy
21.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:914/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Original
22.	Endorsement dated 02.03.2024 in No. Bangalore/SLAO-2/___/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.	Original
23.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Photocopy
24.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.	Certified Copy
25.	Encumbrance certificate issued for the period 01.04.2004 to 09.12.2023.	Online Certified Copy
26.	Encumbrance certificate issued for the period 26.04.2021 to 23.09.2024.	Online Certified Copy



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27.	Sale Deed dated 21.12.2024 registered as document No. SRJ-1-08799/2024-25, before the office of Sub-Registrar, Sarjapura .	Original
28.	Mutation register bearing MR No. H11/2024-25.	Online Certified Copy
29.	Sale Deed dated 17.07.2025 registered as document No. SRJ-1-3412/2025-26, before the office of Sub-Registrar, Sarjapura.	Original
30.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.	Original
31.	Encumbrance certificate issued for the period 01.07.2025 to 16.09.2025.	Online Certified Copy
32.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.	Original
33.	Form 11B issued by the Village Panchayath, Yamare	Online Certified Copy



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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. 174/5 (old No. 174/2) having bearing Katha No. 1854/174/5 PID No. 150200100101121938 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

September 18, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 17.09.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

MALINI Digitally signed
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Date: 2025.09.18
09:56:04 +05'30'

Malini Raju
AZB & Partners
Bengaluru

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No.174/5 (old No. 174/2), measuring 17 guntas, having khata No. 1854/174/5 PID No. 150200100101121938, situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Flow of Title:

1. We have perused copy of the Hissa Tippyany, which bears out that as per survey conducted on 08.02.1939, the Survey No. 174, measuring a total extent of 2 acres 38 guntas including 4 guntas kharab land has been bifurcated into 4 portions by assigning sub-numbers i.e., 174/1 to 174/4. The name of Munithimmaiah alias Thayappa was entered as the owner of Survey No. 174/2, measuring 16 guntas and also the Preliminary Records for the period 1961-62 which bears out the name of Munithimmaiah alias Thayappa as the owner of the Survey No. 174/2.
2. We have perused copy of the Partition Deed dated 18.06.1975 which bears out that Sidda Reddy, Munishami Reddy, Rama Reddy and Narayana Reddy, all sons of Munithimmaiah alias Thayappa have partitioned the family properties. In the said partition, the schedule 'A' properties were allotted to the share of Sidda Reddy, the schedule 'B' properties including the Survey No.174/2, measuring 16 guntas were allotted to the share of Munishami Reddy, the schedule 'C' properties including the Survey No.174/2, measuring 17 guntas were allotted to the share of Rama Reddy and the schedule 'D' properties including the Survey No.174/2, measuring 16 guntas were allotted to the share of Narayana Reddy. It is noted that Munithimmaiah alias Thayappa has affixed his thumb impression to the said Partition Deed.
3. We have perused a copy of the Mutation Register bearing MR No.1/1994-95 which inter-alia bears out that as per Partition Deed dated 18.06.1975, the khata with respect to the land in Survey No.174/2, measuring 17 guntas (subject matter of this report) and other properties has been transferred and registered to the name of Rama Reddy, son of Munithimmaiah alias Thayappa.
4. We have perused a copy of the genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle which details the genealogical tree of Munithimmaiah alias Thayappa. The said genealogical tree indicates that Munithimmaiah alias Thayappa (dead) was married to Gowamma (dead) and they have four sons namely, T. Sidda Reddy (dead), Munishami Reddy (dead), Rama Reddy and T. Narayana Reddy. T. Sidda Reddy is married to Pillakka (dead) and they are survived by one son by name Ravindra Reddy. Ravindra Reddy is married to Sharadamma and they have one son and two daughters namely, Lokesh, Prathima and Shilpa. Munishami Reddy had two wives namely Subbamma (dead) and Rajamma. Munishami Reddy through his first wife had two daughters namely, Lakshamma and Savithamma. Munishami Reddy through his second wife have two sons namely, Subba Reddy and Murali Mohan. Rama Reddy has two wives namely Lakshamma and Parvathamma. Rama Reddy through his first wife have two daughters namely Padma and Vanitha. Rama Reddy through his second wife have two sons namely, Rajappa and Krishna Reddy. Narayana



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Reddy was married to Ammayamma alias Siddamma and they have one daughter and one son, namely, Neelamma and Umesh. Umesh is married to Roopa and they have one daughter and one son namely, Keerthi and Kushal.

5. We have perused a copy of the Death Certificate of Munithimmaiah alias Thayappa which bears out that Munithimmaiah alias Thayappa died on 16.07.1984.
6. We have perused a copy of the Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa which bears out that Gowramma died on 19.07.1987.
7. We have perused copy of the Sale Deed dated 12.08.2004 registered as document No.ANK-1-09232/2004-05, stored in CD No. ANKD36, before the Sub-Registrar, Anekal which bears out that Rama Reddy and his wives and children namely Lakshamma, Paravathamma, Rajappa, Krishna Reddy, Padma and Vanitha sold the Survey No.174/2, measuring 17 guntas in favour of D. Rajeshwaramma, wife of D. Shankar Reddy (represented by her general power of attorney holder B. Sumanth Kumar Reddy).

We had sought for the copy of the General Power of Attorney executed by D. Rajeshwaramma in favour of B. Sumanth Kumar. The party has represented that, the said General Power of Attorney is not available.

8. We have perused a copy of the Mutation Register bearing MR No. 29/2004-05 which inter-alia bears out that as per the Sale Deed dated 03.06.2005, the khata with respect to the land in Survey No.174/2, measuring 17 guntas has been transferred and registered to the name of D. Rajeshwaramma, wife of D. Shankar Reddy.
9. We have perused a copy of the Notarised General Power of Attorney dated 21.06.2005, which bears out that T.S. Seetharama Shastry, son of Suryanarayana Shastry authorised and empowered Davinder Kumar Jain, son of late Khzanchilal Jain to purchase the properties at Bangalore.
10. We have perused copy of the Sale Deed dated 24.06.2005 registered as document No. No.ANK-1-04774/2005-06, stored in CD No. ANKD67, before the Sub-Registrar, Anekal which bears out that D. Rajeshwaramma, wife of D. Shankar Reddy sold the land bearing Survey No.174/2, measuring 17 guntas in favour of T. S. Seetharama Shastry, son of Suryanarayana Shastry (he is represented by his General Power of Attorney holder Davinder Kumar Jain).
11. We have perused a copy of the Mutation Register bearing MR No.21/2005-06 which inter-alia bears out that as per the Sale Deed dated 24.06.2005, the khata with respect to the land in Survey No.174/2, measuring 17 guntas has been transferred and registered to the name of T. S. Seetharama Shastry, son of Suryanarayana Shastry.



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12. We have perused copy of the Official Memorandum dated 18.12.2007 in No. ALN(A)(S)SR:49/2007-08, which bears out that the Special Deputy Commissioner, Bangalore District, Bangalore has converted the Survey No.174/2, measuring 17 guntas from agricultural use to non-agricultural/ industrial use.
13. We have perused copy of the General Power of Attorney dated 20.07.2005 which bears out that T. S. Seetharama Shastry, son of Suryanarayana Shastry authorized and empowered Davinder Kumar Jain to convey the portion of Survey No. 174/2, measuring 17 guntas along with other properties by executing sale deed/s either as whole or in part either in favour of the purchaser, M/s. D. K. Associates or their nominees and to receive sale consideration in the name of M/s. D. K. Associates. It is recited in the said General Power of Attorney that T. S. Seetharama Shastry had entered into an Agreement of Sale dated 20.07.2005 with M/s. D. K. Associates for sale of the portion of 174/2, measuring 17 guntas and other properties, whereunder he had received the entire sale consideration from M/s. D. K. Associates.
14. We have perused copy of the Sale Deed dated 17.04.2008, registered as document No. SRJ-1-00071/2008-09, stored in CD No. SRJD14, before the Sub-Registrar, Sarjapura which bears out that T. S. Seetharama Shastry, son of Suryanarayana Shastry and M/s. D. K. Associates represented by its Managing Partner Davinder Kumar Jain (as confirming party) sold the Survey No.174/2, measuring 17 guntas along with other properties in favour of M/s. D. J. Projects Private Limited, represented by their duly authorized signatory Bhargavi Sanjay. It is recited in the said Sale Deed that, T.S. Seetharama Shastry entered into a Sale Agreement with M/s. D.K. Associates, hence they have signed as a confirming party to the Sale Deed.

Note: It is represented to us that the Sale Agreement dated 20.07.2005 entered between T.S. Seetharama Shastry and M/s D.K. Associates is not available.
15. We have perused copy of the Modified Official Memorandum dated 19.03.2014 in No. ALN(A)(S)SR:49/2007-08, which bears out that the Deputy Commissioner, Bangalore District, Bangalore has rectified the earlier conversion order by permitting the usage of the Survey No.174/2, measuring 17 guntas for commercial use pursuant to the change in the Zonal Regulations.
16. We have perused a copy of the Mutation Register bearing MR No. T43/2020-21 which inter-alia bears out that the Survey No.174/2, measuring 1 acre 12 guntas including 3 guntas kharab has been bifurcated into 3 portions, Survey No.174/2, measuring 16 guntas without kharab, Survey No.174/5, measuring 17 guntas without kharab and Survey No.174/6, measuring 19 guntas including 3 guntas kharab. The khata with respect to the land in Survey No.174/5, measuring 17 guntas has been transferred and registered to the name of T. S. Seetharama Shastry, son of Suryanarayana Shastry.
17. We have perused copy of the Sale Deed dated 19.12.2024, registered as document No. BSK-1-11301/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari),



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Bangalore which bears out that M M/s. D. J. Projects Private Limited has sold the Survey No.174/2, measuring 17 guntas to M/s MS Walktown Residences. The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 19.12.2024.

18. The Office of Yamare Village Panchayath has issued the Form 11B reflecting MS Walktown Residences as Khatedar of Survey No. 174/5, having khata No. 1854/174/5 PID No. 150200100101121938 measuring 17 guntas.
19. We have perused copy of the Sale Deed dated 23.12.2024, registered as document No. BSK-1-08849/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore which bears out that MS Walktown Residences has sold the Survey No.174/2, measuring 17 guntas to Macrotech Developers Limited (presently known as Lodha Developers Limited). The encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 23.12.2024.
20. We have perused a copy of the Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal, which bears out that Lodha Developers Limited (earlier known as Macrotech Developers Limited) ("**Developer**") along with other lands owned of the different land owner namely (i)Shravanth.P, (ii)Novin Pilla Reddy, (iii)K.N. Manjunatha and (iv)H. Sudheer ("**Owners**") have entered into a agreement for development of the decided to construct multistoried residential Apartment complex in the composite property including Survey No. Survey No.174/2, measuring 17 guntas. We note that MS Walktown Residences has joined as the confirming party to the said agreement. The said Joint Development Agreement *inter-alia* which bears out the following:

- The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 14.82% for the Owners and remaining ratio of 85.18% for the Developer.
- The Developer is entitled to avail any loans and financial facilities for development of the composite property including the Survey No.174/2, measuring 17 guntas. The Owner shall not be liable for borrowings or re-payments and it shall be the sole responsibility of the Developer to discharge their obligations.

We have perused a copy of the General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal, which bears out that Shravanth.P and Novin Pilla Reddy, K.N. Manjunath and H. Sudheer have authorised and empowered Lodha Developers Limited to enter into agreement of sale, to execute the sale deeds, to present the sale deeds in favour of customers, before the concerned sub-registrar, mortgage, exchange and also to raise, borrow funds from banks,



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bankers, financial institutions, NBFC's by creating mortgage/hypothecation with respect to the composite property including Survey No.174/2, measuring 17 guntas.

21. We have perused copy of the Preliminary Records for the period 1961-62 to 1968-69 which bears out that Munithimmaiah alias Thayappa is entered as the owner of the Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab.
22. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab, for the period from 1969-70 to 1983-84 which bears out the name of Munithimmaiah alias Thayappa (as ancestral) as the owner and cultivator.
23. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab, for the period from 1989-90 to 1993-94, 1994-95 to 1996-97, 2000-01 to 2003-04 which bears out the name of Rama Reddy, son of Munithimmaiah alias Thayappa (MR No.1/1994-95) as the owner and cultivator along with the owners of other portions of land in same survey number.
24. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab, for the period from 2005-06 to 2019-20 which bears out the name of T.S. Seetharama Shastry, son of Suryanarayana Shastry (MR No.21/2005-06) as the owner and cultivator along with the owners of other portions of land in same survey number.
25. We have perused copies of the RTCs in relation to Survey No. 174/5, measuring 17 guntas without kharab, for the period from 2020-21 to 2025-26 which bears out the name of T.S. Seetharama Shastry, son of Suryanarayana Shastry (MR No. T43/2020-21) as the owner and cultivator.

Survey documents with respect to Survey No.174/5:

1. We have perused a copy of the Karnataka revision settlement akarbhand extract which bears out that Survey No.174/5 measured 17 guntas without kharab.
2. We have perused a copy of the Hissa Tippy and R.R. Pakka Book (Balabhadaga Nakalu), which bears out that the Survey No. 174, measuring a total extent of 2 acres 38 guntas including 4 guntas kharab land has been bifurcated into 4 portions by assigning sub-numbers i.e., 174/1, measuring 6 guntas including 1 gunta kharab; 174/2, measuring 1 acre 12 guntas including 3 guntas kharab; 174/3, measuring 29 guntas without kharab and 174/4, measuring 31 guntas without kharab. The name of Munithimmaiah alias Thayappa, son of Chinnaiah was entered as the owner of Survey No. 174/2.
3. We have perused a copy of the Hissa Tippy and R.R. Pakka Book (Balabhadaga Nakalu), which bears out that the Survey No.174/2, measuring 1 acre 12 guntas including 3 guntas kharab has been bifurcated into 3 portions, Survey No.174/2, measuring 16 guntas without



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kharab, Survey No.174/5, measuring 17 guntas without kharab and Survey No.174/6, measuring 19 guntas including 3 guntas kharab. The name of T.S. Seetharama Shastry was entered as the owner of Survey No. 174/5.

4. We have perused a copy of the village map of Yamare and the composite Survey No. 174 formed part of the said village.

Endorsements with respect to Survey No.174/5:

1. We have perused a copy of the Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 174 is dilapidated and could not be issued.
2. We have perused a copy of the Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk which bears out that, the RTCs for the period 1985 to 1989 with respect to Survey No. 174/2 is dilapidated and could not be issued.
3. We have perused a copy of the Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273385 issued by the Tahsildar, Anekal Taluk which bears out that there were no tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 174/2.
4. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:914/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 174/2.
5. We have perused a copy of the Endorsement dated 02.03.2024 in No. Bangalore/SLAO-2/ 2023-24 (*number not legible*) issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 174/2 along with certain other land parcels.
6. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 174/2 along with certain other land parcels.

Encumbrance certificates with respect to Survey No.174/5:

1. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out nil encumbrances with respect to the land in Survey No. 174/5.



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2. We have perused a copy of the encumbrance certificate issued for the period 01.04.2004 to 28.06.2020 which bears out registration of Sale Deed dated 12.08.2004 (Document No. 9232), Sale Deed dated 24.06.2005 (Document No. 4774) and Sale Deed dated 17.04.2008 (Document No. 71) with respect to the land in Survey No. 174/5. There is one more entry of Partition Deed dated 25.06.2005, which does not relate to the subject matter of this report.
3. We have perused a copy of the encumbrance certificate issued for the period 01.06.2020 to 26.09.2024 which bears out nil encumbrances with respect to the land in Survey No. 174/5.

Public Notice:

1. We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 174/5 as on date.

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It is advisable to obtain the following documents:

- a) Tax paid receipt for the year 2022-23, 2023-24 and 2024-25.
- b) E-Khata certificate and Khata extracts in the name of Macrotech Developers Limited (presently known as Lodha Developers Limited).
- c) Encumbrance certificate issued for the period 19.07.2025 till date.

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CONCLUSION

- Based on review of the documents detailed above and subject to our observations, we hereby conclude that Macrotech Developers Limited (presently known as Lodha Developers Limited), is the owner of the commercially converted land in Survey No.174/5 (old No. 174/2) measuring 17 guntas, having Katha No. 1854/174/5 PID No. 150200100101121938 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- In terms of the joint development agreement dated 24.07.2025, Lodha Developers Limited (earlier known as Macrotech Developers Limited) being the owner of Survey No174/5 (old No. 174/2) measuring 17 guntas has the development rights over the Composite Property admeasuring 19 acres 6 guntas.

**MALINI
RAJU**

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by MALINI RAJU
Date: 2025.09.18
09:56:22 +05'30'

Malini Raju
AZB & Partners
Bengaluru

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SCHEDULE

Survey No.174/5 (old No. 174/2), measuring 17 guntas

All that piece and parcel of the commercially converted land in Survey No.174/5 (old No. 174/2), having Katha No. 1854/174/5 PID No. 150200100101121938 measuring 17 guntas, (converted vide Official Memorandum dated 18.12.2007 in No. ALN(A)(S)SR:49/2007-08 and Modified Official Memorandum dated 19.03.2014 in No. ALN(A)(S)SR:49/2007-08, issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Land bearing Survey No. 174/2.
West by : Land bearing Survey No. 174/6.
North by : Land bearing Survey No. 163.
South by : Land bearing Survey No. 175.

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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Partition Deed dated 18.06.1975.
2.	Mutation Register bearing MR No.1/1994-95.
3.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle.
4.	Death Certificate of Munithimmaiah alias Thayappa.
5.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa.
6.	Sale Deed dated 12.08.2004 registered as document No. No.ANK-1-09232/2004-05, stored in CD No. ANKD36, before the Sub-Registrar, Anekal.
7.	Mutation Register bearing MR No. 29/2004-05.
8.	Notarised General Power of Attorney dated 21.06.2005.
9.	Sale Deed dated 24.06.2005 registered as document No. No.ANK-1-04774/2005-06, stored in CD No. ANKD67, before the Sub-Registrar, Anekal.
10.	Mutation Register bearing MR No.21/2005-06 .
11.	Official Memorandum dated 18.12.2007 in No. ALN(A)(S)SR:49/2007-08.
12.	General Power of Attorney dated 20.07.2005.
13.	Sale Deed dated 17.04.2008, registered as document No. SRJ-1-00071/2008-09, stored in CD No. SRJD14, before the Sub-Registrar, Sarjapura.
14.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.
15.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal..
16.	Modified Official Memorandum dated 19.03.2014 in No. ALN(A)(S)SR:49/2007-08..



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17.	Mutation Register bearing MR No. T43/2020-21
18.	Preliminary Records for the period 1961-62 to 1968-69.
19.	RTCs from 1969-70 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 2000-01 to 2003-04 and 2005-06 to 2019-20 in relation to Survey No. 174/2.
20.	RTCs from 2020-21 to 2025-26 in relation to Survey No. 174/5.
21.	Karnataka revision settlement akarband extract.
22.	Hissa Tippyany and R.R. Pakka Book (Balabhadaga Nakalu) in relation to Survey No. 174/2.
23.	Hissa Tippyany and R.R. Pakka Book (Balabhadaga Nakalu) in relation to Survey No. 174/5.
24.	Village map of Yamare.
25.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.
26.	Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk.
27.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273385 issued by the Tahsildar, Anekal Taluk
28.	Endorsement dated 02.03.2024 in No. Bangalore/SLAO-2/_2023-24 (<i>number not legible</i>) issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore
29.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:914/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore
30.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore,
31.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.
32.	Encumbrance certificate issued for the period 01.04.2004 to 28.06.2020.
33.	Encumbrance certificate issued for the period 01.06.2020 to 26.09.2024.
34.	Sale Deed dated 19.12.2024, registered as document No. BSK-1-11301/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore .



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35.	Sale Deed dated 23.12.2024, registered as document No. BSK-1-08849/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore .
36.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025.
37.	Form 11B issued by the Village Panchayath, Yamare

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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Partition Deed dated 18.06.1975.	Photocopy
2.	Mutation Register bearing MR No.1/1994-95.	Photocopy
3.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle.	Photocopy
4.	Death Certificate of Munithimmaiah alias Thayappa.	Photocopy
5.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa.	Photocopy
6.	Sale Deed dated 12.08.2004 registered as document No. No.ANK-1-09232/2004-05, stored in CD No. ANKD36, before the Sub-Registrar, Anekal.	Online Certified Copy
7.	Mutation Register bearing MR No. 29/2004-05.	Photocopy
8.	Notarised General Power of Attorney dated 21.06.2005.	Photocopy
9.	Sale Deed dated 24.06.2005 registered as document No. No.ANK-1-04774/2005-06, stored in CD No. ANKD67, before the Sub-Registrar, Anekal.	Online Certified Copy
10.	Mutation Register bearing MR No.21/2005-06 .	Certified Copy
11.	Official Memorandum dated 18.12.2007 in No. ALN(A)(S)SR:49/2007-08.	Photocopy
12.	General Power of Attorney dated 20.07.2005.	Photocopy
13.	Sale Deed dated 17.04.2008, registered as document No. SRJ-1-00071/2008-09, stored in CD No. SRJD14, before the Sub-Registrar, Sarjapura.	Original Seen in Survey No. 158
14.	Commencement Certificate dated 04.03.2014 in No. APA/CL/49/2013-14.	Photocopy



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15.	Modified Official Memorandum dated 19.03.2014 in No. ALN(A)(S)SR:49/2007-08.	Photocopy
16.	Mutation Register bearing MR No. T43/2020-21.	Online Certified Copy
17.	Preliminary Records for the period 1961-62 to 1968-69.	Photocopy
18.	RTCs from 1969-70 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 2000-01 in relation to Survey No. 174/2.	Photocopy and 2000-01 to 2003-04 and 2005-06 to 2019-20 Online Certified Copy
19.	RTCs from 2000-01 to 2003-04 and 2005-06 to 2019-20 in relation to Survey No. 174/2.	Online Certified Copy
20.	RTCs from 2020-21 to 2025-26 in relation to Survey No. 174/5.	Online Certified Copy
21.	Karnataka revision settlement akarband extract..	Certified Copy
22.	Hissa Tippyany and R.R. Pakka Book (Balabthagada Nakalu) in relation to Survey No. 174/2.	Certified Copy
23.	Hissa Tippyany and R.R. Pakka Book (Balabthagada Nakalu) in relation to Survey No. 174/5.	Certified Copy
24.	Village map of Yamare.	Photocopy
25.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.	Original
26.	Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk .	Photocopy
27.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.	Certified Copy
28.	Encumbrance certificate issued for the period 01.04.2004 to 28.06.2020.	Online Certified Copy
29.	Encumbrance certificate issued for the period 01.06.2020 to 26.09.2024.	Certified Copy



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30.	Non Tenancy Certificate dated 06.04.2024 in No. RD0038028274134 issued by the Tahsildar, Anekal Taluk.	Online Certified Copy
31.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore,	Online Certified Copy
32.	Endorsement dated 13.12.2024 in No. KHB/LA/Anekal/93/2024-25 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Original
33.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:914/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore	Original Seen in Survey No. 174/2
34.	Sale Deed dated 19.12.2024, registered as document No. BSK-1-11301/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.	Original (Common)
35.	Sale Deed dated 23.12.2024, registered as document No. BSK-1-08849/2024-25, In Book-I, before the Sub-Registrar, Basavanagudi (Banashankari), Bangalore.	Original
36.	Encumbrance certificate issued for the period 01.09.2024 to 17.07.2025 which bears out the registration of the Sale Deed dated 19.12.2024.	Online Certified Copy
37.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.	Original (Common)
38.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.	Original (Common)
39.	Form 11B issued by the Village Panchayath, Yamare	Online Certified Copy



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LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land in Survey No. 174/6 (old No. 174/2) measuring 16 guntas or 1618.74 square meters (excluding 3 guntas of kharab) having khata No. 1856/174/6 PID No. 150200100101121942 situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

September 18, 2025

To

Lodha Developers Limited

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

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FOREWORD

1. We are acting as legal advisors to Lodha Developers Limited (“**Client**”) in connection with conducting a land due diligence (as defined below).
2. The contents of this Due Diligence Report (“**Report**”) are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.
3. The information in this Report is derived from a review of documents specified under **Annexure “A”** of this Report and information provided to us from time to time and up to 17.09.2025 (“**Available Documents**”) in respect of the property.
4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.
5. Our review for the purpose of this Report is subject to the following limitations:
 - (i) We have relied on the information and the contents mentioned in the Available Documents;
 - (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
 - (iii) We have not carried out any physical inspection of the property;
6. Unless otherwise stated in this Report, this Report is based on the assumptions that:
 - (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;
 - (ii) all signatures and seals on any documents submitted to us are genuine;
 - (iii) there have been no amendments or changes to the documents examined by us; and
 - (iv) the legal capacities of all natural persons are as they purport it to be.



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7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

MALINI
RAJU

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by MALINI RAJU
Date: 2025.09.18
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Malini Raju
AZB & Partners
Bengaluru

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DUE DILIGENCE REPORT

We have in this due diligence report dealt with the converted land in Survey No.174/6 (old No. 174/2) measuring 16 guntas or 1618.74 square meters (excluding 3 guntas of kharab)having khata No. 1856/174/6 PID No. 150200100101121942, situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District

Flow of Title:

1. We have perused copy of the Hissa Tippy, which bears out that as per survey conducted on 08.02.1939, the Survey No. 174, measuring a total extent of 2 acres 38 guntas including 4 guntas kharab land has been bifurcated into 4 portions by assigning sub-numbers i.e., 174/1 to 174/4. The name of Munithimmaiah alias Thayappa was entered as the owner of Survey No. 174/2, measuring 16 guntas. The Preliminary Records for the period 1961-62 which bears out the name of Munithimmaiah alias Thayappa as the owner of the Survey No. 174/2.
2. We have perused a copy of the Inheritance Certificate bearing IHC No.10/1994-95 which inter-alia bears out that after the death of Munithimmaiah alias Thayappa and his wife, Gowramma, the khata with respect to the land in Survey No.174/2, measuring 16 guntas (subject matter of this report) and other properties has been transferred and registered in the name of their son Munishami Reddy, son of Munithimmaiah alias Thayappa.
3. We have perused a copy of the Death Certificate of Munithimmaiah alias Thayappa which bears out that Munithimmaiah alias Thayappa died on 16.07.1984.
4. We have perused a copy of the Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa which bears out that Gowramma died on 19.07.1987.
5. We have perused a copy of the genealogical tree of Munithimmaiah alias Thayappa issued by the Village Accountant, Yamare Circle which details the genealogical tree of Munithimmaiah alias Thayappa. The said genealogical tree indicates that Munithimmaiah alias Thayappa (dead) was married to Gowramma (dead) and they have four sons namely, T. Sidda Reddy (dead), Munishami Reddy (dead), Rama Reddy and T. Narayana Reddy. T. Sidda Reddy is married to Pillakka (dead) and they are survived by one son by name Ravindra Reddy. Ravindra Reddy is married to Sharadamma and they have one son and two daughters namely, Lokesh, Prathima and Shilpa. Munishami Reddy had two wives namely Subbamma (dead) and Rajamma. Munishami Reddy through his first wife had two daughters namely, Lakshamma and Savithamma. Munishami Reddy through his second wife have two sons namely, Subba Reddy and Murali Mohan. Rama Reddy has two wives namely Lakshamma and Parvathamma. Rama Reddy through his first wife have two daughters namely Padma and Vanitha. Rama Reddy through his second wife have two sons namely, Rajappa and Krishna Reddy. Narayana Reddy was married to Ammayamma alias Siddamma and they have one daughter and one



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son, namely, Neelamma and Umesh. Umesh is married to Roopa and they have one daughter and one son namely, Keerthi and Kushal.

Note: The name of Shashikala, daughter of T. Munishami Reddy, is not included in the genealogical tree. However, we note that Shashikala has joined a party in the registered Partition Deed dated 25.06.2005 (detailed below). As a result, we have not insisted on the production of the updated family tree of Munithimmaiah, also known as Thayappa.

6. We have perused a copy of the Death Certificate of Munishami Reddy, son of late Munithimmaiah alias Thayappa which bears out that Munishami Reddy died on 03.03.2002
7. We have perused a copy of the Death Certificate of Subbamma, wife of Munishami Reddy which bears out that Subbamma died on 19.01.1974
8. We have perused a copy of the Mutation Register bearing MR No. 5/2003-04 which inter-alia bears out that after the death of Munishami Reddy, the khata with respect to the land in Survey No.174/2, measuring 16 guntas and other properties has been transferred and registered in the name of his son Subba Reddy.
9. We have perused a copy of the Partition Deed dated 25.06.2005, registered as document No. ANK-1-04647/2005-06, stored in CD No. ANKD67, before the office of the Sub-Registrar, Anekal which bears out that (1) Lakshamma, (2) Savithramma, (3) Subba Reddy, (4) Murali Mohan (serial No. 3 and 4 are sons of late Munishami Reddy and first wife Rajamma) have partitioned the joint family properties. Under the said Partition Deed, the Survey No.174/2, measuring 16 guntas along with other properties were allotted to the joint share of Subba Reddy and Murali Mohan. Further it is observed that, Shashikala, daughter of late Munishami Reddy and first wife Rajamma has signed as consenting witness. The encumbrance certificate issued for the period 01.04.2004 to 09.12.2023 which records the registration of the Partition Deed dated 25.06.2005.
10. We have perused a copy of the Mutation Register bearing MR No. T43/2020-21 which inter-alia bears out that the Survey No.174/2, measuring 1 acre 12 guntas including 3 guntas kharab has been bifurcated into 3 portions, Survey No.174/2, measuring 16 guntas without kharab, Survey No.174/5, measuring 17 guntas without kharab and Survey No.174/6, measuring 19 guntas including 3 guntas kharab. The khata with respect to the land in Survey No.174/6, measuring 16 guntas has been transferred and registered to the name of Subba Reddy.
11. We have perused copy of the Official Memorandum dated 28.09.2021 in No. 263932, which bears out that the Special Deputy Commissioner, Bangalore District, Bangalore has converted the Survey No.174/6, measuring 16 guntas from agricultural use to non-agricultural/commercial use.



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12. We have perused a copy of the Mutation Register bearing MR No.T19/2021-22 which inter-alia bears out that as per the Official Memorandum dated 28.09.2021, the Survey No.174/6, measuring 16 guntas has been converted for commercial use.
13. We have perused a copy of the Exchange Deed dated 09.12.2021, registered as document No. No. ABL-1-07383/2021-22, stored in CD No. ABLD1059, before the office of the Sub-Registrar, Anekal which bears out that K.M. Vasanth Kumar, son of K.H. Munisamaiah and Subba Reddy, Murali Mohana, both sons of late Munishami Reddy, both sons of late Munishami Reddy, Rajamma, wife of late Munishami Reddy and Shashikala, daughter of late Munishami Reddy mutually agreed to exchange their respective properties, whereunder, Subba Reddy and others conveyed the Survey No.174/6, measuring 16 guntas in favour of K.M. Vasanth Kumar, son of K.H. Munisamaiah. The encumbrance certificate issued for the period 01.04.2004 to 08.12.2023 which records the registration of the Exchange Deed dated 09.12.2021.
14. The Office of Yamare Village Panchayath has issued the Form 11B reflecting MS Walktown Residences as Khatedar of Survey No.174/6, having khata No. 1856/174/6 PID No. 50200100101121942 measuring 16 guntas or 1618.74 square meters (excluding 3 guntas of kharab land) .
15. We have perused a copy of sale deed dated 20.12.2024, registered as document No. No. SRJ-1-08775/2024-22, before the office of the Sub-Registrar, Sarjapura (Basavanagudi) which bears out that Vasanth Kumar has sold the Survey No.174/6, measuring 16 guntas in favour of MS Walktown Residences. The revenue records vide mutation register extract bearing MR No. H12/2024-25 records MS Walktown Residences as the kathedar of Survey No. 174/6. The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which records the registration of the Exchange Deed dated 20.12.2024.
16. We have perused a copy of sale deed dated 23.12.2024, registered as document No. No. SRJ-1-08848/2024-22, before the office of the Sub-Registrar, Sub-Registrar, Sarjapura (Basavanagudi) which bears out that MS Walktown Residences has sold the Survey No.174/6, measuring 16 guntas in favour of Macrotech Developers Limited (presently known as Lodha Developers Limited). The encumbrance certificate issued for the period 01.04.2024 to 17.07.2025 which records the registration of the Exchange Deed dated 23.12.2024.
17. We have perused a copy of the Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal, which bears out that Lodha Developers Limited (earlier known as Macrotech Developers Limited) (“**Developer**”) along with other lands owned of the different land owner namely (i)Shravanth.P, (ii)Novin Pilla Reddy, (iii)K.N. Manjunatha and (iv)H. Sudheer (“**Owners**”) have entered into a agreement for development of the decided to construct multistoried residential Apartment complex in the composite property including Survey No.



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174/6, measuring 16 guntas. We note that MS Walktown Residences has joined as the confirming party to the said agreement. The said Joint Development Agreement *inter-alia* which bears out the following:

- The Developer agreed to construct entire project at its cost and the Developer shall share the sale proceed received on sale of apartments in the project in the ratio of 14.82% for the Owners and remaining ratio of 85.18% for the Developer.
- The Developer is entitled to avail any loans and financial facilities for development of the composite property including Survey No. 174/6, measuring 16 guntas. The Owner shall not be liable for borrowings or re-payments and it shall be the sole responsibility of the Developer to discharge their obligations.

18. We have perused a copy of the General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal, which bears out that Shravanth.P and Novin Pilla Reddy, K.N. Manjunath and H. Sudheer have authorised and empowered Lodha Developers Limited to enter into agreement of sale, to execute the sale deeds, to present the sale deeds in favour of customers, before the concerned sub-registrar, mortgage, exchange and also to raise, borrow funds from banks, bankers, financial institutions, NBFC's by creating mortgage/hypothecation with respect to the composite property including Survey No. 174/6, measuring 16 guntas.
19. We have perused copy of the Preliminary Records for the period 1961-62 to 1968-69 which bears out that Munithimmaiah alias Thayappa is entered as the owner of the Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab
20. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab, for the period from 1969-70 to 1983-84 which bears out the name of Munithimmaiah alias Thayappa (as ancestral) as the owner and cultivator.
21. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab, for the period from 1989-90 to 1993-94, 1994-95 to 1996-97, 2000-01 to 2003-04 which bears out the name of Munishami Reddy, son of Munithimmaiah alias Thayappa (IHC No.10/1994-95) as the owner and cultivator along with the owners of other portions of land in same survey number
22. We have perused copies of the RTCs in relation to Survey No. 174/2, measuring 1 acre 12 guntas including 3 guntas kharab, for the period from 2005-06 to 2019-20 which bears out the name of Subba Reddy, son of Munishami Reddy (MR No.5/2003-04) as the owner and cultivator along with the owners of other portions of land in same survey number.



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23. We have perused copies of the RTCs in relation to Survey No. 174/6, measuring 19 guntas including 3 guntas kharab, for the period from 2020-21 to 2023-24 which bears out the name of Subba Reddy, son of Munishami Reddy (MR No. T43/2020-21) as the owner and cultivator.
24. We have perused copies of the RTCs in relation to Survey No. 174/6, measuring 19 guntas including 3 guntas kharab, for the period from 2024-25 to 2025-26 which bears out the name of MS Walktown Residences (MR No. H12/2024-25) as the owner and cultivator.

Survey documents with respect to Survey No.174/6:

1. We have perused a copy of the Karnataka revision settlement akarbhand extract which bears out that Survey No.174/6 measured 19 guntas including 3 guntas 'B' kharab.
2. We have perused a copy of the Hissa Tippyany and R.R. Pakka Book (Balabhadaga Nakalu), which bears out that the Survey No. 174, measuring a total extent of 2 acres 38 guntas including 4 guntas kharab land has been bifurcated into 4 portions by assigning sub-numbers i.e., 174/1, measuring 6 guntas including 1 gunta kharab; 174/2, measuring 1 acre 12 guntas including 3 guntas kharab; 174/3, measuring 29 guntas without kharab and 174/4, measuring 31 guntas without kharab. The name of Munithimmaiah alias Thayappa, son of Chinnaiah was entered as the owner of Survey No. 174/2
3. We have perused a copy of the Hissa Tippyany and R.R. Pakka Book (Balabhadaga Nakalu), which bears out that the Survey No.174/2, measuring 1 acre 12 guntas including 3 guntas kharab has been bifurcated into 3 portions, Survey No.174/2, measuring 16 guntas without kharab, Survey No.174/5, measuring 17 guntas without kharab and Survey No.174/6, measuring 19 guntas including 3 guntas kharab. The name of Subba Reddy was entered as the owner of Survey No. 174/6
4. We have perused a copy of the village map of Yamare and the composite Survey No. 174 formed part of the said village.

Endorsements with respect to Survey No.174/6:

1. We have perused a copy of the Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk which bears out that, the Index of Lands and Preliminary Register with respect to Survey No. 174 is dilapidated and could not be issued.
2. We have perused a copy of the Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk which bears out that, the RTCs for the period 1985 to 1989 with respect to Survey No. 174/2 is dilapidated and could not be issued.
3. We have perused a copy of the Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273387 issued by the Tahsildar, Anekal Taluk which bears out that there were no



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tenancy claims registered under Forms 7 and 7A of the Karnataka Land Reforms Act, 1961 with respect to Survey No. 174/6.

4. We have perused a copy of the Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:909/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore which bears out that there are no proceedings initiated under the provisions of the Karnataka State Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 174/6.
5. We have perused a copy of the Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 174/6 along with certain other land parcels.
6. We have perused a copy of the Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, which bears out that there were no acquisitions by the said authority with respect to Survey No. 174/6 along with certain other land parcels.

Encumbrance certificates with respect to Survey No.174/6:

1. We have perused a copy of the encumbrance certificate issued for the period 01.04.1920 to 31.03.2004 which bears out nil encumbrances with respect to the land in Survey No. 174/6.
2. We have perused a copy of the encumbrance certificate issued for the period 08.12.2023 to 02.04.2024 which bears out nil encumbrances with respect to the land in Survey No. 174/6.

Public Notice:

1. We have issued public notices, both published on 22.11.2024 in the Times of India, Bengaluru edition and Vijaya Karnataka Bengaluru edition newspapers calling for objection from the general public. We have not received any objection from the public with respect to the land in Survey No. 174/6 as on date.

It is advisable to obtain the following documents:

1. Tax paid receipt for the year 2022-23, 2023-24 and 2024-25.
2. E-Khata certificate and Khata extracts in the name of Macrotech Developers Limited (presently known as Lodha Developers Limited).
3. Encumbrance certificate issued for the period 18.07.2025



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CONCLUSION

- Based on review of the documents detailed above and subject to our observations, we hereby conclude that Macrotech Developers Limited (presently known as Lodha Developers Limited) is the owner of the commercially converted land in Survey No.174/6 (old No. 174/2), measuring 16 guntas or 1618.74 square meters (excluding 3 guntas of kharab land) having khata No. 1856/174/6 PID No. 150200100101121942, situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
- In terms of the joint development agreement dated 24.07.2025, Lodha Developers Limited (earlier known as Macrotech Developers Limited) being the owner of Survey No. Survey No.174/6 (old No. 174/2), measuring 16 guntas (excluding 3 guntas of kharab land) guntas has the development rights over the Composite Property admeasuring 19 acres 6 guntas.

**MALINI
RAJU**

Digitally signed
by MALINI RAJU
Date: 2025.09.18
09:57:04 +05'30'

Malini Raju
AZB & Partners
Bengaluru

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SCHEDULE

Survey No.174/6 (old No. 174/2), measuring 16 guntas

All that piece and parcel of the commercially converted land in Survey No.174/6 (old No. 174/2), measuring 16 guntas or 1618.74 square meters (excluding 3 guntas of kharab land) having khata No. 1856/174/6 PID No. 150200100101121942, measuring 16 guntas or 1618.74 square meters (excluding 3 guntas of kharab land) (converted vide Official Memorandum dated 28.09.2021 in No.263932 issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District and bounded on the:

- East by : Land bearing Survey No. 174/5.
West by : Land bearing Survey No. 174/1.
North by : Land bearing Survey Nos. 163 and 157.
South by : Land bearing Survey No. 175.

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Annexure -A

Documents reviewed by us:

Sl. No.	Description of the documents
1.	Inheritance Certificate bearing IHC No.10/1994-95.
2.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle.
3.	Death Certificate of Munithimmaiah alias Thayappa.
4.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa.
5.	Death Certificate of Munishami Reddy, son of late Munithimmaiah alias Thayappa.
6.	Death Certificate of Subbamma, wife of Munishami Reddy.
7.	Mutation Register bearing MR No. 5/2003-04.
8.	Partition Deed dated 25.06.2005, registered as document No. ANK-1-04647/2005-06, stored in CD No. ANK67, before the office of the Sub-Registrar, Anekal.
9.	Mutation Register bearing MR No. T43/2020-21.
10.	Official Memorandum dated 28.09.2021 in No. 263932.
11.	Mutation Register bearing MR No. T19/2021-22.
12.	Exchange Deed dated 09.12.2021, registered as document No. No. ABL-1-07383/2021-22, stored in CD No. ABLD1059, before the office of the Sub-Registrar, Anekal.
13.	Sale deed dated 20.12.2024, registered as document No. No. SRJ-1-08775/2024-22, before the office of the Sub-Registrar, Sarjapura (Basavanagudi).
14.	Mutation register extract bearing MR No. H12/2024-25..
15.	Sale deed dated 23.12.2024, registered as document No. No. SRJ-1-08848/2024-22, before the office of the Sub-Registrar, Sub-Registrar, Sarjapura (Basavanagudi)



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16.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.
17.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.
18.	Preliminary Records for the period 1961-62 to 1968-69.
19.	RTCs from 1969-70 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 2000-01 to 2003-04 and 2005-06 to 2019-20 in relation to Survey No. 174/2.
20.	RTCs from 2020-21 to 2025-26in relation to Survey No. 174/6.
21.	Karnataka revision settlement akarbnd extract.
22.	Hissa Tippy and R.R. Pakka Book (Balabhadaga Nakalu) in relation to Survey No. 174/2.
23.	Hissa Tippy and R.R. Pakka Book (Balabhadaga Nakalu) in relation to Survey No. 174/6.
24.	Village map of Yamare.
25.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.
26.	Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk.
27.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273387 issued by the Tahsildar, Anekal Taluk.
28.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:909/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.
29.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.
30.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.
31.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.
32.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023.
33.	Encumbrance certificate issued for the period 01.04.2004 to 09.12.2023.



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34.	Encumbrance certificate issued for the period 08.12.2023 to 02.04.2024.
35.	Encumbrance certificate issued for the period 01.04.2024 to 17.07.2025.
36.	Form 11B issued by the Village Panchayath, Yamare

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Annexure- B

List of Original documents reviewed by us:

Sl. No.	Description of the documents	Original/Certified copy
1.	Inheritance Certificate bearing IHC No.10/1994-95.	Photocopy
2.	Genealogical tree of Munithimmaiah alias Thayappa attested by the Village Accountant, Yamare Circle.	Photocopy
3.	Death Certificate of Munithimmaiah alias Thayappa	Photocopy
4.	Death Certificate of Gowramma, wife of Munithimmaiah alias Thayappa.	Photocopy
5.	Death Certificate of Munishami Reddy, son of late Munithimmaiah alias Thayappa.	Photocopy
6.	Death Certificate of Subbamma, wife of Munishami Reddy.	Photocopy
7.	Mutation Register bearing MR No. 5/2003-04.	Photocopy
8.	Partition Deed dated 25.06.2005, registered as document No. ANK-1-04647/2005-06, stored in CD No. ANKD67, before the office of the Sub-Registrar, Anekal.	Online Certified Copy
9.	Mutation Register bearing MR No. T43/2020-21.	Online Certified Copy
10.	Official Memorandum dated 28.09.2021 in No. 263932.	Certified Copy
11.	Mutation Register bearing MR No. T19/2021-22.	Photocopy
12.	Exchange Deed dated 09.12.2021, registered as document No. No. ABL-1-07383/2021-22, stored in CD No. ABLD1059, before the office of the Sub-Registrar, Anekal.	Original
13.	Preliminary Records for the period 1961-62 to 1968-69.	Photocopy
14.	RTCs from 1969-70 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 2000-01 in relation to Survey No. 174/2.	Photocopy



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15.	RTCs from 2000-01 to 2003-04 and 2005-06 to 2019-20 in relation to Survey No. 174/2.	Online Copy	Certified
16.	RTCs from 2020-21 to 2023-24 to 2025-26 in relation to Survey No. 174/6.	Online Copy	Certified
17.	Karnataka revision settlement akarbhand extract.	Certified Copy	
18.	Hissa Tippyany and R.R. Pakka Book (Balabthagada Nakalu) in relation to Survey No. 174/2.	Certified Copy	
19.	Hissa Tippyany and R.R. Pakka Book (Balabthagada Nakalu) in relation to Survey No. 174/6.	Certified Copy	
20.	Village map of Yamare.	Photocopy	
21.	Intimation Letter dated 13.12.2023 issued by the Tahsildar, Anekal Taluk.	Original	
22.	Intimation Letter dated 18.01.2024 issued by the Tahsildar, Anekal Taluk.	Photocopy	
23.	Non Tenancy Certificate dated 05.02.2024 in No. RD0038028273387 issued by the Tahsildar, Anekal Taluk.	Online Copy	Certified
24.	Endorsement dated 21.02.2024 in No. P.T.C.L(A)CR:909/2023-24 issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore.	Original	
25.	Endorsement dated 16.02.2024 in No. Bangalore/SLAO-2/3326/2023-24 issued by the Special Land Acquisition Officer-2, Karnataka Industrial Areas Development Board, Bangalore.	Photocopy	
26.	Endorsement dated 29.01.2024 in No. KHB/LA/Anekal/64/2023-24 issued by the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore.	Photocopy	
27.	Encumbrance certificate issued for the period 01.04.1920 to 31.03.2004.	Certified Copy	
28.	Encumbrance certificate issued for the period 01.04.2004 to 08.12.2023.	Online Copy	Certified



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29.	Encumbrance certificate issued for the period 08.12.2023 to 02.04.2024.	Online Copy	Certified
30.	Encumbrance certificate issued for the period 01.04.2024 to 17.07.2025.	Online Copy	Certified
31.	Encumbrance certificate issued for the period 01.04.2004 to 09.12.2023.	Online Copy	Certified
32.	Sale Deed dated 20.12.2024 registered as document No. SRJ-1-08775/2024-25, before the office of Sub-Registrar, Sarjapura.	Original	
33.	Mutation register extract bearing MR No. H12/2024-25.	Online Copy	Certified
34.	Sale deed dated 23.12.2024, registered as document No. No. SRJ-1-08848/2024-22, before the office of the Sub-Registrar, Sub-Registrar, Sarjapura (Basavanagudi).	Original	
35.	Joint Development Agreement dated 24.07.2025 registered as document No.ANK-1-03103/2025-26 in Book-I, in the office of the senior sub-registrar, Anekal.	Original (Common)	
36.	General Power of Attorney dated 24.07.2024 registered as document No. ANK-4-00289/2025-26 in Book-4, in the office of the senior sub-registrar, Anekal.	Original (Common)	
37.	Form 11B issued by the Village Panchayath, Yamare	Online Copy	Certified