

Writers' Name: Mr. Srinivas B.R. and Ms. Brijita Prakash, Partners

Macrotech Developers Limited
412, Floor- 4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort Mumbai, Mumbai,
Maharashtra, India, 400 001.

February 06, 2024

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immoveable property being converted for non-agricultural residential purposes and bearing Survey No. 328/2, measuring 03 Acres 39 Guntas, situated at Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District and hereinafter referred to as '**Property**'.

East by : Property bearing Survey No. 331 and Survey No. 328/1;
West by : Property bearing Survey No. 332/2;
North by : Remaining portion of property bearing Survey No. 328/2; and
South by : Property bearing Survey No. 332/2.

II. List of Documents Provided:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents for our review:

Sl. No.	Particulars of Documents
1.	Sale Deed dated 25.07.1952 (Registered as Document No. 3265/1952-53, Book-I, Volume No. 1293, at Pages 241 to 244, at the office of the Sub-Registrar, Bangalore Taluk) executed by Mr. Lakshminarayana Shetty, son of Mr. Venkataramana and others in favour of Mrs. Gullamma, wife of Mr. Venkatashamappa;
2.	Sale Deed dated 10.05.1957 (Registered as Document No. 650/1957-58, Book-I, Volume No. 15, at Pages 37 to 39, at the office of the Sub-Registrar, Bangalore South



	Taluk) executed by Mrs. Gullamma, wife of Mr. Venkatashamappa in favour of Mr. Satyanarayana Shetty, son of Mr. Ramaiah Shetty;
3.	Sale Deed dated 20.08.1964 (Registered as Document No. 2970, Book-I, Volume No. 473, at Pages 225 to 227, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. Satyanarayana Shetty, son of Mr. Ramaiah Shetty in favour of Mrs. Gullamma, wife of Mr. Venkatashamappa;
4.	Partition Deed dated 01.09.1977 (Registered as Document No. 2338/1977-78, Book-I, Volume No. 1262, at Pages 38 to 40, at the office of the Sub-Registrar, Bangalore South Taluk) entered between Mrs. Gullamma, wife of Mr. Venkatashamappa and others;
5.	Extract of the entry made in the Mutation Register bearing M.R. No. 156/1977-78;
6.	Genealogical Tree of Late Gullamma, wife of Late Venkatashamappa issued by the Village Accountant, Hulimavu Circle, Bangalore South Taluk;
7.	Death Certificate of Mrs. Gullamma, issued by the Chief Births and Deaths Register;
8.	Mortgage Deed dated 15.04.1986 (Registered as SL No.10, S.F. Volume No. 98, Part V, at Page No. 15, at the office of the Sub-Registrar, Begur, Bangalore South Taluk) executed by Mr. V. Shamanna, son of Mr. Venkataswamy and others in favour of Primary Cooperative Agriculture and Rural Development Bank;
9.	Discharge Receipt dated 06.10.2010 (Registered as Document No. 3537/2010-11, Book-1, stored in C.D. No. BGRD52, at the office of the Senior Sub-Registrar, Begur) executed by Primary Cooperative Agriculture and Rural Development Bank;
10.	General Power of Attorney dated 03.04.1997 (Registered as Document No. 07/1997-98, Book-IV, Volume No. 17, at Pages 25 to 26, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. H.S. Rajappa, son of Mr. V. Shamanna in favour of Mr. R. Sharaschandra, son of Mr. M. Ramaiah;
11.	Panchayath Partition Deed dated 09.04.1997 entered between Mr. V. Shamanna, son of Late Venkataswamy and others;
12.	Genealogical Tree of Mr. V. Shamanna, issued by the Village Accountant, Hulimavu Circle, Bangalore East Taluk, Bangalore;
13.	Extract of the entry made in the Mutation Register bearing M.R. No. 21/2005-06;
14.	Order dated 18.08.2006 passed in proceedings bearing R.A (S) 408/2005-06 by the Assistant Commissioner, Bangalore South Division;
15.	Official Memorandum dated 24.04.1997 bearing No. BDS:ALN: SR (S) 335:96-97, issued by the Special Deputy Commissioner (Revenue), Bangalore District;

16.	Sale Deed dated 06.09.2006 (Registered as Document No. 15305/2006-07, Book-1, stored in C.D. No. BASD271, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. H.S. Rajappa, son of Mr. V. Shamanna and others in favour of Mr. G. Prasad Reddy, son of Mr. G. Srinivasa Reddy;
17.	Release Deed dated 22.07.2010 (Registered as Document No. 2077/2010-11, stored in C.D. No. BGRD44, at the office of the Sub-Registrar, Begur) executed by Mr. V. Shamanna, son of Late Venkataswamy and others in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy;
18.	Sale Deed dated 22.07.2010 (Registered as Document No. 2089/2010-11, stored in C.D. No. BGRD44, at the office of the Sub-Registrar, Begur) executed by Mr. V. Shamanna, son of Late Venkataswamy and others in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy;
19.	Release Deed dated 15.10.2010 (Registered as Document No. 3655/2010-11, Book-1, stored in C.D. No. BGRD53, at the office of the Sub-Registrar, Begur) executed by Mrs. Manjula, daughter of Mr. V. Shamanna in favour of Mr. G. Prasad Reddy, son of Late G Srinivasa Reddy;
20.	Sale Deed dated 24.04.2003 (Registered as Document No. 1564/03-04, Book 1, stored in C.D. No. 106, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. V. Shamanna, son of Late Venkataswamy & others in favour of Mr. H.R. Nagaraj;
21.	Sale Deed dated 24.04.2003 (Registered as Document No. 1569/03-04, Book-1, stored in CD. No. 106, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. V. Shamanna, son of Late Venkataswamy & others in favour of Mr. R. Sharaschandra, son of Mr. M. Ramaiah;
22.	Mortgage Deed dated 21.08.1991 (Registered as SL No. 18, S.F. Volume No. 104, Part V, at Page 155, at the office of the Sub-Registrar, Begur, Bangalore South Taluk) executed by Mr. V. Ramaiah, son of Mr. Venkataswamy and others in favour of Primary Cooperative Agriculture and Rural Development Bank;
23.	Mortgage Deed dated 27.03.1993 (Registered as SL No. 1/93-94, S.F. Volume No. 104, at Page 196, at the office of the Sub-Registrar, Begur, Bangalore South Taluk) executed by Mr. V. Ramaiah, son of Mr. Venkataswamy and others in favour of Primary Cooperative Agriculture and Rural Development Bank;
24.	Discharge Receipt dated 06.10.2010 (Registered as Document No. 3461/2010-11, Book-1, stored in C.D. No. BGRD52, at the office of the Senior Sub-Registrar, Begur) executed by Primary Cooperative Agriculture and Rural Development Bank;

25.	Genealogical Tree of Mr. V. Ramaiah, issued by the Village Accountant, Hulimavu Circle, Bangalore South Taluk;
26.	Sale Deed dated 28.08.2002 (Registered as Document No. 6559/02-03, Book-1, stored in C.D. No. 84, at the office of the Sub- Registrar, Bangalore South Taluk) executed by Mr. V. Ramaiah, son of Late Venkataswamy and others in favour of Mr. Satyanarayana Aswathappa, son of Mr. M. Aswathappa and others;
27.	Sale Deed dated 16.07.2010 (Registered as Document No. 2218/2010-11, Book-1, stored in C.D. No. BGRD45, at the office of the Senior Sub-Registrar, Begur) executed by Mr. Satyanarayana Aswathappa, son of Mr. M. Aswathappa and another in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy and another;
28.	Release Deed dated 31.08.2010 (Registered as Document No. 2867/2010-11, Book-1, stored in C.D. No. BGRD48, at the office of the Sub-Registrar, Begur Village) executed by Mrs. Shantamma, daughter of Mr. V. Ramaiah and others in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy and another;
29.	Sale Deed dated 09.07.2003 (Registered as Document No. 7105/03-04, Book-1, stored in C.D. No. 113, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. V. Ramaiah, son of Late Venkataswamy and others in favour of Mr. Sharaschandra, son of Mr. Ramaiah;
30.	Sale Deed dated 19.06.2010 (Registered as Document No. 1641/2010-11, Book-1, stored in C.D. No. BGRD42, at the office of the Sub Registrar, Begur) executed by Mr. R Sharaschandra, son of Mr. M. Ramaiah in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy;
31.	Release Deed dated 03.07.2010 (Registered as Document No. 1655/2010-11, Book-1, stored in C.D. No. BGRD42, at the office of the Senior Sub-Registrar Begur) executed by Mrs. Shantamma, daughter of Mr. V. Ramaiah and others in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy;
32.	Sale Deed dated 09.07.2003 (Registered as Document No. 7109/03-04, Book-1, stored in C.D. No. 113, at the office of the Sub-Registrar, Bangalore South Taluk) executed by Mr. V. Ramaiah, son of Late Venkataswamy and others in favour of Mr. G.S. Varalakshmi, wife of Mr. K.P. Subbaiah;
33.	Sale Deed dated 21.08.2010 (Registered as Document No. 2619/2010-11, Book-1, stored in C.D. No. BGRD47, at the office of the Senior Sub-Registrar, Begur, Bangalore Urban District) executed by Mrs. G.S. Varalakshmi, wife of Mr. K.P. Subbaiah in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy;

34.	Release Deed dated 31.08.2010 (Registered as Document No. 02866/2010-11, Book-1, stored in C.D. No. BGRD48, at the office of the Sub-Registrar, Begur) executed by Mrs. Shantamma, daughter of Mr. V. Ramaiah and others in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy;
35.	Sale Deed dated 03.07.2010 (Registered as Document No. 1654/2010-11, Book-1, stored in C.D. No. BGRD42, at the office of the Senior Sub- Registrar, Begur) executed by Mr. V. Ramaiah, son of Late Venkataswamy and others in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy;
36.	Agreement to Sell dated 09.11.2007 (Registered as Document No. 1569/2007-08, Book-1, stored in C.D. No. BGRD6, at the office of the Senior Sub- Registrar, Begur, Bangalore Urban District) executed by Mr. G. Prasad Reddy, son of Mr. G. Srinivasa Reddy and another in favour of Hiranandani Township Private Limited;
37.	General Power of Attorney dated 08.02.2008 (Registered as Document No. 123/2007-08, Book-4, stored in C.D. No. BGRD9, at the office of the Sub-Registrar Begur, Bangalore Urban District) executed by Mr. G. Prasad Reddy, son of Mr. G. Srinivasa Reddy and another in favour of Hiranandani Township Private Limited;
38.	Sale Deed dated 25.11.2010 (Registered as Document No. 4505/2010-11, Book-1, stored in C.D. No. BGRD58, at the office of the Senior Sub-Registrar, Begur) executed by Mr. G. Prasad Reddy, son of Mr. G. Srinivasa Reddy and others in favour of Suadela Constructions Private Limited;
39.	Certificate of Incorporation issued by the Registrar of Companies, Maharashtra, Mumbai, Memorandum of Association and Articles of Association of Suadela Constructions Private Limited;
40.	Joint Development Agreement dated 26.04.2023 [Registered as Document No. BMH-1-01033/ 2023-24, Book-1, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] entered between Suadela Constructions Private Limited and Macrotech Developers Limited;
41.	Irrevocable General Power of Attorney-1, dated 26.04.2023 [Registered as Document No. BMH-4-00060/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] executed by Suadela Constructions Private Limited in favour of Macrotech Developers Limited;
42.	Irrevocable General Power of Attorney-2, dated 26.04.2023 [Registered as Document No. BMH-4-00061/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] executed by Suadela Constructions Private Limited in favour of Macrotech Developers Limited;



43.	Deed of Declaration of the Easement dated 26.04.2023 [Registered as Document No. BMH-1-01036/2023-24, Book-1, stored in C.D. NO. BMHD1906, at the office of the Sub-Registrar, Jayanagara, (Bommanahalli), Bangalore Urban District] executed by Suadela Constructions Private Limited in favour of Macrotech Developers Limited;
44.	Record of Rights, Tenancy and Crops Inspection Certificate (RTC's) for the period 1978-79 to 2022-23 with respect to Survey No. 328/2;
45.	Village Map of Begur Village;
46.	Extracts of the Hissa Survey Tippani and R.R. Pakka Book (Balabagadha Nakalu);
47.	Sketch issued by the Taluk Surveyor, Bangalore South Taluk;
48.	Sketch issued by the Land Surveyor, Bangalore Development Authority, Bangalore;
49.	Extract of the Karnataka Revision Settlement Akarbandh;
50.	Endorsement dated 10.06.2008 bearing No. LRF/CR/35/08-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;
51.	Endorsement dated 10.06.2008 bearing No. BDA/SLAO/C1/36/08-09, issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore;
52.	Khata Certificate and Khata Extract both dated 26.10.2023 issued by the Assistant Revenue Officer, Bruhath Bengaluru Mahanagara Palike, Bengaluru;
53.	Receipt dated 10.10.2023 issued by the BBMP; and
54.	Encumbrance Certificate issued with respect to property bearing Survey No. 328/2 for the period: (i) 01.04.1940 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; and (iii) 01.04.2004 to 06.02.2024.

III. Title Flow:

Our observations upon review of the above-mentioned documents are as follows:

1. In terms of the Sale Deed dated 25.07.1952 (Registered as Document No. 3265/1952-53, Book-I, Volume No. 1293, at Pages 241 to 244, at the office of the Sub-Registrar, Bangalore Taluk) (**Document No. 1**) we observe that: (i) Mr. Lakshminarayana Shetty, son of Mr. Venkataramana; (ii) Mr. B. L. Ramaiah, son of Mr. Lakshminarayana Shetty; and (iii) Master Narayana Shetty, Master Kantharaj Shetty and Master Krishnashetty (*being minors represented by their natural guardian and father, Mr. Lakshminarayana Shetty*) have conveyed the property bearing Survey No. 328/2, measuring 06 Acres 29 Guntas (excluding 04 Guntas of Kharab land),

situated at Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District (**Survey No. 328/2**) in favour of Mrs. Gullamma, wife of Mr. Venkatashamappa.

2. In terms of the Sale Deed dated 10.05.1957 (Registered as Document No. 650/1957-58, Book-I, Volume No. 15, at Pages 37 to 39, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 2**) we observe that Mrs. Gullamma, wife of Mr. Venkatashamappa conveyed Survey No. 328/2 in favour of Mr. Satyanarayana Shetty, son of Mr. Ramaiah Shetty.
3. In terms of the Sale Deed dated 20.08.1964 (Registered as Document No. 2970, Book-I, Volume No. 473, at Pages 225 to 227, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 3**) executed by Mr. Satyanarayana Shetty, son of Mr. Ramaiah Shetty we observe that Survey No. 328/2 has been conveyed in favour of Mrs. Gullamma, wife of Mr. Venkatashamappa.
4. In terms of the Partition Deed dated 01.09.1977 (Registered as Document No. 2338/1977-78, Book-I, Volume No. 1262, at Pages 38 to 40, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 4**) we observe that Mrs. Gullamma, wife of Mr. Venkatashamappa along with her sons, Mr. V. Ramaiah, Mr. V. Shamanna and Mr. V. Krishnappa partitioned Survey No. 328/2 and under the terms of which: (i) a portion of Survey No. 328/2, measuring 02 Acres 10 Guntas was allotted to the share of Mrs. Gullamma and Mr. Shamanna; (ii) a portion of Survey No. 328/2, measuring 02 Acres 13 Guntas was allotted to the share of Mr. V. Ramaiah; and (iii) a portion of Survey No. 328/2, measuring 02 Acres 10 Guntas was allotted to the share of Mr. V. Krishnappa. In this regard we have been provided with the: (i) extract of the entry made in the Mutation Register bearing M.R. No. 156/1977-78; and (ii) Genealogical Tree of Late Gullamma, wife of Late Venkatashamappa, issued by the Village Accountant, Hulimavu Circle, Bangalore South Taluk (**Document Nos. 5 & 6**). In terms of the Death Certificate of Mrs. Gullamma, issued by the Chief Births and Deaths Register (**Document No. 7**) we observe that Mrs. Gullamma deceased on 09.11.1999.

Mr. V. Shamanna, son of Late Venkataswamy & Family (Portion of Survey No. 328/2, measuring 01 Acre 26 Guntas)

5. In terms of the Mortgage Deed dated 15.04.1986 (Registered as SL No.10, S.F. Volume No. 98, Part V, at Page No. 15, at the office of the Sub-Registrar, Begur, Bangalore South Taluk) (**Document No. 8**), we observe that Mr. V. Shamanna, son of Mr. Venkataswamy along with his son Mr. H.S. Rajappa had mortgaged a portion of Survey No. 328/2, measuring 2 Acres 10

Guntas in favour of Primary Cooperative Agriculture and Rural Development Bank. In this regard, we have been provided with the Discharge Receipt dated 06.10.2010 (Registered as Document No. 3537/2010-11, Book-1, stored in C.D. No. BGRD52, at the office of the Senior Sub-Registrar, Begur) (**Document No. 9**), whereunder we observe that the said Mortgage created on 15.04.1986 has been discharged.

6. In terms of the General Power of Attorney dated 03.04.1997 (Registered as Document No. 07/1997-98, Book-IV, Volume No. 17, at Pages 25 to 26, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 10**) we observe that Mr. H.S. Rajappa, son of Mr. V. Shamanna had authorized, Mr. R. Sharaschandra, son of Mr. M. Ramaiah to do certain acts and deeds in connection with a portion of Survey No. 328/2, measuring 01 Acre 20 Guntas *[(from and out of the share allotted to Mr. V. Shamanna under the Partition Deed dated 01.09.1977 (Document No.4)] including to convey the said property.* Further, we observe that Mr. V. Shamanna, Mr. S. Ravikumar and Mr. Sunil S, all sons of Mr. V. Shamanna have joined as the witnesses to the said General Power of Attorney dated 03.04.1997.
7. In terms of the Panchayath Partition Deed dated 09.04.1997 (**Document No. 11**) we observe that Mr. V. Shamanna, son of Late Venkataswamy along with his sons, Mr. H.S. Rajappa, Mr. Ravikumar, Mr. Sunil have partitioned a portion of Survey No. 328/2, measuring 30 Guntas *[(Viz., the remaining extent in Survey No. 328/2 allotted to the share of Mr. Shamanna and another under the Partition Deed dated 01.09.1977 (Document No.4 herein)]* and under the terms of which: (i) an extent of 20 Guntas in Survey No. 328/2 was allotted to the share of Mr. H.S. Rajappa; and (ii) an extent of 10 Guntas in Survey No. 328/2 was allotted to the share of Mr. Ravikumar and Mr. Sunil. In this regard, we have been provided with the Genealogical Tree of Mr. V. Shamanna, issued by the Village Accountant, Hulimavu Circle, Bangalore East Taluk, Bangalore (**Document No.12**).

The Genealogical Tree of Mr. V. Shamanna provided to us does not reflect the name of Mrs. Manjula, daughter of Mr. V. Shamanna. However, the said Mrs. Manjula has executed Release Deed dated 15.10.2010 (discussed hereinbelow).

8. Further, in terms of the extract of the extract of the entry made in the Mutation Register bearing M.R. No. 21/2005-06 (**Document No. 13**), we observe that the khata with respect to a portion of Survey No. 328/2 measuring 20 Guntas has been mutated in the name of Mr. H.S. Rajappa, son of Mr. V. Shamanna.

9. In terms of the Order dated 18.08.2006 passed in proceedings bearing R.A (S) 408/2005-06 by the Assistant Commissioner, Bangalore South Division (**Document No. 14**) we observe that Mr. V. Shamanna, son of Late Venkataswamy, Mr. Ravikumar and Mr. Sunil, all sons of Late V. Shamanna challenged the aforementioned extract of the entry made in the Mutation Register bearing M.R. No. 21/2005-06 in the name of Mr. H.S. Rajappa, son of Mr. Shamanna in connection with a portion of Survey No. 328/2, measuring 20 Guntas. The Assistant Commissioner, Bangalore South Division dismissed the proceedings as the said authority had no jurisdiction to decide on entries made in the revenue records.

We observe from the aforementioned Order dated 18.08.2006 that Mr. H.R. Arun Kumar and Mr. Avin Kumar, both sons of Mr. Rajappa had filed a suit for partition in suit bearing O.S.No.267/2005 against Mr. V. Shamanna and upon an online search conducted in e-courts website we observe that the said suit was disposed on 15.02.2019 as uncontested. We observe that the said Mr. H.R. Arun Kumar and Mr. Avin Kumar have joined in the execution of the Sale Deeds (discussed below).

Further, we observe from the aforementioned Order dated 18.08.2006 that, Mr. Rajappa had filed a suit for perpetual injunction in suit bearing O.S.No.1448/2005 against Mr. Sharaschandra. In this regard, we have not been provided with the suit related documents. Upon an online search conducted by us on the e-court website in connection with the said suit we did not find the case details. It appears that the case details provided in the Order dated 18.08.2006 were erroneous. However, the said Mr. Sharaschandra against whom the said suit bearing O.S.No.1448/2005 was filed has joined as confirming party in the execution of the subsequent title documents (discussed below).

10. Upon an application made by Mr. V. Shamanna and Mr. V. Ramaiah, the Special Deputy Commissioner (Revenue), Bangalore District has converted an extent of 04 Acres 27 Guntas (including 4 Guntas of kharab) in Survey No. 328/2 from agricultural purpose to non-agricultural residential purpose vide an Official Memorandum dated 24.04.1997 bearing No. BDS:ALN: SR (S) 335:96-97 (**Document No. 15**).

11. In terms of the Sale Deed dated 06.09.2006 (Registered as Document No. 15305/2006-07, Book-1, stored in C.D. No. BASD271, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 16**) executed by Mr. H.S. Rajappa, son of Mr. V. Shamanna, Mr. H.R. Arun Kumar, son of Mr. H.S. Rajappa and Mr. H.R. Avin Kumar, son of Mr. H.S. Rajappa we observe that a portion of Survey No. 328/2, measuring 20 Guntas *[allotted to the share of Mr. H.S*

Rajappa under the Panchayath Partition Deed dated 09.04.1997 (Document No.4 herein)] was conveyed in favour of Mr. G. Prasad Reddy, son of Mr. G. Srinivasa Reddy.

12. In terms of the Release Deed dated 22.07.2010 (Registered as Document No. 2077/2010-11, stored in C.D. No. BGRD44, at the office of the Sub-Registrar, Begur) (**Document No. 17**) we observe that: (i) Mr. V. Shamanna, son of Late Venkataswamy; (ii) Mr. S. Ravikumar, son of Mr. V. Shamanna; (iii) Master R Rakshitha (being minor represented by her father and natural guardian Mr. S. Ravikumar); (iv) Mr. H.S. Sunil, son of Mr. V Shamanna; and (v) Ms. S. Shreya (being minor represented by her father and natural guardian Mr. H.S. Sunil) have released all their right, title and interest over a portion of Survey No. 328/2, measuring 20 Guntas (*Viz., the portion acquired by Mr. G. Prasad Reddy under the aforementioned Sale Deed dated 06.09.2006*) in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy.

13. In terms of the Sale Deed dated 22.07.2010 (Registered as Document No. 2089/2010-11, stored in C.D. No. BGRD44, at the office of the Sub-Registrar, Begur) (**Document No. 18**) executed by: (i) Mr. V. Shamanna, son of Late Venkataswamy; (ii) Mr. H.S. Rajappa; (iii) Mr. H.R. Arun Kumar and Mr. H.R. Avin Kumar, sons of Mr. H.S Rajappa; (iv) Mr. S. Ravikumar, son of Mr. V. Shamanna; (v) Master R Rakshita, son of Mr. S. Ravi Kumar (being minor represented by his father and natural guardian Mr. S. Ravikumar); (vi) Mr. H.S. Sunil, son of Mr. V. Shamanna; (vii) Ms. S. Shreya, daughter of Mr. H.S. Sunil along with Mr. R. Sharaschandra, son of Mr. M. Ramaiah as Confirming Party, we observe that an extent of 01 Acre 06 Guntas in Survey No. 328/2 has been conveyed in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy.

14. In the manner stated above, Mr. G. Prasad Reddy, son of Late G Srinivasa Reddy acquired an extent of 01 Acre 26 Guntas in Survey No. 328/2 from Mr. V. Shamanna and his family members.

15. In terms of the Release Deed dated 15.10.2010 (Registered as Document No. 3655/2010-11, Book-1, stored in C.D. No. BGRD53, at the office of the Sub-Registrar, Begur) (**Document No. 19**) we observe that Mrs. Manjula, daughter of Mr. V. Shamanna has released all her right, title and interest over a portion of Survey No. 328/2, measuring in total 01 Acre 26 Guntas [*acquired by Mr. G. Prasad Reddy under the Sale Deed dated 06.09.2006 (Document No.16 herein) and the Sale Deed dated 22.07.2010 (Document No.18 herein)*] in favour of Mr. G. Prasad Reddy, son of Late G Srinivasa Reddy.



We observe that Mr. V. Shamanna along with Mrs. Gullamma were allotted with a portion of Survey No. 328/3, measuring 02 Acres 10 Guntas under the Partition Deed dated 01.09.1977 (*Document No. 4* herein).

Subsequently: (i) Mr. V. Shamanna, son of Late Venkataswamy; (ii) Mr. H.S. Rajappa, son of Mr. V. Shamanna along with his sons Mr. Arun Kumar and Mr. Avin Kumar; (iii) Mr. Ravikumar, son of Mr. V. Shamanna; and (iv) Mr. Sunil, son Mr. V. Shamanna have conveyed an extent of 24 Guntas in Survey No. 328/2 in favour of Mr. H.R. Nagaraj under a Sale Deed dated 24.04.2003 (Registered as Document No. 1564/03-04, Book 1, stored in C.D. No. 106, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 20**) [*which is not the subject matter of this title report*].

Further, under Sale Deed dated 24.04.2003 (Registered as Document No. 1569/03-04, Book-1, stored in CD. No. 106, at the office of the Sub-Registrar, Bangalore South Taluk): (i) Mr. V. Shamanna, son of Late Venkataswamy; (ii) Mr. H.S. Rajappa, son of Mr. V. Shamanna along with his sons Mr. Arun Kumar and Mr. Avin Kumar; (iii) Mr. Ravikumar, son of Mr. V. Shamanna; and (iv) Mr. Sunil, son Mr. V. Shamanna have conveyed a portion of Survey No. 328/2, measuring 5040 square feet (4.62 Guntas) in favour of Mr. R. Sharaschandra, son of Mr. M. Ramaiah (**Document No. 21**).

Thereafter, Mr. V. Shamanna and his family members have conveyed an extent of 01 Acre 26 Guntas in Survey No. 328/2 in favour of Mr. G. Prasad Reddy (as discussed in herein above) thereby conveying an additional extent of 4.62 Guntas in Survey No. 328/2.

However, Mr. Sharaschandra has joined in the execution of the Sale Deeds in favour of Mr. G. Prasad Reddy (discussed herein below) in connection with the Property. In view of the same, it can be inferred that Mr. Sharaschandra has acknowledged and confirmed the conveyance in favour of Mr. G. Prasad Reddy.

Mr. V. Ramaiah, son of Late Venkataswamy & Family (Portion of Survey No. 328/2, measuring 02 Acres 13 Guntas)

16. In terms of the Mortgage Deed dated 21.08.1991 (Registered as SL No. 18, S.F. Volume No. 104, Part V, at Page 155, at the office of the Sub-Registrar, Begur, Bangalore South Taluk) (**Document No. 22**), we observe that Mr. V. Ramaiah, son of Mr. Venkataswamy along with

his sons had mortgaged a portion of Survey No. 328/2, measuring 2 Acres 13 Guntas in favour of Primary Cooperative Agriculture and Rural Development Bank.

17. Further, in terms of the Mortgage Deed dated 27.03.1993 (Registered as SL No. 1/93-94, S.F. Volume No. 104, at Page 196, at the office of the Sub-Registrar, Begur, Bangalore South Taluk) (**Document No. 23**) we observe that Mr. V. Ramaiah, son of Mr. Venkataswamy along with his sons had mortgaged a portion of Survey No. 328/2, measuring 02 Acres 13 Guntas in favour of Primary Cooperative Agriculture and Rural Development Bank.
18. In terms of the Discharge Receipt dated 06.10.2010 (Registered as Document No. 3461/2010-11, Book-1, stored in C.D. No. BGRD52, at the office of the Senior Sub-Registrar, Begur) (**Document No. 24**) we observe that the aforementioned Mortgages created on 21.08.1991 and 27.03.1993 in favour of Primary Cooperative Agriculture and Rural Development Bank have been discharged.
19. In terms of the Genealogical Tree of Mr. V. Ramaiah, issued by the Village Accountant, Hulimavu Circle, Bangalore South Taluk (**Document No. 25**) we observe that Mr. V. Ramaiah is married to Mrs. Narayananamma and they have four children namely, Mrs. Shantamma, Mr. R. Ramaswamy, Mr. R. Bhaskar and Mr. B. Gajendra. Further, we observe that: (i) Mr. R. Bhaskar is married to Mrs. Mala and they have two children, Master Harshith and Master Shreyas; and (ii) Mr. B. Gajendra is married to Mrs. Uma and they have two children namely, Ms. Pavana and Ms. Keerthana.
20. In terms of the Sale Deed dated 28.08.2002 (Registered as Document No. 6559/02-03, Book-1, stored in C.D. No. 84, at the office of the Sub- Registrar, Bangalore South Taluk) (**Document No. 26**) executed by: (i) Mr. V. Ramaiah, son of Late Venkataswamy; (ii) Mr. Ramaswamy, son of Mr. V. Ramaiah; (iii) Mr. Bhaskar, son of Mr. V. Ramaiah; and (iv) Mr. Gajendra, son of Mr. V. Ramaiah, we observe that a portion of Survey No. 328/2, measuring 10 Guntas [*from and out of the share allotted to Mr. V. Ramaiah under the Partition Deed dated 01.09.1977 (Document No. 4 herein)*] has been conveyed in favour of Mr. Satyanarayana Aswathappa, son of Mr. M. Aswathappa and Mrs. Rashmi K Subbaiah, wife of Mr. Satyanarayana Aswathappa.
21. Subsequently, under a Sale Deed dated 16.07.2010 (Registered as Document No. 2218/2010-11, Book-1, stored in C.D. No. BGRD45, at the office of the Senior Sub-Registrar, Begur) (**Document No. 27**) we observe that Mr. Satyanarayana Aswathappa, son of Mr. M. Aswathappa and his wife Mrs. Rashmi K Subbaiah have conveyed a portion of Survey No. 328/2,

measuring 10 Guntas in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy and Mr. H.R. Ravichandra, son of Late R Rajashekara Reddy.

22. In terms of the Release Deed dated 31.08.2010 (Registered as Document No. 2867/2010-11, Book-1, stored in C.D. No. BGRD48, at the office of the Sub-Registrar, Begur Village) (**Document No. 28**) we observe that: (i) Mrs. Shantamma, daughter of Mr. V. Ramaiah; (ii) Master B. Harshith and Master B. Shreyas (*being minors represented by their natural guardian and father, Mr. R. Bhaskar*); and (iii) Ms. G. Pavana and Ms. G. Keerthana (*being minors represented by their natural guardian and father, Mr. H.R Gajendra*) have released all their right, title and interest over a portion of Survey No. 328/2, measuring 10 Guntas (*acquired by Mr. G. Prasad Reddy and another under the aforementioned Sale Deed dated 16.07.2010*) in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy and Mr. H.R. Ravichandra, son of Late R Rajashekara Reddy.

23. In terms of the Sale Deed dated 09.07.2003 (Registered as Document No. 7105/03-04, Book-1, stored in C.D. No. 113, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No.29**) executed by: (i) Mr. V. Ramaiah, son of Late Venkataswamy; (ii) Mr. Ramaswamy, son of Mr. V. Ramaiah; (iii) Mr. Bhaskar, son of Mr. V. Ramaiah; and (iv) Mr. Gajendra, son of Mr. V. Ramaiah, we observe that a portion of Survey No. 328/2, measuring 12 Guntas [*from and out of the share allotted to Mr. V. Ramaiah under the Partition Deed dated 01.09.1977 (Document No. 4 herein)*] has been conveyed in favour of Mr. Sharaschandra, son of Mr. Ramaiah.

24. Subsequently, in terms of the Sale Deed dated 19.06.2010 (Registered as Document No. 1641/2010-11, Book-1, stored in C.D. No. BGRD42, at the office of the Sub Registrar, Begur) (**Document No. 30**) executed by Mr. R Sharaschandra, son of Mr. M. Ramaiah, we observe that a portion of the Survey No. 328/2, measuring 12 Guntas (*acquired by Mr. R Sharaschandra under the aforementioned Sale Deed dated 09.07.2003*) has been conveyed in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy.

25. In terms of the Release Deed dated 03.07.2010 (Registered as Document No. 1655/2010-11, Book-1, stored in C.D. No. BGRD42, at the office of the Senior Sub-Registrar Begur) (**Document No. 31**) we observe that: (i) Mrs. Shantamma, daughter of Mr. V. Ramaiah; (ii) Master B. Harshith and Master B. Shreyas (*being minors represented by their natural guardian and father, Mr. R. Bhaskar*); and (iii) Ms. G. Pavana and Ms. G. Keerthana (*being minors represented by their natural guardian and father, Mr. H.R Gajendra*) have released all their

right, title and interest over a portion of Survey No. 328/2, measuring 12 Guntas (*acquired by Mr. G. Prasad Reddy under the aforementioned Sale Deed dated 19.06.2010*) in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy.

26. In terms of the Sale Deed dated 09.07.2003 (Registered as Document No. 7109/03-04, Book-1, stored in C.D. No. 113, at the office of the Sub-Registrar, Bangalore South Taluk) (**Document No. 32**) executed by: (i) Mr. V. Ramaiah, son of Late Venkataswamy; (ii) Mr. Ramaswamy, son of Mr. V. Ramaiah; (iii) Mr. Bhaskar, son of Mr. V. Ramaiah; and (iv) Mr. Gajendra, son of Mr. V. Ramaiah we observe that a portion of Survey No. 328/2, measuring 10 Guntas [*from and out of the share allotted to Mr. V. Ramaiah under the Partition Deed dated 01.09.1977 (Document No.4 herein)*] has been conveyed in favour of Mr. G.S. Varalakshmi, wife of Mr. K.P. Subbaiah.

27. Subsequently, under a Sale Deed dated 21.08.2010 (Registered as Document No. 2619/2010-11, Book-1, stored in C.D. No. BGRD47, at the office of the Senior Sub-Registrar, Begur, Bangalore Urban District) (**Document No. 33**) we observe that Mrs. G.S. Varalakshmi, wife of Mr. K.P. Subbaiah has conveyed an extent of 10 Guntas in Survey No. 328/2 in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy.

28. In terms of the Release Deed dated 31.08.2010 (Registered as Document No. 02866/2010-11, Book-1, stored in C.D. No. BGRD48, at the office of the Sub-Registrar, Begur) (**Document No. 34**) we observe that: (i) Mrs. Shantamma, daughter of Mr. V. Ramaiah; (ii) Master B. Harshith and Master B. Shreyas (*being minors represented by their natural guardian and father, Mr. R. Bhaskar*); and (iii) Ms. G. Pavana and Ms. G. Keerthana (*being minors represented by their natural guardian and father, Mr. H.R Gajendra*) have released all their right, title and interest over a portion of Survey No. 328/2, measuring 10 Guntas (*acquired by Mr. G. Prasad Reddy under the aforementioned Sale Deed dated 21.08.2010*) in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy.

29. In terms of the Sale Deed dated 03.07.2010 (Registered as Document No. 1654/2010-11, Book-1, stored in C.D. No. BGRD42, at the office of the Senior Sub- Registrar, Begur) (**Document No. 35**) executed by: (i) Mr. V. Ramaiah, son of Late Venkataswamy; (ii) Mrs. Shantamma, daughter of Mr. V. Ramaiah; (iii) Mr. R. Ramaswamy, son of Mr. V. Ramaiah; (iii) Mr. R. Bhaskar, son of Mr. V. Ramaiah; (iv) Master B. Harshith and Master B. Shreyas (*being minors represented by their natural guardian and father, Mr. R. Bhaskar*); (v) Mr. H.R. Gajendra, son of Mr. V. Ramaiah; (vi) Ms. G. Pavana and Ms. G. Keerthana (*being minors represented by their natural*

guardian and father, Mr. H.R Gajendra) along with Mr. R. Sharaschandra, son of Mr. M. Ramaiah as Confirming Party we observe that an extent of 01 Acre 21 Guntas in Survey No. 328/2 [(Viz., the remaining share allotted to Mr. V. Ramaiah under the Partition Deed dated 01.09.1977 (Document No. 4 herein)] has been conveyed in favour of Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy.

30. In the manner stated above, Mr. G. Prasad Reddy, son of Late G. Srinivasa Reddy acquired an extent 03 Acres 39 Guntas in Survey No. 328/2 (Viz., the '**Property**)
31. In terms of the Agreement to Sell dated 09.11.2007 (Registered as Document No. 1569/2007-08, Book-1, stored in C.D. No. BGRD6, at the office of the Senior Sub- Registrar, Begur, Bangalore Urban District) (**Document No. 36**) we observe that Mr. G. Prasad Reddy, son of Mr. G. Srinivasa Reddy and his son Mr. P. Vishwas (*represented by his power of attorney holder, Mr. G. Prasad Reddy*) had agreed to convey portions of Survey No. 328/2, measuring in total 01 Acre 8 Guntas in favour of Hiranandani Township Private Limited. In this regard, we have also been provided with the General Power of Attorney dated 08.02.2008 (Registered as Document No. 123/2007-08, Book-4, stored in C.D. No. BGRD9, at the office of the Sub-Registrar Begur, Bangalore Urban District) executed by Mr. G. Prasad Reddy, son of Mr. G. Srinivasa Reddy and his son Mr. P. Vishwas authorizing Hiranandani Township Private Limited to do certain acts and deeds in connection with the said property (**Document No. 37**).
32. In terms of the Sale Deed dated 25.11.2010 (Registered as Document No. 4505/2010-11, Book-1, stored in C.D. No. BGRD58, at the office of the Senior Sub-Registrar, Begur) (**Document No. 38**) executed by: (i) Mr. G. Prasad Reddy, son of Mr. G. Srinivasa Reddy; (ii) Mr. P. Vishwas, son of Mr. G Prasad; and (iii) Mr. H.R. Ravichandra, son of Late R Rajashekhar Reddy along with Hiranandani Township Private Limited as Confirming Party, we observe that the Property has been conveyed in favour of Suadela Constructions Private Limited.
33. We have been provided with the Certificate of Incorporation issued by the Registrar of Companies, Maharashtra, Mumbai, Articles of Association and Memorandum of Associations of Suadela Constructions Private Limited (**Document No. 39**), and we observe that Suadela Constructions Private Limited has been incorporated under the Companies Act, 1956.

IV. Development of the Owner's Development:

34. We understand that the Owner has obtained the sanctioned building plan from the Bruhat Bengaluru Mahanagara Palike ('**BBMP**') on 17.01.2012 bearing L.P. No. 38/ 10-11 and modified building plan on 30.11.2016 for construction of residential apartment units in various blocks ('**Owner's Development**') in certain properties measuring about 23 Acres ('**Owner's Project Land**') (out of 33 Acres 29.366 Guntas), including the common roads and other common facilities for the entire township and the construction of the Owner's Development is in process. We observe from the review of the format/ template Agreement for Sale entered by the Owner with the prospective purchasers of units in the Owner's Development that the Owner has agreed to convey the undivided share within the footprint of the buildings constructed in the Owner's Development. The Owner has retained an extent of 3 Acres 39 Guntas in Survey No. 328/2 Viz. 'Property' along with other properties measuring about 10 Acres 33.4 Guntas for future development.

V. Development of the Property:

35. Suadela Constructions Private Limited (as 'Owner') has entered into a Joint Development Agreement dated 26.04.2023 [Registered as Document No. BMH-1-01033/ 2023-24, Book-1, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] with Macrotech Developers Limited (as 'Developer') (**Document No.40**), for development of the Property along with other properties into a high rise residential project comprising of apartment units together with a clubhouse with certain amenities and other facilities. In furtherance to the said Joint Development Agreement dated 26.04.2023, Suadela Constructions Private Limited has also executed: (i) Irrevocable General Power of Attorney-1 dated 26.04.2023 [Registered as Document No. BMH-4-00060/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)]; and (ii) Irrevocable General Power of Attorney-2 dated 26.04.2023 [Registered as Document No. BMH-4-00061/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)], thereby authorizing Macrotech Developers Limited to do certain acts in connection with the development of the Property (**Document Nos. 41 & 42**).

36. Further, in terms of the Deed of Declaration of the Easement dated 26.04.2023 [Registered as Document No. BMH-1-01036/2023-24, Book-1, stored in C.D. NO. BMHD1906, at the office of the Sub-Registrar, Jayanagara, (Bommanahalli), Bangalore Urban District] (**Document No. 43**), we observe that an irrevocable and perpetual right to access the Property along with other

properties (granted on joint development in favour of Macrotech Developers Limited under the aforementioned Joint Development Agreement dated 26.04.2023) from and through the project developed by Suadela Constructions Private Limited (in properties measuring about 23 Acres), has been granted by Suadela Constructions Private Limited in favour of Macrotech Developers Limited/its affiliates/prospective purchasers of the apartment units/s of the project (proposed to be developed in the Property along with other properties).

VI. Revenue and Survey Documents:

37. In terms of the Record of Rights, Tenancy and Crops Inspection Certificate (**RTC's**) for the period 1978-79 to 2022-23 (**Document No. 44**) with respect to Survey No. 328/2, measuring 06 Acres 29 Guntas (excluding 04 Guntas of kharab land) the names of the holders and cultivators are in consonance with the title flow with respect to the Property

We have not been provided with the RTC's with respect to the Property for the period 1967-68 to 1977-78.

38. In the terms of the Village Map of Begur Village (**Document No. 45**), we observe the shape and location of the property bearing Survey No. 328.

39. In terms of the extract of the Hissa Survey Tippani and R.R. Pakka Book (Balabagadha Nakalu) (**Document Nos. 46**) we observe that property bearing Survey No. 328 has been bifurcated into four portions i.e., Survey No. 328/1 to Survey No. 328/4. Further, we observe that Survey No. 328/2 measures 06 Acres 29 Guntas (*excluding 04 Guntas of Kharab*).

We observe from the aforementioned extract of the Hissa Survey Tippani issued with respect to the property bearing Survey No. 328 that a cart road passes through Survey No. 328/2 (being 04 Guntas of Kharab). The RTC's reflect that Survey No. 328/2, comprises of 02 Guntas of A Kharab and 2 Guntas of B Kharab and the Karnataka Revision Settlement Akarbandh (*discussed herein below*) do not reflect the nature of the kharab land. We understand that the said 4 Guntas of kharab land has been converted. We observe from the Sketch issued by the Taluk Surveyor, Bangalore South Taluk (**Document No.47**) and the Sketch issued by the Land Surveyor, Bangalore Development Authority, Bangalore (**Document No.48**) that the portion of property bearing Survey No. 328/2, measuring 03 Acres 39 Guntas comprises of 02 Guntas of converted Kharab land (i.e., in the nature of kallu

marati). Further, we observe from the village map that there is no cart road passing through the Property and that Survey No. 328/2 comprises of a kallu marati.

In view of the above, it appears that there is no cart road passing through the Property and that the Property comprises of 2 Guntas of converted kharab land.

We have not been provided with the extract of the Atlas issued with respect to Survey No. 328/2. However, in this regard, we have been provided with an Endorsement dated 11.10.2019 bearing Sakala No. 09680/19-20, issued by the Superintendent, Bangalore South Taluk, Bangalore confirming that the extract of the Atlas is not available.

40. In terms of the extract of the Karnataka Revision Settlement Akarbandh issued with respect to Survey No. 328/2 (**Document No. 49**) we observe that Survey No. 328/2 admeasures 06 Acres 29 Guntas (excluding 04 Guntas of kharab land).

VII. Endorsements:

41. In terms of the Endorsement dated 10.06.2008 bearing No. LRF/CR/35/08-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (**Document No.50**) with respect to Survey No. 328/2, we observe that there are no: (i) proceedings initiated under Sections 79 A and 79 B of the Karnataka Land Reforms Act, 1961; and (ii) proceedings initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 with respect to Survey No. 328/2 as on 10.06.2008.

42. In terms of the Endorsement dated 10.06.2008 bearing No. BDA/SLAO/C1/36/08-09, issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore (**Document No. 51**), we observe that Survey No. 328/2 has not been notified for acquisition by the said authority as on 10.06.2008.

VIII. Khata Certificate and Khata Extract:

43. In terms of the Khata Certificate and Khata Extract both dated 26.10.2023 issued by the Assistant Revenue Officer, BBMP (**Document No.52**), we observe that property bearing Survey No. 328/2 has been amalgamated with other properties owned by Suadela Constructions Private Limited and the said amalgamated property measuring 14,69,480 Square Meters was assigned with BBMP Municipal No. 46 and Suadela Constructions Private Limited is

reflected as the owner of the said properties. Further, we have been provided with the Receipt dated 10.10.2023 issued by the BBMP (**Document No.53**) evidencing payment of tax for the period 2023-24 with respect to the said properties.

IX. Encumbrance Certificates:

44. In terms of the Encumbrance Certificate ('EC's') issued with respect to property bearing Survey No. 328/2 for the period: (i) 01.04.1940 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; and (iii) 01.04.2004 to 06.02.2024 (**Document No.54**), we observe that all the registered transactions with respect to the Property (discussed above) are reflected.

The EC for the period 01.04.2004 to 06.02.2024 reflects certain registered mortgages not connected with the subject property and pertains to Survey No. 328/2 measuring 24 Guntas (earlier conveyed by Mr. V. Shamanna and others in favour of Mr. H.R. Nagaraj, discussed above).

X. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

(i) Suadela Constructions Private Limited, having its registered office at No. 514 Dalamal Towers 211, FPJ Marg, Nariman Point, Mumbai, Maharashtra, India, 400 021 is the owner of all that piece and parcel of immovable property being converted for non-agricultural residential purpose and bearing Survey No. 328/2, measuring 03 Acres 39 Guntas, situated at Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District (Viz., the '**Property**'); and

(ii) Suadela Constructions Private Limited has entered into a Joint Development Agreement dated 26.04.2023 [Registered as Document No. BMH-1-01033/ 2023-24, Book-1, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] with Macrotech Developers Limited in connection with the development of the Property. In this regard, Suadela Constructions Private Limited has also executed: (i) Irrevocable General Power of Attorney-1 dated 26.04.2023 [Registered as Document No. BMH-4-00060/ 2023-24, Book-4, stored in C.D. No.

BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)]; and (ii) Irrevocable General Power of Attorney-2 dated 26.04.2023 [Registered as Document No. BMH-4-00061/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] in favour of Macrotech Developers Limited.



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. This Title Report is issued subject to the fulfilment of the said activity and issues, if any, that may arise out of the same. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the subject property and the position of law settled, as on the date of the Title Report.

Writers' Name: Mr. Srinivas B.R. and Ms. Brijita Prakash, Partners

Macrotech Developers Limited

412, Floor- 4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort Mumbai, Mumbai,
Maharashtra, India, 400 001.

February 06, 2024

TITLE REPORT

I. Description of the Property:

All that piece and parcel of immovable property being converted for residential purpose and bearing Survey No. 332/2, measuring 05 Acres 16 Guntas, situated at Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District ('Property') and bounded on the:

East by : Property bearing Survey No.330;
West by : 9 meter wide lake road;
North by : Properties bearing Survey Nos. 328/2, 331 & 332/1; and
South by : Property bearing Survey No. 332/3.

The Property formed part of converted immovable properties bearing: (i) Survey No. 332/2, measuring 01 Acre 38 Guntas ('Property-A'); (ii) Survey No. 332/2, measuring 01 Acre 18 Guntas ('Property-B'); (iii) Survey No. 332/2, measuring 02 Acres 16 Guntas ('Property-C'), situated at Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District.

The Property-A, Property-B and Property-C together admeasures 05 Acres 32 Guntas are hereinafter collectively referred to as 'Larger Property'.

II. List of Documents Provided:

In connection with the title scrutiny of the Property, we have been provided with the photocopies of the following documents, for our review:

Sl. No.	Particulars of Documents
1.	Sale Deed dated 23.11.1964 (Registered as Document No. 4398/1964-65, Book-I, Volume No. 489, at Pages 124 to 126, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mr. Chinnaswamy, son of Late Gare Munishami & another in favour of Mr. Yallappa, son of Late Papaiah;
2.	Extract of entry made in the Mutation Register bearing M.R. No. 21/1980-81;
3.	Sale Deed dated 13.05.1968 (Registered as Document No. 776/1968-69, Book-I, Volume No. 702, at Pages 205 to 207, at the office of the Sub Registrar, Bangalore South) executed by Mr. Yallappa, son of Late Papaiah along with another in favour of Mr. C. Muniyappa, son of Mr. Chowrappa;
4.	Extract of entry made in the Mutation Register bearing M.R. No. 68/1998-99;
5.	Extract of entry made in the Inheritance Register bearing IHC No. 11/1998-99;
6.	General Power of Attorney dated 28.11.1994 (Registered as Document No. 1006/1994-95, Book-IV, Volume No. 17, Additional Volume No. 133, at Pages 157 to 159, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mrs. Madakka, wife of Late C. Muniyappa in favour of Mrs. Nagarathnamma, wife of Mr. Hutchappa;
7.	General Power of Attorney dated 19.07.2003 executed by Mr. Ramamurthy M., son of Late C. Angadi Muniyappa & others in favour of Mrs. Maddakka, wife of Late C. Angadi Muniyappa;
8.	Sale Deed dated 02.08.2003 [Registered on 06.08.2003, as Document No. 8577/2003-04, Book-1, stored in C.D. No. 114, at the office of the Sub Registrar, Bangalore (South)] executed by Mrs. Madakka, wife of Late C. Angadi Muniyappa & others in favour of Mr. H. R. Ravichandra, son of Late R. Rajashekara Reddy;
9.	Extract of entry made in the Mutation Register bearing M.R. No. 61/2003-04;
10.	Official Memorandum dated 20.07.2004 bearing No. BDS:ALN:SR(S):292/2003-04 issued by the Special Deputy Commissioner (Revenue), Bangalore District;
11.	Extract of entry made in the Mutation Register bearing M.R. No. 164/2004-05;
12.	Exchange Deed dated 10.08.2004 (Registered as Document No. 12613/2004-05, Book-1, stored in C.D. No. BASD85, at the office of the Sub Registrar, Bangalore South) executed by Mr. H. R. Ravichandra, son of Late R. Rajashekhar Reddy with Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy;
13.	Extract of entry made in the Mutation Register bearing M.R. No. 45/2004-05;

14.	Sale Deed dated 24.09.1953 (Registered as Document No. 4447/1954-55, Book-I, Volume No. 1372, at pages 132 to 133, at the office of the Sub Registrar, Bangalore Taluk) executed by Mr. Munishami, son of Late Gare Munishami in favour of Mr. Marappa, son of Mr. Chikkamarappa;
15.	Sale Deed dated 14.06.1954 (Registered as Document No. 1278/1954-55, Book-I, Volume No. 1415, at Pages 244 to 246, at the office of the Sub Registrar, Bangalore Taluk) executed by Mr. Marappa, son of Mr. Chikkamarappa in favour of Mr. Munishami, son of Mr. Muniyappa;
16.	Sale Deed dated 28.01.1965 (Registered as Document No. 4775, Book-I, stored in Volume No. 724, at Pages 100 to 102, at the office of the Sub Registrar, Bangalore South) executed by Mr. Munishamappa, son of Mr. Muniyappa in favour of Mr. Yallappa, son of Mr. Papaiah;
17.	Extract of the entry made in the Inheritance Register bearing I.H.C. No. 4/1996-97;
18.	Genealogical Tree of Late Yallappa issued by the Village Accountant, Hulimavu Circle;
19.	Official Memorandum dated 31.10.2002 bearing No. BDS:ALN:SR:/156/2002-03 issued by the Special Deputy Commissioner (Revenue), Bangalore;
20.	Extract of entry made in the Mutation Register bearing M.R. No. 149/2002-03;
21.	Sale Deed dated 09.04.2003 (Registered as Document No. 554/03-04, Book-1, stored in C.D. No. 105, at the office of the Sub Registrar, Bangalore South) executed by Mr. Papanna, son of Late Yallappa & others in favour of Mr. H. R. Ravichandra, son of Late R. Rajashekhar Reddy;
22.	Exchange Deed dated 10.08.2004 (Registered as Document No. 12611/2004-05, Book-1, stored in C.D. No. BASD85, at the office of the Sub Registrar, Bangalore South) executed between Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy and Mr. H. R. Ravichandra, son of Late R. Rajashekhar Reddy;
23.	Agreement of Sale dated 09.11.2007 (Registered as Document No. 01569/2007-08, Book-1, stored in C.D. No. BGRD6, at the office of the Sub Registrar, Begur) entered between Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy & another and Hiranandani Township Private Limited;
24.	General Power of Attorney dated 08.02.2008 (Registered as Document No. 00123/2007-08, Book-4, stored in C.D. No. BGRD9, at the office of the Sub Registrar, Begur) executed by Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy & another in favour of Hiranandani Township Private Limited;
25.	Extract of the entry made in the Inheritance Register bearing I.H.C. No. 8/1993-94 and mutation register bearing M.R. No. 175/2002-03;

26.	Genealogical Tree of Late Doddathayappa @ Muniswamiah, issued by the Village Accountant, Hulimavu Revenue Circle;
27.	Agreement to Sell dated 10.08.1995 (Unregistered) executed between Mrs. Thimmakka, wife of Late Doddathayappa & others and Mr. K. Sameeulla, son of Mr. Fakruddin Sab;
28.	General Power of Attorney dated 28.08.1995 (Registered as Document No. 406/1995-96, Book-IV, Volume No. 17, at Pages 25 to 28, at the office of the Sub Registrar) executed by Mrs. Thimmakka, wife of Late Doddathayappa & others in favour of Mr. K. Sameeulla, son of Mr. Fakruddin Sab;
29.	Official Memorandum dated 22.04.1997 bearing No. B.D.S:ALN:SR:S:428/1996-97 issued by the Special Deputy Commissioner (Revenue), Bangalore District;
30.	Cancellation of General Power of Attorney dated 12.02.2002 (Registered as Document No. 513/2001-02, Book-IV, Volume No. 18, Additional Volume No. 327, at Pages 116 to 117, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mr. Venkataswamy and Mr. Chikka Annaiah, both sons of Late Muniswamaiah;
31.	Agreement for Sale dated 12.02.2002 (Registered as Document No. 11747/01-02, Book-I, Volume No. 5053, at the office of the Sub Registrar, Bangalore South Taluk) executed between Mr. Venkataswamy and Mr. Chikka Annaiah, both sons of Late Muniswamaiah and Mr. Dominic, son of Mr. Mariyappa & others;
32.	Cancellation of Agreement of Sale dated 26.05.2010 (Registered as Document No. 00984/2010-11, Book-1, stored in C.D. No. BGRD40, at the office of the Sub Registrar, Begur) executed by Mr. Dominic, son of Mr. Mariyappa & others;
33.	Sale Deed dated 22.05.2003 (Registered as Document No. 3400/03-04, Book-1, stored in C.D. No. 108, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mrs. Thimmakka, wife of Late Muniswamaiah & others, represented by their general power of attorney holder Mr. Sameeulla, son of Mr. Fakruddin Sab in favour of Mr. K. Akram Basha, son of Mr. Pyarejan;
34.	Extract of entry made in the Mutation Register bearing M.R. No. 128/2004-05;
35.	Order dated 15.01.2005 passed in proceedings bearing No. LRF(83)B/52/03-04, 43/04-05, 63/04-05 by the Assistant Commissioner, Bangalore South Sub Division, Bangalore;
36.	Rectification Deed dated 20.12.2006 (Registered as Document No. 24719/2006-07, Book-1, stored in C.D. No. BASD296, at the office of the Sub Registrar, Bangalore

	South) executed by Mrs. Thimmakka, wife of Late Muniswamaiah & others in favour of Mr. K. Akram Basha, son of Mr. Pyarejan;
37.	Sale Deed dated 20.12.2006 (Registered as Document No. 25543/2006-07, Book-1, stored in C.D. No. BASD299, at the office of the Sub Registrar, Bangalore South) executed by Mr. K. Akram Basha, son of Mr. Pyarejan in favour of Mr. Kiran K., son of Mr. G. Krishna Reddy;
38.	Extract of entry made in the Mutation Register bearing M.R. No. 129/2006-07;
39.	Agreement of Sale dated 09.11.2007 (Registered as Document No. 01570/2007-08, Book-1, stored in C.D. No. BGRD6, at the office of the Sub Registrar, Begur) executed by Mr. Kiran K., son of Mr. G. Krishna Reddy in favour of Hiranandani Township Private Limited;
40.	Official Memorandum dated 16.01.2008 bearing No. A.L.N(S)S.R-142,162/06-07, 48, 51/07-08 issued by the Special Deputy Commissioner (Revenue), Bangalore District;
41.	Extract of the entry made in the Mutation Register bearing M.R. No. T51/2012-13;
42.	General Power of Attorney dated 08.02.2008 (Registered as Document No. 00124/2007-08, Book-4, stored in C.D. No. BGRD9, at the office of the Sub Registrar, Begur) executed by Mr. Kiran K., son of Mr. G. Krishna Reddy & another in favour of Hiranandani Township Private Limited;
43.	Notarised Power of Attorney dated 03.11.2009 executed by Mrs. Kastoori, wife of Mr. G. Krishna Reddy and Hiranandani Township Private Limited in favour of Suadela Constructions Private Limited;
44.	Release Deed dated 15.04.2010 (Registered as Document No. 00509/2010-11, Book-1, stored in C.D. No. BGRD39, at the office of the Sub Registrar, Begur) executed by Mrs. Venkatamma, wife of Mr. Venkataswamy & others in favour of Mrs. Kastoori, wife of Mr. G. Krishna Reddy;
45.	Deed of Confirmation dated 15.04.2010 (Registered as Document No. 00512/2010-11, Book-1, stored in C.D. No. BGRD39, at the office of the Sub Registrar, Begur) executed by Mr. Venkataswamy, son of Late Muniswamappa @ Dodda Thayappa & others in favour of Mrs. Kastoori, wife of Mr. G. Krishna Reddy;
46.	Deed of Confirmation dated 05.05.2010 (Registered as Document No. 00554/2010-11, Book-1, stored in C.D. No. BGRD39, at the office of the Sub Registrar, Begur) executed by Mr. Nagesh & others in favour of Mrs. Kasthuri, wife of Mr. G. Krishna Reddy;
47.	Release Deed dated 05.05.2010 (Registered as Document No. 00555/2010-11, Book-1, stored in C.D. No. BGRD39, at the office of the Sub Registrar, Begur)

	executed Mr. Nagesh & others in favour of Mrs. Kastoori, wife of Mr. G. Krishna Reddy;
48.	Plaint filed in suit bearing O.S. No. 1608/2008, before the Court of the Civil Judge (Senior Division), Bangalore Rural District;
49.	Plaint filed in suit bearing O.S. No. 436/2014, before the Court of the Senior Civil Judge, Bangalore Rural District;
50.	Written Statement filed by Defendant No. 24 and Order Sheet in suit bearing O.S. No. 436/2014;
51.	Order dated 07.01.2021 passed in suit bearing O.S. No. 436/2014;
52.	Memorandum of First Appeal filed in M.F.A. No. 2419/2021 (CPC), before the High Court of Karnataka;
53.	Order dated 25.06.2021 passed in M.F.A. No. 2419/2021 (CPC), by the High Court of Karnataka
54.	Order dated 18.08.2021 passed in suit bearing O.S. No. 436/2014;
55.	Application filed under Order 7 Rule 11 (B) by the Defendant No. 24 & the objections filed by the Plaintiffs to I. A. No. 7 by 01.09.2021 in suit bearing O.S. No. 436/2014;
56.	Petition filed in C.R.P. No. 265/2021 (Civil), before the High Court of Karnataka, at Bangalore;
57.	Order dated 01.09.2022 passed by the High Court of Karnataka in C.R.P. No. 265/2021 (Civil);
58.	Order dated 23.09.2022 passed in suit bearing O.S. No. 436/2014, before the Court of the Principal Senior Civil Judge, Bangalore Rural District;
59.	Confirmation Deed dated 15.06.2015 [Registered as Document No. 01401/2015-16, Book-1, stored in C.D. No. BTMD88, at the office of the Sub Registrar, Jayanagar (BTM Layout)] executed by Mr. N. A. Sushenkumar, son of Late D. Arun Kumar along with his family members Master S. Charan, Master S. Kushal and Master Kunal in favour of Suadela Constructions Private Limited;
60.	Confirmation Deed dated 17.06.2015 [Registered as Document No. 01456/2015-16, Book-1, stored in C.D. No. BTMD88, at the office of the Sub Registrar, Jayanagar (BTM Layout)] executed by Mrs. Bhagyavathi, wife of Late Chandramouli along with her children Mrs. Lavanya, Mrs. Ashwini, & Mr. Sulakshan Kumar, son of Late N. D. Arun Kumar in favour of Suadela Constructions Private Limited;
61.	Confirmation Deed dated 15.06.2015 [Registered as Document No. 01406/2015-16, Book-1, stored in C.D. No. BTMD88, at the office of the Sub Registrar, Jayanagar

	(BTM Layout)] executed by Mrs. Kalavathi, daughter of Late Dasappa along with Mr. Sunil A in favour of Suadela Constructions Private Limited;
62.	Deed of Confirmation dated 25.06.2015 [Registered as Document No. 01621/2015-16, Book-1, stored in C.D. No. BTMD89, at the office of the Sub Registrar, Jayanagar (BTM Layout)] executed by Mrs. Papamma, wife of Late N. Dasappa & others in favour of Suadela Constructions Private Limited;
63.	Deed of Confirmation dated 04.07.2015 [Registered as Document No. 03329/2015-16, Book-1, stored in C.D. No. KEND612, at the office of the Sub Registrar, Jayanagar (Kengeri)] executed by Mr. N. D. Girish, son of Late N. Dasappa & others in favour of Suadela Constructions Private Limited;
64.	Sale Deed dated 25.11.2010 (Registered as Document No. 04501/2010-11, Book-1, stored in C.D. No. BGRD58, at the office of the Sub Registrar, Begur) executed by Mr. G. Prasad Reddy & others in favour of Suadela Constructions Private Limited;
65.	Memorandum of Association, Articles of Association and Certificate of Incorporation issued by the Registrar of Companies, Mumbai, Maharashtra of Suadela Constructions Private Limited;
66.	Joint Development Agreement dated 26.04.2023 [Registered as Document No. BMH-1-01033/ 2023-24, Book-1, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] entered between Suadela Constructions Private Limited and Macrotech Developers Limited;
67.	Irrevocable General Power of Attorney-1, dated 26.04.2023 [Registered as Document No. BMH-4-00060/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] executed by Suadela Constructions Private Limited in favour of Macrotech Developers Limited;
68.	Irrevocable General Power of Attorney-2, dated 26.04.2023 [Registered as Document No. BMH-4-00061/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] executed by Suadela Constructions Private Limited in favour of Macrotech Developers Limited;
69.	Deed of Declaration of the Easement dated 26.04.2023 [Registered as Document No. BMH-1-01036/2023-24, Book-1, stored in C.D. NO. BMHD1906, at the office of the Sub-Registrar, Jayanagara, (Bommanahalli), Bangalore Urban District] executed by Suadela Constructions Private Limited in favour of Macrotech Developers Limited;
70.	Plaint filed in suit bearing O.S. No. 601/2008, before the Court of the Civil Judge (Senior Division), Bangalore Rural District;

71.	Order Sheet issued in the connection with suit bearing O.S. No. 601/2008 till 15.06.2022;
72.	RTC's issued with respect to property bearing Survey No. 332/2 for the period 1978-79 to 2022-23;
73.	Endorsement dated 25.06.2004 bearing No. RK:CR:282/04-05 issued on behalf of the Tahsildar, Bangalore East Taluk, Bangalore;
74.	Village Map of Beguru Village;
75.	Extract of Karnataka Revision Settlement Akaraband (Utharu);
76.	Survey Original Tippani issued in connection with property bearing Survey No. 332;
77.	Extract of Karda Nakal and Kharab Utharu issued in connection with property bearing Survey No. 332/2;
78.	Hissa Survey Tippani issued in connection with property bearing Survey No. 332/2;
79.	Order dated 17.06.2016 bearing No. LND(S)CR49/15-16 passed by the Deputy Commissioner, Bangalore District, Bangalore;
80.	Endorsement dated 13.07.2006 bearing No. L.R.F/N.T.C./C.R./221/2006-07, issued by the Special Tahsildar, Bangalore South Taluk, Bangalore;
81.	Endorsement dated 10.06.2008 bearing No. LRF/CR/33/08-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore;
82.	Endorsement dated 10.06.2008 bearing No. BDA/SLAO/C1/36/08-09, issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore; and
83.	Special Notice dated 12.06.2015 bearing No. D.A. (BE)192/K.T.R. / 15-16, D. A. (BE) 192/M.R./53/15-16 issued by the Assistant Revenue Officer, Begur Sub-Division, Bruhat Bengaluru Mahanagara Palike;
84.	Khata Certificate dated 20.01.2018 bearing No. DA/W192/MR/57/17-18 issued by the Assistant Revenue Officer, BBMP;
85.	Khata Extract dated 20.01.2018, issued by the Assistant Revenue Officer, BBMP;
86.	Khata Certificate and Khata Extract both dated 26.10.2023 issued by the Assistant Revenue Officer, BBMP;
87.	Receipt dated 10.10.2023 issued by the BBMP; and
88.	Encumbrance Certificate issued with respect to property bearing Survey No. 328/2 for the period: (i) 01.04.1953 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; and (iii) 01.04.2004 to 06.02.2024.

III. Title Flow:

Upon review of the aforementioned documents, our observations are as under:

A. Title Flow of Property-A:

1. In terms of the Sale Deed dated 23.11.1964 (Registered as Document No. 4398/1964-65, Book-I, Volume No. 489, at Pages 124 to 126, at the office of the Sub Registrar, Bangalore South Taluk) (**Document No.1**), we observe that Mr. Chinnaswamy, son of Late Gare Munishami along with his son Mr. Munivenkatappa have conveyed a portion of property bearing Survey No. 332/2, measuring 01 Acre 29 Guntas, situated at Begur Village, Kasaba Hobli, Bangalore South Taluk in favour of Mr. Yallappa, son of Late Papaiah. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 21/1980-81 (**Document No.2**).
2. We observe from the Sale Deed dated 13.05.1968 (Registered as Document No. 776/1968-69, Book-I, Volume No. 702, at Pages 205 to 207, at the office of the Sub Registrar, Bangalore South) that Mr. Yallappa, son of Late Papaiah along with his son Mr. Papanna conveyed a portion of property bearing Survey No. 332/2, measuring 01 Acre 29 Guntas in favour of Mr. C. Muniyappa, son of Mr. Chowrappa (**Document No. 3**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 68/1998-99 (**Document No. 4**).
3. In terms of the extract of entry made in the Inheritance Register bearing IHC No. 11/1998-99 (**Document No. 5**), we observe that subsequent to the demise of Late C. Muniyappa on 06.01.1994, the khatha with respect to a portion of property bearing Survey No. 332/2, measuring 01 Acre 29 Guntas has been mutated in the name of his wife, Mrs. Madakka.
4. Thereafter, Mrs. Madakka, wife of Late C. Muniyappa executed a General Power of Attorney dated 28.11.1994 (Registered as Document No. 1006/1994-95, Book-IV, Volume No. 17, Additional Volume No. 133, at Pages 157 to 159, at the office of the Sub Registrar, Bangalore South Taluk) in favour of Mrs. Nagarathnamma, wife of Mr. Hutchappa (**Document No. 6**) thereby authorising Mrs. Nagarathnamma to do certain acts and deeds with respect to a portion of property bearing Survey No. 332/2, measuring 02 Acres 29 Guntas (out of 05 Acres 16 Guntas), including to convey the said property.

We observe that Mrs. Madakka had executed General Power of Attorney dated 28.11.1994 in favour of Mrs. Nagarathnamma for an extent of 2 Acres 29 Guntas (instead of 1 Acre 29 Guntas). However, Mrs. Madakka and others have dealt with 1 Acre 29 Guntas in the subsequent transactional documents.

5. Pursuant thereto: (i) Mr. Ramamurthy M., son of Late C. Angadi Muniyappa along with his children Mrs. Vanajamma, Mrs. Sumangala, Mr. Manjunath & Mrs. Geetha; (ii) Mr. C. M. Nagaraja @ M. Rajappa, son of Late C. Angadi Muniyappa along with his children Mrs. Shobha @ C. N. Shobha, Mrs. Jamuna, Mrs. Shashikala @ C. N. Shashikala, Mr. Mohan & Master Hemanth; (iii) Mr. Anand C. M., son of Late C. Angadi Muniyappa along with his children Mr. Santosh Kumar A., Mr. Premkumar A. & Master Shreyas Kumar A.; (iv) Mr. Ashwath Narayan C. N., son of Late C. Angadi Muniyappa along with his children Ms. Aparna, Master Bharath, Master Sharath; (v) Mr. Somashekar M., son of Late C. Angadi Muniyappa along with his children Master Chandu and Ms. Bindu, have executed a Notarised General Power of Attorney dated 19.07.2003 in favour of Mrs. Maddakka, wife of Late C. Angadi Muniyappa (**Document No. 7**) to do certain acts and deeds in connection with a portion of property bearing Survey No. 332/2, measuring 01 Acre 29 Guntas, including power to convey the said property.

We have not been provided with the Genealogical Tree of Late C. Muniyappa issued by the Village Accountant/Tahsildar. However, we observe that the aforementioned General Power of Attorney dated 19.07.2003 and the Sale Deed dated 02.08.2003 (discussed below) executed by Mrs. Maddakka representing the other family members of Late C. Muniyappa are not disputed/ contested by any legal heir/s of Late C. Muniyappa, thus far.

6. In terms of the Sale Deed dated 02.08.2003 [Registered on 06.08.2003, as Document No. 8577/2003-04, Book-1, stored in C.D. No. 114, at the office of the Sub Registrar, Bangalore (South)] (**Document No. 8**), we observe that Mrs. Madakka, wife of Late C. Angadi Muniyappa, her son Mr. Anand C. M. (along with his sons, Mr. Santosh Kumar A. & Mr. Premkumar A) by themselves and Mrs. Madakka representing the other family members of Late C. Angadi Muniyappa (as their general power of attorney holder) conveyed a portion of property bearing Survey No. 332/2, measuring 01 Acre 29 Guntas in favour of Mr. H. R. Ravichandra, son of Late R. Rajashekara Reddy. In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 61/2003-04 (**Document No. 9**). Further, Mrs. Nagarathnamma, wife of Mr. Hutchappa (general power of attorney holder) and Mr. B. Satish Kini, son of Late Narasimha Kini (agreement of sale holder) have joined as consenting witness to the Sale Deed dated 02.08.2003.

7. We observe that a portion of property bearing Survey No. 332/2, measuring 01 Acre 29 Guntas along with an extent of 09 Guntas of 'A' kharab regularized land, totally measuring 01 Acre 38 Guntas ('**Property-A**') has been converted from agricultural purpose to non-agricultural residential purpose *vide* Official Memorandum dated 20.07.2004 bearing No. BDS:ALN:SR(S):292/2003-04 issued by the Special Deputy Commissioner (Revenue), Bangalore District (**Document No. 10**). In this regard, we have also been provided with the extract of entry made in the Mutation Register bearing M.R. No. 164/2004-05 (**Document No. 11**).
8. Thereafter, Mr. H. R. Ravichandra, son of Late R. Rajashekhar Reddy entered into an Exchange Deed dated 10.08.2004 (Registered as Document No. 12613/2004-05, Book-1, stored in C.D. No. BASD85, at the office of the Sub Registrar, Bangalore South) with Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy (**Document No. 12**), whereunder Property-A was allotted to Mr. G. Prasad Reddy and another property which belonged to Mr. G. Prasad Reddy was allotted to Mr. H. R. Ravichandra. In this regard, we have also been provided with the extract of entry made in the Mutation Register bearing M.R. No. 45/2004-05 (**Document No. 13**).

In the aforesaid manner, Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy acquired right, title and interest over Property-A.

B. Title Flow of Property-B:

9. In terms of the Sale Deed dated 24.09.1953 (Registered as Document No. 4447/1954-55, Book-I, Volume No. 1372, at pages 132 to 133, at the office of the Sub Registrar, Bangalore Taluk) (**Document No. 14**), we observe that one Mr. Munishami, son of Late Gare Munishami conveyed a portion of property bearing Survey No. 332 measuring 01 Acre, situated at Begur Village, Begur Hobli, Bangalore South Taluk ('**Item No. 1 Property**') in favour of Mr. Marappa, son of Mr. Chikkamarappa.
10. Subsequently, Mr. Marappa, son of Mr. Chikkamarappa conveyed Item No. 1 Property in favour of Mr. Munishami, son of Mr. Muniyappa under a Sale Deed dated 14.06.1954 (Registered as Document No. 1278/1954-55, Book-I, Volume No. 1415, at Pages 244 to 246, at the office of the Sub Registrar, Bangalore Taluk) (**Document No. 15**).

11. We observe from the Sale Deed dated 28.01.1965 (Registered as Document No. 4775, Book-I, Volume No. 724, at Pages 100 to 102, at the office of the Sub Registrar, Bangalore South) (**Document No. 16**) that Mr. Munishamappa, son of Mr. Muniyappa conveyed Item No. 1 Property in favour of Mr. Yallappa, son of Mr. Papaiah.
12. In terms of the extract of entry made in the Mutation Register bearing M.R. No. 21/1980-81 (*Document No. 2 herein*), we observe that the khata with respect to Item No. 1 Property and another extent of 18 Guntas in property bearing Survey No. 332/2 (**Item No. 2 Property**), totally measuring 01 Acre 18 Guntas ('**Property-B**') was mutated in the name of Mr. Yallappa, son of Mr. Papaiah.

We have not been provided with the title documents evidencing how Mr. Yallappa, son of Mr. Papaiah acquired right, title and interest over Item No. 2 Property, measuring 18 Guntas. We further observe that Suadela Constructions Private Limited had acquired a total extent of 5 Acres 32 Guntas in Survey No. 332/2 Viz. Property-A, Property-B and Property-C under Sale Deed dated 25.11.2010 (discussed herein below). Further, the RTCs also reflect that the total extent available in Survey No. 332/2 was 5 Acres 16 Guntas including 9 Guntas of regularized kharab land. It appears that Suadela Constructions Private Limited was in physical possession of 5 Acres 16 Guntas and Suadela Constructions Private Limited has entered into joint development arrangement with Macrotech Developers Limited for the said 5 Acres 16 Guntas. Hence, non-availability of earlier title documents for 18 Guntas will not have any impediment on the title/ ownership of Suadela Constructions Private Limited on 5 Acres 16 Guntas in Survey No. 332/2 Viz. Property.

13. Pursuant to the demise of Late Yallappa, son of Mr. Papaiah, the khata with respect to a portion of property bearing Survey No. 332/2 measuring 02 Acres 29 Guntas was mutated in the names of Mr. Papanna, Mr. Hutchappa and Mr. Narayana, all sons of Late Yallappa vide extract of the entry made in the Inheritance Register bearing I.H.C. No. 4/1996-97 (**Document No. 17**). In this regard, we have also been provided with the Genealogical Tree of Late Yallappa issued by the Village Accountant, Hulimavu Circle (**Document No. 18**).
14. In terms of the Official Memorandum dated 31.10.2002 bearing No. BDS:ALN:SR:/156/2002-03 issued by the Special Deputy Commissioner (Revenue), Bangalore (**Document No. 19**), we observe that Property-B has been converted from agricultural purpose to non-agricultural

residential purpose. In this regard, we have also been provided with the extract of entry made in the Mutation Register bearing M.R. No. 149/2002-03 (**Document No. 20**).

15. We further observe that: (i) Mr. Papanna, son of Late Yallappa along with his children Mrs. Kanthamma, Mrs. Muthamma, Mrs. Manjula, Ms. Shankaramma & Master Muniraja; (ii) Mr. Huchappa, son of Late Yallappa along with his children Mr. Prakash, Mrs. Pramila, Mrs. Bharathi, Mr. Jagadeesh, Mrs. Shaila, Mrs. Usharani & Mrs. Sudharani; and (iii) Mr. Y. Narayana, son of Late Yallappa along with his children Master Dhananjaya, Master Chandrashekhar, Master Manjunath, Master Umesh, Ms. Vijayalakshmi and Master Chetan (minors represented by their father) have conveyed Property-B in favour of Mr. H. R. Ravichandra, son of Late R. Rajashekhar Reddy under a Sale Deed dated 09.04.2003 (Registered as Document No. 554/03-04, Book-1, stored in C.D. No. 105, at the office of the Sub Registrar, Bangalore South) (**Document No. 21**).
16. Thereafter, Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy entered into an Exchange Deed dated 10.08.2004 (Registered as Document No. 12611/2004-05, Book-1, stored in C.D. No. BASD85, at the office of the Sub Registrar, Bangalore South) with Mr. H. R. Ravichandra, son of Late R. Rajashekhar Reddy (**Document No. 22**), whereunder Property-B was allotted to Mr. G. Prasad Reddy and another property which belonged to Mr. G. Prasad Reddy was allotted to Mr. H. R. Ravichandra.
17. In the aforesaid manner, Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy acquired right, title and interest over Property-B.
18. Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy along with Mr. P. Vishwas, son of Mr. G. Prasad Reddy entered into an Agreement of Sale dated 09.11.2007 (Registered as Document No. 01569/2007-08, Book-1, stored in C.D. No. BGRD6, at the office of the Sub Registrar, Begur) with Hiranandani Township Private Limited, thereby agreeing to convey Property-A and Property-B (**Document No. 23**). Further, we observe that Mr. G. Prasad Reddy, son of Mr. G. Srinivas Reddy along with Mr. P. Vishwas, son of Mr. G. Prasad Reddy have also executed a General Power of Attorney dated 08.02.2008 (Registered as Document No. 00123/2007-08, Book-4, stored in C.D. No. BGRD9, at the office of the Sub Registrar, Begur) thereby authorizing Hiranandani Township Private Limited, to do certain acts and deeds in connection with Property-A and Property-B (**Document No. 24**).

C. Title Flow of Property-C:

18. In terms of the Record of Rights, Tenancy and Crops Inspection Certificates ('RTC's) issued in connection with property bearing Survey No. 332 for the period 1978-79, we observe that one Mr. Munishami @ Munishamaiah, son of Mr. Vaddararama @ Oddararama is reflected as the holder of a portion of property bearing Survey No. 332 measuring 02 Acres 16 Guntas ('Property-C').

We have not been provided with the title documents evidencing how Mr. Munishami @ Munishamaiah, son of Mr. Vaddararama @ Oddararama acquired right, title and interest over Property-C. However, from the RTC issued for the period 1978-79 to 1987-88, it appears that Mr. Munishami, son of Mr. Vaddararama was in uninterrupted possession of Property-C until mutation of the RTC in the name of his wife Mrs. Thimmakka pursuant to the death of Munishami @ Munishamaiah.

19. Subsequent to the demise of Munishami @ Munishamaiah, the khata with respect to Property-C was mutated in the name of Mrs. Thimmakka, wife of Late Doddathayappa @ Munishami @ Munishamaiah *vide* extract of the entry made in the Inheritance Register bearing I.H.C. No. 8/1993-94 and extract of the entry made in the mutation register bearing M.R. No. 175/2002-03 (**Document No. 25**). In this regard, we have also been provided with the Genealogical Tree of Late Doddathayappa @ Muniswamiah, issued by the Village Accountant, Hulimavu Revenue Circle (**Document No. 26**).

20. We observe from the Agreement to Sell dated 10.08.1995 (Unregistered) that Mrs. Thimmakka, wife of Late Doddathayappa along with her children Mr. Venkataswamy, Mr. Dodda Anniah and Mr. Chikka Anniah have agreed to convey Property-C in favour of Mr. K. Sameeulla, son of Mr. Fakruddin Sab (**Document No. 27**). Further, Mrs. Thimmakka, wife of Late Doddathayappa along with her children Mr. Venkataswamy, Mr. Dodda Anniah and Mr. Chikka Anniah have also executed a General Power of Attorney dated 28.08.1995 (Registered as Document No. 406/1995-96, Book-IV, Volume No. 17, at Pages 25 to 28, at the office of the Sub-Registrar) in favour of Mr. K. Sameeulla, son of Mr. Fakruddin Sab (**Document No. 28**), thereby authorizing Mr. K. Sameeulla to do certain acts and deeds in connection with Property-C including power to convey the said property.

21. Under an Official Memorandum dated 22.04.1997 bearing No. B.D.S:ALN:SR:S:428/1996-97 issued by the Special Deputy Commissioner (Revenue), Bangalore District (**Document No.**

29), we observe that a portion of Property-C measuring 10 Guntas was converted from agricultural purpose to non-agricultural residential purpose.

22. Thereafter, in terms of the Cancellation of General Power of Attorney dated 12.02.2002 (Registered as Document No. 513/2001-02, Book-IV, Volume No. 18, Additional Volume No. 327, at Pages 116 to 117, at the office of the Sub Registrar, Bangalore South Taluk) executed by Mr. Venkataswamy and Mr. Chikka Annaiah, both sons of Late Muniswamaiah (**Document No. 30**), we observe that Late Thimmakka, wife of Late Muniswamaiah demised on 25.06.1999 and Mr. Dodda Annaiah demised on 20.12.2001. Further, we observe that the said Mr. Venkataswamy and Mr. Chikka Annaiah have cancelled the General Power of Attorney dated 28.08.1995 (earlier executed in favour of Mr. K. Sameeulla).

23. Mr. Venkataswamy and Mr. Chikka Annaiah, both sons of Late Muniswamaiah have executed an Agreement for Sale dated 12.02.2002 (Registered as Document No. 11747/01-02, Book-I, Volume No. 5053, at the office of the Sub Registrar, Bangalore South Taluk) thereby agreeing to convey Property-C in favour of: (i) Mr. Dominic, son of Mr. Mariyappa; (ii) Mr. Balaraj, son of Mr. Chowrappa; (iii) Mr. Joseph, son of Mr. Mathews; (iv) Mr. Hrudayaraj, son of Mr. Lukas; (v) Mr. Balavendra, son of Mr. Anthonappa; (vi) Mr. Anthonyswamy, son of Mr. Joseph; and (vii) Mr. Balaraj, son of Mr. Anthonappa (**Document No. 31**). Thereafter, under a Cancellation of Agreement of Sale dated 26.05.2010 (Registered as Document No. 00984/2010-11, Book-1, stored in C.D. No. BGRD40, at the office of the Sub Registrar, Begur) (**Document No. 32**), (i) Mr. Dominic, son of Mr. Mariyappa; (ii) Mr. Balaraj, son of Mr. Chowrappa; (iii) Mr. Joseph, son of Mr. Mathews; (iv) Mr. Hrudayaraj, son of Mr. Lukas; (v) Mr. Balavendra, son of Mr. Anthonappa; (vi) Mr. Anthonyswamy, son of Mr. Joseph; and (vii) Mr. Balaraj, son of Mr. Anthonappa have cancelled the Agreement for Sale dated 12.02.2002 entered with Mr. Venkataswamy and Mr. Chikka Annaiah, both sons of Late Muniswamaiah.

24. Subsequently, Mrs. Thimmakka, wife of Late Muniswamaiah along with her children Mr. Venkataswamy, Mr. Dodda Annaiah & Mr. Chikka Annaiah, represented by their General Power of Attorney holder Mr. Sameeulla, son of Mr. Fakruddin Sab conveyed Property-C in favour of Mr. K. Akram Basha, son of Mr. Pyarejan under a Sale Deed dated 22.05.2003 (Registered as Document No. 3400/03-04, Book-1, stored in C.D. No. 108, at the office of the Sub Registrar, Bangalore South Taluk) (**Document No. 33**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 128/2004-05 (**Document No. 34**).

We observe that the aforementioned Sale Deed dated 22.05.2003 was executed by Mr. Sameeulla representing Mrs. Thimmakka & others, subsequent to the death of Mrs. Thimmakka and after the General Power of Attorney dated 28.08.1995 (executed in favour of Mr. K. Sameeulla by Mrs. Thimmakka & others) was cancelled under the Deed of Cancellation of General Power of Attorney dated 12.02.2002 executed by Mr. Venkataswamy & Mr. Chikkannaiah (sons of Late Thimmakka who were also the parties to the said General Power of Attorney). However the legal heirs of Late Thimmakka have subsequently under the Confirmation Deeds (discussed herein below) confirmed that the General Power of Attorney was valid and subsisting as on the date of execution of Sale Deed dated 22.05.2003 and the legal heirs of Late Thimmakka have also confirmed the said Sale Deed.

25. We observe from the Order dated 15.01.2005 passed in proceedings bearing No. LRF(83)B/52/03-04, 43/04-05, 63/04-05 by the Assistant Commissioner, Bangalore South Sub Division, Bangalore (**Document No. 35**) that the proceedings initiated under Section 83 of the Karnataka Land Reforms Act, 1961 against Mr. K. Akram Basha, son of Mr. Pyarejan in connection with the purchaser of Property-C, were dropped.
26. In terms of the Rectification Deed dated 20.12.2006 (Registered as Document No. 24719/2006-07, Book-1, stored in C.D. No. BASD296, at the office of the Sub Registrar, Bangalore South) (**Document No. 36**), executed by Mrs. Thimmakka, wife of Late Muniswamaiah along with her children Mr. Venkataswamy, Mr. Dodda Annaiah & Mr. Chikka Annaiah, represented by their General Power of Attorney holder Mr. Sameeulla, son of Mr. Fakruddin in favour of Mr. K. Akram Basha, son of Mr. Pyarejan, we observe that the details of Property-C conveyed under Sale Deed dated 22.05.2003 was rectified to reflect that a portion Property-C has been converted to residential purpose.
27. We observe that Mr. K. Akram Basha, son of Mr. Pyarejan executed a Sale Deed dated 20.12.2006 (Registered as Document No. 25543/2006-07, Book-1, stored in C.D. No. BASD299, at the office of the Sub Registrar, Bangalore South) thereby conveying Property-C in favour of Mr. Kiran K., son of Mr. G. Krishna Reddy (**Document No. 37**). In this regard, we have been provided with the extract of entry made in the Mutation Register bearing M.R. No. 129/2006-07 (**Document No. 38**).
28. In terms of the Agreement of Sale dated 09.11.2007 (Registered as Document No. 01570/2007-08, Book-1, stored in C.D. No. BGRD6, at the office of the Sub Registrar, Begur), we observe that Mr. Kiran K., son of Mr. G. Krishna Reddy along with Mr. H. R. Ravichandra, son of Late R.

Rajashekhar Reddy have agreed to convey Property-C along with other properties in favour of Hiranandani Township Private Limited (**Document No. 39**).

29. We observe from the Official Memorandum dated 16.01.2008 bearing No. A.L.N(S)S.R-142,162/06-07, 48, 51/07-08 issued by the Special Deputy Commissioner (Revenue), Bangalore District (**Document No. 40**) that the remaining portion of Property-C measuring 02 Acres 06 Guntas along with 09 Guntas of regularized kharab, totally measuring 02 Acres 15 Guntas has been converted from agricultural to non-agricultural residential purpose. In this regard, we have been provided with the extract of the entry made in the Mutation Register bearing M.R. No. T51/2012-13 (**Document No.41**).
30. Pursuant thereto, Mr. Kiran K., son of Mr. G. Krishna Reddy along with Mr. H. R. Ravichandra, son of Late R. Rajashekhar Reddy has executed a General Power of Attorney dated 08.02.2008 (Registered as Document No. 00124/2007-08, Book-4, stored in C.D. No. BGRD9, at the office of the Sub Registrar, Begur) in favour of Hiranandani Township Private Limited to do certain acts and deeds in connection with Property-C (**Document No. 42**).
31. We have also been provided with a Notarised Power of Attorney dated 03.11.2009 executed by Mrs. Kastoori, wife of Mr. G. Krishna Reddy and Hiranandani Township Private Limited (as the 'Confirming Party') in favour of Suadela Constructions Private Limited (**Document No. 43**), whereunder Hiranandani Township Private Limited has delegated the powers under General Power of Attorney dated 08.02.2008 in favour of Suadela Constructions Private Limited, in connection with Property-C along with other properties.

We observe from the aforementioned Power of Attorney that Mr. Kiran K. deceased on 23.10.2008 leaving behind his mother Mrs. Kastoori as the only class-1 heir.

32. In terms of the Release Deed dated 15.04.2010 (Registered as Document No. 00509/2010-11, Book-1, stored in C.D. No. BGRD39, at the office of the Sub Registrar, Begur) (**Document No. 44**), we observe that: (i) Mrs. Venkatamma, wife of Mr. Venkataswamy; (ii) Mrs. Saraswathi, daughter of Mr. Venkataswamy; (iii) Mr. Raju, son of Mr. Venkataswamy along with his wife Mrs. Rajamma & children Ms. Lavanya, Ms. Pavithra & Master Hemanth; (iv) Mrs. Radhamma, wife of Mr. Chikka Annaiah; (v) Mrs. Lakshmi, daughter of Mr. Chikka Annaiah along with her children Ms. Kavya & Master Kishore; (vi) Mr. Muniraju, son of Mr. Chikka Annaiah @ Chikka Annayyapa; (vii) Mr. Nagaraj, son of Mr. Chikka Annaiah @ Chikka Annayyapa; (viii) Mr. Munirathna, daughter of Mr. Chikka Annaiah @ Chikka Annayyapa; (ix) Mrs. Lakshmamma, first

wife of Late Dodda Annaiah @ Dodda Annayappa; (x) Mr. Srinivas, son of Late Dodda Annaiah along with his wife Mrs. Rajamma & children Ms. Pallavi, Master Naveen & Ms. Nayana; (xi) Mrs. Saalamma, second wife of Late Dodda Annaiah @ Dodda Annayappa; (xii) Mr. Lakshmana, son of Late Dodda Annaiah @ Dodda Annayappa; and (xiii) Mrs. Akkaiamma, daughter of Mr. Dodda Thayappa @ Muniswamaiah (as the 'Releasors') have released their right, title and interest over Property-C in favour of Mrs. Kastoori, wife of Mr. G. Krishna Reddy. We further observe from the said Release Deed dated 15.04.2010 that Mr. G. Krishna Reddy, son of Mr. A. Gangi Reddy and his daughter Mrs. Hema Reddy (father and sister of Late Kiran K., respectively) have joined in the execution as confirming parties.

33. Thereafter, under a Deed of Confirmation dated 15.04.2010 (Registered as Document No. 00512/2010-11, Book-1, stored in C.D. No. BGRD39, at the office of the Sub Registrar, Begur) (**Document No. 45**) executed by: (i) Mr. Venkataswamy, son of Late Muniswamappa @ Dodda Thayappa; (ii) Mrs. Venkatamma, wife of Mr. Venkataswamy; (iii) Mrs. Saraswathi, daughter of Mr. Venkataswamy; (iv) Mr. Raju, son of Mr. Venkataswamy along with his wife Mrs. Rajamma and children Ms. Lavanya, Ms. Pavithra, Master Hemanth; (v) Mr. Chikka Annaiah @ Chikka Annappa, son of Late Muniswamaiah; (vi) Mrs. Radhamma, wife of Mr. Chikka Annaiah @ Chikka Annayappa; (vii) Mrs. Lakshmi, daughter of Mr. Chikka Annaiah @ Chikka Annayappa along with her children Ms. Kavya & Master Kishore; (viii) Mr. Muniraju, son of Mr. Chikka Annaiah @ Chikka Annayappa; (ix) Mr. Nagaraj, son of Mr. Chikka Annaiah @ Chikka Annayappa; (x) Ms. Munirathna, daughter of Mr. Chikka Annaiah @ Chikka Annayappa; (xi) Mrs. Lakshamma, first wife of Late Dodda Annaiah @ Dodda Annayappa; (xii) Mr. Srinivas, son of Late Dodda Annaiah @ Dodda Annayappa along with his wife Mrs. Rajamma & children Ms. Pallavi, Master Naveen & Ms. Nayana; (xiii) Mrs. Saalamma, second wife of Late Dodda Annaiah @ Dodda Annayappa; (xiv) Mr. Lakshmana, son of Late Dodda Annaiah @ Dodda Annayappa; and (xv) Mrs. Akkaiamma, daughter of Mr. Dodda Thayappa @ Muniswamaiah (as the 'First Party') in favour of Mrs. Kastoori, wife of Mr. G. Krishna Reddy (as the 'Second Party'), we observe that the First Party have confirmed: (i) the subsistence of the Power of Attorney dated 28.08.1995 executed in favour of Mr. K. Sameeulla; (ii) that the Sale Deed dated 22.05.2003 is binding on the First Party; (iii) that the Cancellation of General Power of Attorney dated 12.02.2002 is not valid on the First Party; (iv) all acts of Mr. K. Sameeulla in connection with Property-C; and (v) the execution of the Sale Deed dated 22.05.2003 in favour of Mr. K. Akram Basha & Sale Deed dated 20.12.2006 executed in favour of Mr. Kiran K.

We observe from the aforementioned Deed of Confirmation dated 15.04.2010 that Mr. K. Akram Basha (as the 'Plaintiff') had filed a suit bearing O.S. No. 336/2006-07, before the

Court of the Civil Judge, Junior Division, Bangalore Rural District against: (i) Mr. Venkataswamy, son of Late Muniswamappa @ Doddha Thayappa; (ii) Mr. Chikka Annaiah @ Chikka Annappa, son of Late Muniswamaiah; (iii) Mr. Dominic; (iv) Mr. Balraj; (v) Mr. Joseph (vi) Mr. Irudayaraj; (vii) Mr. Balavendra; (viii) Mr. Balraj and (ix) Mr. Anthony Swamy (as the 'Defendants'), seeking to grant permanent injunction against the Defendants, in connection with Property-C. Subsequently, the parties to the said suit bearing O.S. No. 336/2006-07 arrived at a settlement and the said suit was disposed as uncontested.

34. We observe from the Deed of Confirmation dated 05.05.2010 (Registered as Document No. 00554/2010-11, Book-1, stored in C.D. No. BGRD39, at the office of the Sub Registrar, Begur) executed by Mr. Nagesh, husband of Late Geetha (daughter of Late Doddha Annaiah @ Doddha Annayappa & Lakshmamma) along with his children Master Gopal and Ms. Gangamma (as the 'First Party') in favour of Mrs. Kasthuri, wife of Mr. G. Krishna Reddy (**Document No. 46**) that the First Party have confirmed: (i) the subsistence of the Power of Attorney dated 28.08.1995 executed in favour of Mr. K. Sameeulla; (ii) that the Sale Deed dated 22.05.2003 is binding on the First Party; (iii) that the Cancellation of General Power of Attorney dated 12.02.2002 is not valid on the First Party; (iv) all acts of Mr. K. Sameeulla in connection with Property-C; and (v) the execution of the Sale Deed dated 22.05.2003 in favour of Mr. K. Akram Basha & Sale Deed dated 20.12.2006 executed in favour of Mr. Kiran K.

35. In terms of the Release Deed dated 05.05.2010 (Registered as Document No. 00555/2010-11, Book-1, stored in C.D. No. BGRD39, at the office of the Sub Registrar, Begur) (**Document No. 47**), we observe that Mr. Nagesh, husband of Late Geetha (daughter of Late Doddha Annaiah @ Doddha Annayappa & Lakshmamma) along with his children Master Gopal and Ms. Gangamma have released their right, title and interest over Property-C in favour of Mrs. Kastoori, wife of Mr. G. Krishna Reddy. Further, we observe that Mr. G. Krishna Reddy, son of Mr. A. Gangi Reddy and his daughter Mrs. Hema Reddy (father & sister of Late Kiran K., respectively) have joined in the execution of the said Release Deed dated 05.05.2010, as confirming parties.

In the aforesaid manner, Mrs. Kastoori, wife of Mr. G. Krishna Reddy acquired right, title and interest over Property-C.

36. In terms of the Plaintiff filed in suit bearing O.S. No. 1608/2008, before the Court of the Civil Judge (Senior Division), Bangalore Rural District (**Document No. 48**) by Mrs. Dhanalakshmamma, wife of Late Dasappa (fourth son of Late Vaddara Munidasappa @ Munishami) (as the 'Plaintiff') against: Mr. Venkataswamy, son of Mr. Munidasappa and others

(as the 'Defendants'), we observe that the Plaintiff has sought for: (i) partition and separate possession and enjoyment of 1/4th share in Property-C along with other properties; and (ii) declaration that the Sale Deed dated 20.12.2006 (Registered as Document No. 25543/2006-07) as not binding on the Plaintiff. We observe that the said suit has been disposed as dismissed for default on 04.07.2017.

37. Further, we observe from the Plaintiff filed in suit bearing O.S. No. 436/2014, before the Court of the Senior Civil Judge, Bangalore Rural District (**Document No. 49**), by the legal heirs of Late Dasappa (fourth son of Late Vaddara Munidasappa @ Munishami) being Mrs. Dhanalakshmamma, wife of Late Dasappa and others (as the 'Plaintiffs') against Mr. Venkataswamy, son of Late Doddha Thayappa @ Muniswamy and others (as the 'Defendants') seeking to pass judgment & decree: (i) to declare that the Plaintiffs are entitled to 1/4th share in Property-C; (ii) issuing permanent injunction restraining the Defendant Nos. 19 to 24 from encumbering the Property-C in any manner including conveyance; and (iii) restraining the Defendants from alienating/ disposing the flats that may be put up in suit schedule properties. In this regard, we have also been provided with the Written Statement filed by Defendant No. 24 and Order Sheet in the said suit (**Document No. 50**).

38. Further, we observe that in terms of the Order dated 07.01.2021 passed in suit bearing O.S. No. 436/2014, the Interim Application No. 1 filed by the Plaintiffs seeking temporary injunction restraining the defendant nos. 19 & 24 from alienating the Property-C, was rejected (**Document No. 51**).

39. We observe that Mrs. Dhanalakshmamma & another had filed the Memorandum of First Appeal filed in M.F.A. No. 2419/2021 (CPC), before the High Court of Karnataka against the aforementioned Order dated 07.01.2021 (passed in suit bearing O.S. No. 436/2014) (**Document No. 52**). We further observe that under Order dated 25.06.2021 (**Document No. 53**), the said Appeal was disposed thereby modifying the Order dated 07.01.2021 whereby the Hon'ble court confirmed that any transaction entered into by the parties would be subject to principles of lis-pendens.

40. Further, the application filed by the Hiranandani Township Private Limited seeking rejection of plaint due to payment of deficient of court fee, was allowed in terms of the Order dated 18.08.2021 passed in suit bearing O.S. No. 436/2014 (**Document No. 54**). Further, the Plaintiffs were directed to pay the deficit court fee by 01.09.2021. In this regard, we have also

been provided with the application filed under Order 7 Rule 11 (B) by the Hiranandani Township Private Limited and the objections filed by the Plaintiffs to I. A. No. 7 (**Document No.55**).

41. Aggrieved by the Order dated 18.08.2021 passed in suit bearing O.S. No. 436/2014, Order on I.A. No. 7, Mrs. Dhanalakshmamma & others filed a petition bearing C.R.P. No. 265/2021 (Civil), before the High Court of Karnataka, at Bangalore seeking to set aside the said Order dated 18.08.2021. In this regard, we have been provided with the Petition filed by Mrs. Dhanalakshmamma & others against Mr. Venkataswamy & others (**Document No. 56**). In terms of the Order dated 01.09.2022 passed by the High Court of Karnataka in C.R.P. No. 265/2021 (Civil) (**Document No.57**), we observe that the Order dated 18.08.2021 was upheld and the said petition was dismissed.
42. In terms of the Order dated 23.09.2022 passed in suit bearing O.S. No. 436/2014, before the Court of the Principal Senior Civil Judge, Bangalore Rural District (**Document No. 58**), we observe that the Plaintiff filed in the said suit was rejected for want of proper court fees.
43. We further observe that a few plaintiffs to the suit bearing O.S. No. 436/2014 have executed Confirmation Deeds in favour of Suadela Constructions Private Limited, thereby confirming the absolute right, title and interest of Suadela Constructions Private Limited to the Larger Property and the details of the said Confirmation Deeds are as under:

Sl. No.	Date of execution	Registration details	Parties executing the confirmation deed	Document No.
1.	15.06.2015	Document No. 01401/2015-16, Book-1, stored in C.D. No. BTMD88, at the office of the Sub Registrar, Jayanagar (BTM Layout)	Mr. N. A. Sushen Kumar, son of Late D. Arun Kumar along with his family members Master S. Charan, Master S. Kushal and Master Kunal	59
2.	17.06.2015	Document No. 01456/2015-16, Book-1, stored in C.D. No. BTMD88, at the office of the Sub	Mrs. Bhagyavathi, wife of Late Chandramouli along with her children Mrs. Lavanya, Mrs. Ashwini, & Mr. Sulakshan Kumar,	60

		Registrar, Jayanagar (BTM Layout)	son of Late N. D. Arun Kumar	
3.	15.06.2015	Document No. 01406/2015-16, Book-1, stored in C.D. No. BTMD88, at the office of the Sub Registrar, Jayanagar (BTM Layout)	Mrs. Kalavathi, daughter of Late Dasappa along with Mr. Sunil A.	61
4.	25.06.2015	Document No. 01621/2015-16, Book-1, stored in C.D. No. BTMD89, at the office of the Sub Registrar, Jayanagar (BTM Layout)	(i) Mrs. Papamma, wife of Late N. Dasappa; (ii) Mr. N. D. Anand, son of Late N. Dasappa; (iii) Mrs. M. Radha, daughter-in law of Late N. Dasappa; (iv) Mrs. D. Brunda, daughter of Late N. D. Anand; (v) Mr. A. Prathap, son of Mr. N. D. Anand; (vi) Mrs. D. Ashwathamma, daughter of Late N. Dasappa; (vi) Mr. M. Yellappa, son of Late Marappa; (vii) Mr. Y. Varalakshmi, daughter of Mr. M. Yallappa & her daughter Ms. S. Kruthika; (viii) Mrs. Y. Girija, daughter of M. Yallappa along with her sons Master S. Bhimantha, son of Mr. Srinivas and Master S. Keshav; (ix) Mr. Y. Kiran Kumar, son of Mr. M. Yallappa; and (x) Mr.	62

			Y. Shiva Kumar, son of Mr. M. Yallappa	
5.	04.07.2015	Document No. 03329/2015-16, Book-1, stored in C.D. No. KEND612, at the office of the Sub Registrar, Jayanagar (Kengeri)	Mr. N. D. Girish, son of Late N. Dasappa along with his children Master N. G. Akash and Master N. G. Choudichandra	63

D. Title flow of Larger Property:

44. We observe that: (i) Mr. G. Prasad Reddy, son of Mr. G. Srinivasa Reddy; (ii) Mr. P. Vishwas, son of Mr. G. Prasad Reddy; and (iii) Mrs. Kastoori, wife of Mr. G. Krishna Reddy (as the 'Sellers') along with Hiranandani Township Private Limited (as the 'Confirming Party') have conveyed Property-A, Property-B and Property-C Viz., Larger Property in favour of Suadela Constructions Private Limited, a company incorporated under the Companies Act, 1956, under a Sale Deed dated 25.11.2010 (Registered as Document No. 04501/2010-11, Book-1, stored in C.D. No. BGRD58, at the office of the Sub Registrar, Begur) (**Document No. 64**). Further, we observe from the said Sale Deed dated 25.11.2010 that Hiranandani Township Private Limited (agreement and power of attorney holder) has assigned its rights over the Larger Property in favour of Suadela Constructions Private Limited and hence has joined in execution as confirming party.

45. We have been provided with the Certificate of Incorporation issued by the Registrar of Companies, Maharashtra, Mumbai, Articles of Association and Memorandum of Associations of Suadela Constructions Private Limited (**Document No. 65**), and we observe that Suadela Constructions Private Limited has been incorporated under the Companies Act, 1956.

E. Development of the Owner's Development:

46. We understand that the Owner has obtained the sanctioned building plan from the Bruhat Bengaluru Mahanagara Palike ('BBMP') on 17.01.2012 bearing L.P. No. 38/ 10-11 and modified building plan on 30.11.2016 for construction of residential apartment units in various blocks ('Owner's Development') in certain properties measuring about 23 Acres ('Owner's Project Land') (out of 33 Acres 29.366 Guntas), including the common roads and other



common facilities for the entire township and the construction of the Owner's Development is in process. We observe from the review of the format/ template Agreement for Sale entered by the Owner with the prospective purchasers of units in the Owner's Development that the Owner has agreed to convey the undivided share within the footprint of the buildings constructed in the Owner's Development. The Owner has retained an extent of 5 Acres 16 Guntas in Survey No. 332/2 Viz. '**Property**' along with other properties measuring about 10 Acres 33.4 Guntas for future development.

F. Development of the Property:

47. Suadela Constructions Private Limited (as 'Owner') has entered into a Joint Development Agreement dated 26.04.2023 [Registered as Document No. BMH-1-01033/ 2023-24, Book-1, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] with Macrotech Developers Limited (as 'Developer') (**Document No. 66**), for development of the Property along with other properties into a high rise residential project comprising of apartment units together with a clubhouse with certain amenities and other facilities. In furtherance to the said Joint Development Agreement dated 26.04.2023, Suadela Constructions Private Limited has also executed: (i) Irrevocable General Power of Attorney-1 dated 26.04.2023 [Registered as Document No. BMH-4-00060/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)]; and (ii) Irrevocable General Power of Attorney-2 dated 26.04.2023 [Registered as Document No. BMH-4-00061/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)], thereby authorizing Macrotech Developers Limited to do certain acts in connection with the development of the Property (**Document Nos. 67 & 68**)
48. Further, in terms of the Deed of Declaration of the Easement dated 26.04.2023 (Registered as Document No. BMH-1-01036/2023-24, Book-1, stored in C.D. NO. BMHD1906, at the office of the Sub-Registrar, Jayanagara, (Bommanahalli), Bangalore Urban District (**Document No. 69**), we observe that an irrevocable and perpetual right to access the Property along with other properties (granted on joint development in favour of Macrotech Developers Limited under the aforementioned Joint Development Agreement dated 26.04.2023) from and through the project developed by Suadela Constructions Private Limited (in properties measuring about 23 Acres), has been granted by Suadela Constructions Private Limited in favour of Macrotech Developers Limited/its affiliates/prospective purchasers of the apartment units/s of the project (proposed to be developed in the Property along with other properties).



G. Pending Litigation:

49. O.S. No. 601/2008:

In terms of the Plaintiff filed in suit bearing O.S. No. 601/2008, before the Court of the Civil Judge (Senior Division), Bangalore Rural District (**Document No. 70**), by Mr. Dhananjaya N. and Mr. Chandrashekhar N., both sons of Mr. Y. Narayana (as the 'Plaintiffs') against: (i) Mr. Papanna, son of Late Yellappa; (ii) Mr. Huchappa, son of Late Yellappa; and (iii) Mr. Y. Narayana, son of Late Yallappa (as the 'Defendants'), we observe that the Plaintiffs have sought for: (i) preliminary decree declaring the share of the Plaintiffs in Property-B by effecting division and final decree by handing over the separate possession of their shares; and (ii) declaration that any alienation made by the Defendants either before or after filing of the said suit, as not binding on the Plaintiffs. In this regard, we have also been provided with the Order Sheet issued in the connection with the said suit upto 15.06.2022 (**Document No. 71**).

We observe that Mr. Y. Narayana representing his minor sons Mr. Dhananjaya N. and Mr. Chandrashekhar N. as the karta of Hindu Undivided Family has conveyed the Property under the Sale Deed 09.04.2003 for the benefit of the family, including for the welfare of his minor sons. The said Sale Deed further confirms that part consideration amount was deposited in fixed deposit account in the names of the said minor sons.

In view of the above, we do not find merit in the claims made by Mr. Dhananjaya N. and Mr. Chandrashekhar N.

We observe that the aforesaid suit bearing O.S. No. 601/2008 is pending before the VII Addl. Senior Civil Judge & JMFC and is posted for issue of Summons on 22.03.2024. However, we observe that no interim order has been passed in the said matter thus far.

H. Record of Rights, Tenancy and Crops Inspection Certificates:

50. In terms of the RTC's issued with respect to property bearing Survey No. 332/2 for the period 1978-79 to 2022-23 (**Document No. 72**), we observe that the said property admeasures 05 Acres 07 Guntas (excluding 09 Guntas of 'A' kharab land). Further, we observe that the names of the holders and cultivators are in consonance with the title flow of the Larger Property. We have not been provided with the RTC's in connection with the property bearing Survey No.

332/2 for the period 1967-68 to 1977-78. In this regard, we have been provided with an Endorsement dated 25.06.2004 bearing No. RK:CR:282/04-05 issued on behalf of the Tahsildar, Bangalore East Taluk, Bangalore (**Document No. 73**) to the effect that the RTC's in connection with property bearing Survey No. 332/2 for the period 1969-70 to 1977-78 are mutilated and hence unavailable.

We observe that though the entire extent held by Mr. Papanna and others in property bearing Survey No. 332/2(measuring 1 Acre 18 Guntas) has been conveyed, the RTC still reflects Mr. Pappanna and others as the holders of 1 Acre in Survey No. 332/2. Considering that the Property has been converted the said error in entry will not have impediment on the title of the Present Owner to the Property.

Further, we have not been provided with the extract of the entry made in the Mutation Register bearing M.R. No. 11/1961-62 (as reflected in the aforementioned RTC's).

I. Survey Documents:

51. In terms of the Village Map of Beguru Village (**Document No. 74**), we observe the shape and location of the property bearing Survey No. 332. Further, we observe that a waterbody is present in Survey No. 332.

52. We observe from the extract of Karnataka Revision Settlement Akaraband (Utharu) (**Document No. 75**) that the property bearing Survey No. 332/2 admeasures 05 Acres 03 Guntas (excluding 09 Guntas of 'C' kharab land).

We observe that the aforesaid extract of Karnataka Revision Settlement Akaraband (Utharu) issued in connection with property bearing Survey No. 332/2 is defective as the extent of the property is mentioned as 5 Acres 03 Guntas instead of 5 Acres 23 Guntas. Considering that the Property has been converted the said error in the extent will not have impediment on the title of the Present Owner to the Property.

53. In terms of the Survey Original Tippani issued in connection with property bearing Survey No. 332 (**Document No. 76**), we observe the shape of the said property. Further, we observe from the extract of Karda Nakal and Kharab Utharu issued in connection with property bearing Survey No. 332/2 (**Document No. 77**) that property bearing Survey No. 332 admeasures 09

Acres 13 Guntas (excluding 09 Guntas of kharab land) and that the said property has been bifurcated into three sub-divisions/ hissas. In this regard, we have also been provided with the Hissa Survey Tippani issued in connection with property bearing Survey No. 332/2 (**Document No. 78**).

54. In terms of the Order dated 17.06.2016 bearing No. LND(S)CR49/15-16 passed by the Deputy Commissioner, Bangalore District, Bangalore (**Document No. 79**), we observe that Suadela Constructions Private Limited made an application seeking shifting of 'B' kharab cart track comprised in Survey Nos. 325/2 (measuring 06 Guntas), 328/1 (measuring 11 Guntas), Survey No. 331 (measuring 04 Guntas) & Survey No. 330 (measuring 07 Guntas). Further, we observe that the cart track present in the said Survey Nos. 325/2, 328/1 and 331 has been shifted to Survey Nos. 331 (for an extent of 7.5 Guntas), Survey No. 332/2 (for an extent of 01 Gunta) and Survey No. 330 (for an extent of 08 Guntas).

J. Endorsements:

55. We observe from the Endorsement dated 13.07.2006 bearing No. L.R.F/N.T.C./C.R./221/2006-07, issued by the Special Tahsildar, Bangalore South Taluk, Bangalore (**Document No. 80**) that there are no tenancy applications filed in Form 7A of the Karnataka Land Reforms Act, 1961 with respect to property bearing Survey No. 332/2, as on 13.07.2006.
56. In terms of the Endorsement dated 10.06.2008 bearing No. LRF/CR/33/08-09, issued by the Assistant Commissioner, Bangalore South Sub-Division, Bangalore (**Document No. 81**) with respect to a portion of the property bearing Survey No. 332/2, measuring 05 Acres 07 Guntas, we observe that there are no: (i) proceedings initiated under Sections 79 A and 79 B of the Karnataka Land Reforms Act, 1961; and (ii) proceedings initiated under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978, as on 10.06.2008.
57. In terms of the Endorsement dated 10.06.2008 bearing No. BDA/SLAO/C1/36/08-09, issued by the Special Land Acquisition Officer, Bangalore Development Authority, Bangalore (**Document No. 82**), we observe that the property bearing Survey No. 332/2 has not been notified for acquisition by the said authority as on 10.06.2008.

K. Khata Certificate and Khata Extract:

58. In terms of the Special Notice dated 12.06.2015 bearing No. D.A. (BE)192/K.T.R./15-16, D.A. (BE) 192/M.R./53/15-16 issued by the Assistant Revenue Officer, Begur Sub-Division, Bruhath Bengaluru Mahanagara Palike ('BBMP') (**Document No. 83**), we observe that property bearing Survey No. 332/2 measuring 05 Acres 16 Guntas has been amalgamated with other properties owned by Suadela Constructions Private Limited and the said amalgamated property measuring 14,69,480 Square Meters was assigned with BBMP Municipal No. 46. In this regard, we have also been provided with the Khata Certificate dated 20.01.2018 bearing No. DA/W192/MR/57/17-18 & Khata Extract dated 20.01.2018, both issued by the Assistant Revenue Officer, BBMP (**Document Nos. 84 & 85**).

59. In terms of the Khata Certificate and Khata Extract both dated 26.10.2023 issued by the Assistant Revenue Officer, BBMP (**Document No.86**), we observe that property bearing Survey No. 332/2 has been amalgamated with other properties owned by Suadela Constructions Private Limited and the said amalgamated property measuring 14,69,480 Square Meters was assigned with BBMP Municipal No. 46 and Suadela Constructions Private Limited is reflected as the owner of the said properties. Further, we have been provided with the Receipt dated 10.10.2023 issued by the BBMP (**Document No.87**) evidencing payment of tax for the period 2023-24 with respect to the said properties

L. Encumbrance Certificates:

60. In terms of the Encumbrance Certificate ('EC's) issued with respect to property bearing Survey No. 328/2 for the period: (i) 01.04.1953 to 14.02.1957; (ii) 15.02.1957 to 31.03.2004; and (iii) 01.04.2004 to 06.02.2024 (**Document No.88**), we observe that all the registered transactions with respect to the Property (discussed above) are reflected.

M. Opinion on title of the Property:

Upon review of the above-mentioned documents and subject to our comments and observations hereinabove, we are of the opinion that:

(i) Suadela Constructions Private Limited having its registered office at No. 514 Dalamal Towers 211, FPJ Marg, Nariman Point, Mumbai, Maharashtra, India, 400 021 is the owner of all that piece and parcel of immovable property being converted for non-

agricultural residential purpose and bearing Survey No. 332/2, measuring 05 Acres 16 Guntas, situated at Begur Village, Begur Hobli, Bangalore South Taluk, Bangalore Urban District (Viz. 'Property');

- (ii) Suadela Constructions Private Limited has entered into a Joint Development Agreement dated 26.04.2023 [Registered as Document No. BMH-1-01033/ 2023-24, Book-1, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] with Macrotech Developers Limited in connection with the development of the Property. In this regard, Suadela Constructions Private Limited has also executed: (i) Irrevocable General Power of Attorney-1 dated 26.04.2023 [Registered as Document No. BMH-4-00060/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)]; and (ii) Irrevocable General Power of Attorney-2 dated 26.04.2023 [Registered as Document No. BMH-4-00061/ 2023-24, Book-4, stored in C.D. No. BMHD1906, at the office of the Sub Registrar, Jayanagara (Bommanahalli)] in favour of Macrotech Developers Limited; and
- (iii) Suit bearing O.S. No. 601/2008 is pending before the VII Addl. Senior Civil Judge & JMFC (detailed in the title report).



Ms. Brijita Prakash,
Partner
DSK Legal
Bangalore

This Title Report is provided on the basis of the review and examination of photocopies of the various documents of title and does not purport to certify the authenticity of such documents. This Title Report is issued subject to the fulfilment of the said activity and issues, if any, that may arise out of the same. We assume that there are no facts or circumstances in existence and no events have occurred which have rendered the title documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any person. This Title Report is issued on the basis of available documents, present state of affairs pertaining to the subject property and the position of law settled, as on the date of the Title Report.