



(Earlier known as ANUP S SHAH LAW FIRM)

19th March, 2022

M/s. Puravankara Limited,
130/1, Ulsoor Road,
Bangalore – 560 042.

Dear Sirs,

Attn: D.S.Patil

We act as legal advisors to M/s. Puravankara Limited, who have forwarded to us the photocopies of documents of title relating to all that piece and parcel of property being Municipal No. 74, Magadi Main Road, Ward No. 122/Kempapura Agrahara, Bangalore P.I.D. No. 32-1-74, measuring about 1,67,597 square feet (earlier portions of Survey Nos. 278, 283, 284 and 285, all situated in Kempapura Agrahara Village, Kasaba Hobli, Bangalore North Taluk, Bangalore District) (“Property” or “Said land”), and which is more fully set out in Para III below for scrutiny of title.

I. DOCUMENTS FURNISHED:		
Sl. No.	Date	Document Details
1.	24.05.1965	Inam Order in Case bearing No. 501/1959-60, passed by the Additional Deputy Commissioner for Inams Abolition, Bangalore, in the names of C J. Patel and S J. Patel both sons of Jethabhai R. Patel, with regard to Survey No. 278 measuring about 1 Acre 10 Guntas out of total 8 Acres 30 Guntas, Survey No. 283 measuring about 32 Guntas, Survey No. 284 measuring about 36 Guntas & Survey No. 285 measuring about 1 Acre 05 Guntas, along with other survey numbers;
2.		Form VIII Register Extract, issued by the Tahsildar, Bangalore North Taluk, with regard to Survey No. 278 measuring about 1 Acre 10 Guntas, Survey No. 283 measuring about 32 Guntas, Survey No. 284 measuring about 36 Guntas and Survey No. 285 measuring about 1 Acre 05 Guntas, along with other survey number's;
3.	18.05.1992	Assessment of Building Tax bearing No. DA31/MTR 109/1992-93, issued by office of the Assistant Revenue

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Sl. No.	Date	Document Details
		Officer, Bangalore Mahanagara Palike, Bangalore, to Shantabai J. Patel, with regard to Municipal No. 74, Magadi Main Road, Division No. 31, Bangalore;
4.	23.08.2004	Municipal Assessment for the year 2004-05, issued by office of the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, to Shantabhai J. Patel, with regard to Municipal No. 74;
5.	11.03.2015	Affidavit sworn by C J. Patel, in the presence of Rakesh P. Dooa, Notary Government of India;
6.	11.03.2015	Affidavit sworn by S J. Patel, in the presence of Rakesh P. Dooa, Notary Government of India;
7.	04.04.2017	Will executed by Chandrakant Jethabhai Patel son of Jethabhai R. Patel, with Dineshbhai C. Patel and Sandeep son of Chandrakant Jethabhai Patel as executors, with regard to his estate;
8.	12.10.2018	Khata Certificate bearing No. BMP/REV/2018-19/KC/1272682, issued by the Assistant Revenue Officer, Public Service Centre, West Region, Malleshwaram Palike Office, Bruhat Bangalore Mahanagara Palike, to C J. Patel and S J. Patel, with regard to New Municipal No. 74, Magadi Main Road, Ward No. 32/Kempapura Agrahara, Bangalore, P.I.D. No. 32-1-74;
9.	12.10.2018	Khata Extract bearing No. BMP/REV/2018-19/KE/1392292, issued by the Assistant Revenue Officer, Public Service Centre, West Region, Malleshwaram Palike Office, Bruhat Bangalore Mahanagara Palike, to C J. Patel and S J. Patel with regard to property bearing New Municipal No. 74, Magadi Main Road, Ward No. 32/Kempapura Agrahara, Bangalore, P.I.D. No. 32-1-74;
10.	12.11.2018	Death Certificate of C J. Patel, issued by the Sub-Registrar (Birth & Death), Municipal Corporation of Greater Mumbai M West Ward;

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Sl. No.	Date	Document Details
11.	30.04.2019	General Power of Attorney executed by 1. Sarla Chandrakant Patel wife of late Chandrakant Jethabhai Patel, 2. Rina Jiten Patel daughter of late Chandrakant Jethabhai Patel and wife of Jiten Patel in favour of Sandeep Chandrakant Patel (registered as Document No. 5083/2019, in Book -IV, in Mumbai Suburban District(Bandhra) with regard to 50 % undivided share, right, title and interest of all that piece and parcel of immovable property bearing Municipal No.74 bearing PID No.32-1-74 measuring about 1,67,892 square feet;
12.	22.08.2019	Special Notice bearing No. DA(A)1222/PR/15/19-20 M.T.R/12/2019-20, issued by the Assistant Revenue Officer, Vijayanagar Sub-Division, Bruhat Bangalore Mahanagara Palike, with regard to New Municipal No. 74/1 measuring about 8218.65 square feet in the name of Bangalore Metro Rail Corporation Limited and Municipal No. 74 measuring about 159673.28 square feet in the joint names of S J. Patel, Sarla Chandrakant Patel, Sandeep Chandrakant Patel and Rina Jiten Patel;
13.	03.09.2019	Khata Extract bearing No. BMP/REV/2019-20/KE/1493727, issued by the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, to Bangalore Metro Rail Corporation Limited, with regard to property bearing New Municipal No. 74/1, Magadi Main Road, Ward No. 32/Kempapura Agrahara, Bangalore, P.I.D. No. 32-1-74/1 measuring 8218.72 square feet;
14.	11.12.2019	Probate of the Will passed in Testamentary and Intestate Jurisdiction Petition No. 1281/2019, on the file of High Court of Judicature, at Bombay, with regard Will dated 04.04.2017 executed by Chandrakant Jethabhai Patel son of Jethabhai R.Patel;
15.	16.12.2019	Exchange Deed executed between 1. Shantilal Jethabhai Patel son of late Jethabhai Ranchhodhbhai Patel, 2. Sarla Chandrakant Patel wife of late Chandrakant Jethabhai Patel, 3. Sandeep Chandrakant Patel son of late Chandrakant Jethabhai Patel and 4. Rina Jiten Patel daughter of late Chandrakant Jethabhai Patel and Bangalore Metro Rail Corporation Limited (registered as Document No. 5231/2019-20, Book-I, stored in C.D.No. SRID467, before office of the Sub-Registrar, Rajajinagar (Sriramapura), Bangalore), with regard to portions in Municipal No. 74

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Sl. No.	Date	Document Details
		measuring about 191.235 square metres/ 2,058.43 square feet and Municipal No. 74/1 measuring about 191.235 square metres/ 2,058.43 square feet;
16.	04.12.2020	Special Notice bearing No. DA(P)122/P.R./15/19-20,M.T.R./12/2019-20, issued by the Assistant Revenue Officer, Vijayanagar Sub-Division, Bruhat Bangalore Mahanagara Palike, with regard to New Municipal No. 74/1 measuring about 8218.65 square feet in the name of Bangalore Metro Rail Corporation Limited and Municipal No. 74 measuring about 167596.74 square feet in the joint names of S J. Patel, Sarla Chandrakant Patel, Sandeep Chandrakant Patel and Rina Jiten Patel;
17.	11.12.2020	Khata Certificate bearing No. BMP/REV/2020-21/KC/1482666, issued by the Assistant Revenue Officer, Public Service Centre, West Region, Malleshwaram Palike Office, Bruhat Bangalore Mahanagara Palike, to 1. S J. Patel, 2. Sarla Chandrakant Patel, 3. Sandeep Chandrakant Patel and 4. Rina Jiten Patel, with regard to Municipal No. 74, Magadi Main Road, Ward No. 32/Kempapura Agrahara, Bangalore, P.I.D. No. 32-1-74;
18.	11.12.2020	Khata Extract bearing No. BMP/REV/2020-21/KE/1615357, issued by the Assistant Revenue Officer, Public Service Centre, West Region, Malleshwaram Palike Office, Bruhat Bangalore Mahanagara Palike, to 1. S J. Patel, 2. Sarla Chandrakant Patel, 3. Sandeep Chandrakant Patel and 4. Rina Jiten Patel, with regard to Municipal No.74, Magadi Main Road, Ward No. 32/Kempapura Agrahara, Bangalore, P.I.D. No. 32-1-74.
19.	10.11.2021	Joint Development Agreement entered between 1. Shantilal J Patel son of late Jethabhai Ranchhodbhai Patel, 2. Sarla Chandrakant Patel wife of late Chandrakanth Jethabhai Patel, 3. Sandeep Chandrakant Patel son of late Chandrakanth Jethabhai Patel, 4. Rina Jiten Patel daughter of Chandrakant Jethabhai Patel and wife of Jiten Patel, and M/s.Puravankara Limited represented by its vice Chairman Nani R Choksey (registered as Document No.NGB-1-07274/2021-22, Book-1, stored in CD No.NGBD1045, before the Sub-Registrar, Rajajinagar(Nagarbhavi), Bangalore), with regard to Municipal No. 74 bearing PID No.32-1-74 measuring about 167597 square feet;

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Sl. No.	Date	Document Details
20.	10.11.2021	Power of Attorney entered by 1. Shantilal J Patel son of late Jethabhai Ranchhodhbhai Patel, 2. Sarla Chandrakant Patel wife of late Chandrakanth Jethabhai Patel, 3. Sandeep Chandrakant Patel son of late Chandrakanth Jethabhai Patel, 4. Rina Jiten Patel daughter of Chandrakant Jethabhai Patel and wife of Jiten Patel in favour of M/s. Puravankara Limited represented by its vice Chairman Nani R Choksey (registered as Document No.NGB-4-00135-2021-22, Book-4, stored in CD No.NGBD1045, before the Sub-Registrar, Rajajinagar(Nagarbhavi), Bangalore), with regard to Municipal No.74 bearing PID No.32-1-74 measuring about 167597 square feet;
21.	25.10.2019	Public Notice issued in the English daily News Paper, the Times of India and Kannada daily News Paper Vijayakarnataka and Times of India Mumbai edition with regard to Municipal No. 74;
Re: Property Tax Receipts:		
22.		Tax Paid Receipts for the period 1969-70 to 1971-72, issued by office of the Revenue Officer, Bangalore City Corporation, to C J. Patel and S J. Patel, with regard to property bearing Municipal No. 74, Magadi Road, Bangalore; (3 Nos.);
23.	16.04.1979	Tax Paid Receipt for the period 1979-80, issued by office of the Revenue Officer, Bangalore City Corporation, to S J. Patel, with regard to property bearing Municipal No. 74, Magadi Main Road, Bangalore;
24.	22.05.2000 and 28.11.2000	Tax Paid Receipt for the period 2000-01, issued by office of the Assistant Revenue Officer, Bangalore Mahanagara Palike, Bennypet Range, to Shanthibhai C.J. Patel, with regard to property bearing Municipal No. 74, Magadi Main Road, Ward No. 32, Bangalore; (2 Nos.)
25.	30.05.2001	Tax Paid Receipt for the period 2001-02, issued by office of the Assistant Revenue Officer, Bangalore Mahanagara Palike, Bennypet Range, to Shanthabhai J. Patel, with regard to property bearing Municipal No. 74, Magadi Main Road, Bangalore;

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Sl. No.	Date	Document Details
26.		Computerized Tax Paid Receipts for the period 2016-17 to 2021-22, issued by the office of the Revenue Department, Bruhat Bengaluru Mahanagara Palike, to C J. Patel and S J. Patel, with regard to property bearing Municipal No. 74, Magadi Main Road, Ward No. 122/Kempapura Agrahara, Bangalore PID No. 32-1-74 (3 Nos);
Re: Acquisition:		
27.	17.01.2006	Notification bearing No.CI 462 SPQ 2005, issued by the Under Secretary to Government, Commercial and Industrial Department with regard to Municipal No.74, measuring about 769.988 square metres;
28.	24.10.2007	Final Notification bearing No. CI 692 SPQ 2007, issued by office of the Under Secretary to Government, Commercial and Industrial Department, published in Karnataka Gazette, with regard to Municipal No. 74, measuring about 763.538 square metres;
29.	01.02.2008	Notice issued by the Special Deputy Commissioner, Bangalore Metro Rail Corporation Limited, with regard to Municipal No. 74, Ward No. 32/Kempapura Agrahara, Bangalore, measuring about 763.538 square metres along with the Sketch;
30.	10.09.2008	Award issued by office of the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Gandhinagara, Bangalore, to C J. Patel, with regard to Municipal No. 74, Ward No. 32/Kempapura Agrahara, Bangalore, measuring about 763.53 square metres;
31.	10.09.2008	Award issued by office of the Special Land Acquisition Officer, Karnataka Industrial Area Development Board, Gandhinagara, Bangalore, to S J. Patel, with regard to Municipal No. 74, Ward No. 32/Kempapura Agrahara, Bangalore, measuring about 763.53 square metres;
32.		Sketch issued by office of the Special Land Acquisition Officer, with regard to Municipal No. 74, measuring about 763-538 square metres;
33.	07.12.2021	Letter Addressed by Puravankara Limited (formerly Puravankara Projects Limited) to M/s. Anup S Shah Law Firm with regard to Municipal No. 74;

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Sl. No.	Date	Document Details
Re: Litigation Documents:		
Re: Documents relating to Writ Petitions bearing W.P. Nos. 928-929/2011:		
34.	07.01.2011	Certified copy of the Writ Petitions filed in W.P. Nos. 928-929/2011, on the file of High Court of Karnataka, Bangalore, by C J. Patel and Shanthi Bhai J. Patel, both sons of Jethabhai Patel against State of Karnataka, Karnataka Industrial Area Development Board, Bangalore Metro Rail Corporation Limited, The Special Deputy Commissioner, Bangalore Metro Rail Corporation, The Special Land Acquisition Officer (International Zonal airport Office), Bangalore Development Authority, and Bruhat Bangalore Mahanagara Palike;
35.		Copy of the Statement of Objections filed by the Bangalore Metro Rail Corporation Limited, in Writ Petitions bearing W.P. Nos. 928-929/2011 (LA-RES), on the file of High court of Karnataka, Bangalore;
36.		Copy of the Rejoinder to the Statement of Objections filed by the Bangalore Metro Rail Corporation Limited, in Writ Petitions bearing W.P. Nos. 928-929/2011 (LA-RES), on the file of High court of Karnataka, Bangalore;
37.	11.02.2011	Certified copy of the Additional Statement of Objections filed by the Bangalore Metro Rail Corporation Limited, in Writ Petitions bearing W.P. Nos. 928-929/2011 (LA-RES), on the file of High court of Karnataka, Bangalore;
38.	01.03.2011	Certified copy of Order passed in Writ Petitions bearing W.P. Nos. 928 & 929/2011 (LA-RES), by the High Court of Karnataka, Bangalore;
39.		Certified copy of the Order-sheet recorded in Writ Petitions bearing W.P. Nos. 928 & 929/2011 (LA-RES), by the High Court of Karnataka, Bangalore;
Re: Documents relating to Writ Appeals bearing W.A. Nos. 4083-4084/2011(LA-RES):		
40.	19.05.2011	Certified copy of the Memorandum of Writ Appeals filed in W.A. Nos. 4083-4084/2011(LA-RES), on the file of High

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Sl. No.	Date	Document Details
		Court of Karnataka, Bangalore, by Chandrakant J Patel and Shanti Bhai J. Patel, both sons of Jethabhai Patel against The State of Karnataka, Karnataka Industrial Areas Development Board, Bangalore Metro Rail Corporation Limited, The Special Deputy Commissioner, Bangalore Metro Rail Corporation, The Special Land Acquisition Officer (International Zonal airport Office), The Special Land Acquisition Officer (International Zonal Airport Office), Bangalore Development Authority and Bruhat Bangalore Mahanagara Palike;
41.	13.06.2011	Certified copy of Judgement passed in Writ Petitions bearing W.A. Nos. 4083-4084/2011(LA-RES), by the High Court of Karnataka, Bangalore;
42.		Certified copy of the Order-sheet recorded in Writ Petitions bearing W.A. Nos. 4083-4084/2011(LA-RES), by the High Court of Karnataka, Bangalore;
Re: Petitions for Special Leave to Appeal (Civil) Nos. 27191- 27192/2011:		
43.	20.09.2011	Certified Copy of Special Leave Petition filed in SLP (Civil No. 27191- 27192 of 2011), on the file of Supreme Court of India, by Chandrakant J Patel and Shanti Bhai J. Patel, both sons of Jethabhai Patel against the State of Karnataka, Karnataka Industrial Areas Development Board, Bangalore Metro Rail Corporation Limited, The Special Deputy Commissioner, Bangalore Metro Rail Corporation, The Special Land Acquisition Officer (International Zonal airport Office), Bangalore Development Authority and Bruhat Bangalore Mahanagara Palike;
44.	14.10.2011 28.11.2011 16.01.2012 18.01.2012 15.02.2012 01.03.2012 11.04.2012 12.04.2012	Certified copy of Order passed in Special Leave Petitions to Appeal bearing (Civil) Nos. 27191- 27192/2011, by the Supreme Court of India;
Re: City Survey Documents:		
45.		Field Book Register Extract, issued by office of the Assistant Director of Land Records, City Survey Team 1, Bangalore,

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Sl. No.	Date	Document Details
		with regard to Corporation No. 74, P.T.Sheet No. 414, City Survey No. 560, Magadi Road;
46.		P.T.Sheet, issued by office of the Assistant Director of Land Records, City Survey Team 1, Bangalore, with regard to City Survey No. 560, Old No. 3;
47.		Property Register Card, issued by office of the Assistant Director of Land Records, City Survey Team 1, Bangalore, with regard to P.T.Sheet No. 414, City Survey No. 560 measuring 16333.8 square metres;
48.		City Survey Enquiry Register Extract, issued by office of the Assistant Director of Land Records, City Survey Team 1, Bangalore, with regard to Municipal No. 74, Old No. 3, P.T.Sheet No. 414, City Survey No. 560 measuring about 16333.8 square metres;
49.		Local Area Map No. 55, issued by office of the Assistant Director of Land Records, City Survey Team 1, Bangalore with regard to City Survey No. 560, Kempapura Agrahara;
50.		Village Map of Kempapura Village, issued by the Office of the Land Records;
Re: Search Report with regard to Municipal No. 74:		
51.	17.12.2011	Search Report bearing S.A. No. 55246/2011-12, for the period covering from 01.04.1960 to 30.09.1966, issued by office of the Sub-Registrar, Peenya, Bangalore, with regard to Municipal No. 74, measuring about 1,67,892 square feet;
52.	01.04.2015	Search Report bearing S.A. No. 4405/2014-15, for the period covering from 01.10.1966 to 31.03.2004, issued by office of the Sub-Registrar, Vijayanagara, Bangalore, with regard to Municipal No. 74, measuring about 1,67,892 square feet;
53.	11.10.2018	Search Report bearing S.A. No. 16207/2018-19, for the period covering from 01.04.2004 to 10.10.2018, issued by office of the Sub-Registrar, Begur, Bangalore, with regard to Municipal No. 74, measuring about 1,67,892 square feet;

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Sl. No.	Date	Document Details
54.	08.11.2021	Search Report bearing S.A.No. 6276/21-22, for the period covering from 04.04.2018 to 07.11.2021, issued by office of the Sub-Registrar, Halsooru, Bangalore with regard to Municipal No.74;
55.	13.12.2021	Search Report bearing S.A.No.208531/21-22, for the period 01.11.2021 to 09.12.2021, issued by office of the Sub-Registrar, Srirampuram with regard to Municipal No.74;

II. GLOSSARY (indicative)

Sl. No.	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Encumbrance Certificate	Search Reports issued by the Registrar of Assurances (Land Registry);
3.	Gunta	1/40 th of an acre or 121 square yards or 1089 square feet;
4.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
5.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
6.	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
7.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
8.	BBMP	Bruhat Bangalore Mahanagara Palike.
9.	Feet	.3048 Metre
10.	Square Feet	.0929 Square Metre

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Sl. No.	Term	Description
11.	Square Metre	10.764 Square Feet
12.	Khata Endorsement/ Certificate	Document depicting change in ownership issued by the jurisdictional municipal authority.
13.	Municipal Number	In respect of a portion of land of which area and assessment are separately entered under an indicative number in the land records.
14.	Tax Paid Receipt	Document depicting the amounts of tax paid in the revenue records;
15.	Municipal Assessment Register Extract	The assessment extract records the name of the owner, the size of the plot in their records and the size of the building in their records;
16.	City Survey Extract	Discloses the name of the owner/occupier/claimant and the shape of the property and the total size of the property;
17.	P.T.Sheet and Enquiry Register Extract	Discloses the details of the owner/occupant/claimant or the erstwhile owner, old and new property, the extent of land in the survey record and any other claims against the property.

III. PROPERTY DETAILS:

All that piece and parcel of property being Municipal No. 74, Magadi Main Road, Ward No. 122/Kempapura Agrahara, Bangalore P.I.D. No. 32-1-74 (earlier portions of Survey Nos. 278, 283, 284 and 285, all situated in Kempapura Agrahara Village, Kasaba Hobli, Bangalore North Taluk, Bangalore District), measuring about 1,67,597 square feet and bounded as follows: -

EAST	:	Private Property;
WEST	:	Nala;
NORTH	:	Magadi Main Road and Magadi Road BMRCL Metro Station;
SOUTH	:	Private Properties;

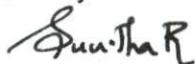
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IV.**NOTE:**

This Report has been prepared for our client M/s. Puravankara Limited ('Client'). The said Report has been prepared in the context of our Client's investigation of title of the property detailed in the Property Details above and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or relied upon by any other entity or referred to in any public document, or filed with any government authority, agency or court proceedings or other official body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed, with our consent. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. In the course of the investigation of title, we have not obtained any search reports from the concerned sub-registrar offices. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. Our observation would undergo a change in the event of fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report.

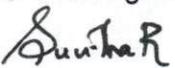
V.**FLOW OF TITLE:**

1. All that piece and parcel of agricultural land bearing Survey No. 278 measuring about 1 Acre 10 Guntas, Survey No. 283 measuring about 32 Guntas,



Survey No. 284 measuring about 36 Guntas and Survey No. 285 measuring about 1 Acre 05 Guntas, all situated in Kempapura Agrahara Village, Kasaba Hobli, Bangalore North Taluk, Bangalore District, measuring in all about 4 Acres 03 Guntas are hereinafter referred to as "**Survey Nos. 278(p), 283, 284 & 285**", were originally Inam lands situated in Jodi Kempapura, an inam village.

2. On an application made by C.J.Patel (Chandrakant J. Patel) and S.J.Patel (Shantilal J. Patel), both sons of J.R.Patel (Jethabhai R. Patel), the Additional Deputy Commissioner for Inams Abolition, Bangalore vide an Order dated 24.05.1965 (Document No.1), in case bearing No. 501/1959-60, registered C.J.Patel and S.J.Patel as occupants of the lands bearing Survey Nos. 278(p), 283, 284 & 285 (along with other survey numbers which are not the subject matter of this title report), under Section 5 of the Mysore (Personal and Miscellaneous), Inams Abolition Act, 1954. Extract of the Form VIII Register maintained under the Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954, issued by the Tahsildar, Bangalore North Taluk discloses C.J.Patel and S.J.Patel were registered as occupants of Survey Nos. 278 (p), 283, 284 & 285 (Document No. 2).

3. We have been given to understand that the land bearing Survey Nos. 278, 283, 284 & 285, all situated in Kempapura Agrahara Village, Kasaba Hobli, Bangalore North Taluk, Bangalore District, have been assigned with Municipal No. 74, Magadi Road, Bangalore measuring about 1,75,815.39 square feet ("**Larger Property**"). Though the Special Notice under which Survey Nos. 278(p), 283, 284 & 285 have been assigned with Municipal No. 74 by the Bangalore City Corporation has not been furnished to us on account of antiquity of documents, however we have been furnished with the Enquiry Register Extract issued by the Survey Department with regard to CTS No.560 which discloses C.J.Patel and S.J.Patel as joint holders of 16333.33 square metres, in Larger Property. A joint reading of the aforesaid documents together with Village Map and Local Area Map (Document Nos.50 & 49), discloses the Larger Property which is located to the east of the nala was originally Survey Nos.278(p), 283, 284 & 285, the occupancy rights of which as per the Inam order was registered in the joint names of C.J.Patel and S.J.Patel (Document No. 1 & 2). 

4. The Tax Paid Receipts for the period 1969-70 to 1971-72 (Document No.22), with regard to Larger Property and the Extract of Assessment of Building Tax dated 18.05.1992 bearing No. DA31/MTR 109/1992-93 and Municipal Assessment for the year 2004-05 dated 23.08.2004, both issued by the Bangalore Mahanagara Palike (“BMP”), (Document Nos. 3 & 4), discloses that Shantha Bhai J. Patel is registered as khathedar of Larger Property. We have been given to understand that Shanti Bhai is a colloquial short form of Shanthilal. It is noted that Shanthi Bhai has been erroneously recorded as Shantha Bai in some of the records which has been subsequently corrected. Though the area of Larger Property is not reflected in the Municipal Assessment Extract, the city survey records being Property Card and Enquiry Sheet Register Extract discloses the extent of Larger Property as 16,333.8 square metres (1,75,817 square feet).

5. The Karnataka Industrial Area Development Board (“KIADB”), by way of a Preliminary Notification dated 17.01.2006 bearing No. CI 462 SPQ 2005 (Document No. 27), notified the lands required for the use of Bangalore Metro Rail Corporation under Section 28 (1) of the KIAD Act, and thereafter by way of a Final Notification bearing No. CI 692 SPQ 2007 dated 24.10.2007 published in official state Gazette dated 24.10.2007 (Document No. 28), notified acquisition of northern portion in Larger Property belonging to C.J.Patel and S.J.Patel and took possession of 763.538 square metres (8,218.72 square feet), in Larger Property as could be gathered from the Sketch issued by office of the Special Land Acquisition Officer, KIADB (Document No.32). C.J.Patel and S.J.Patel received the compensation for such acquisition under the Receipts dated 10.09.2008 pursuant to Award passed by the Special Land Acquisition Officer, KIADB (Document Nos.30 & 31).

6. On acquisition of 763.538 square metres (8218.72 square feet), the land that remained with C.J.Patel and S.J.Patel in Municipal No. 74, Magadi Main Road, Ward No. 122/Kempapura Agrahara, Bangalore P.I.D. No. 32-1-74, measuring in all about 1,67,597 square feet is hereinafter referred to as “**Remaining Portion of the Larger Property**”.

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7. The area of the Remaining Portion of Larger Property is shown to be measuring in all about 1,67,892 square feet instead of 1,67,597 square feet in the Khatha Extract dated 12.10.2018 (Document No.8), issued by the BBMP. We observe that there appears to be a small difference of about 295 square feet in the extent of the Remaining Portion of Larger Property between the documents of title and the municipal records wherein the Katha Extract reflects about 295 square feet in excess of the area reflected in the title deeds. The Khata Certificate and Khata Extract both dated 12.10.2018 (Document Nos.8 and 9), discloses that C.J. Patel and S.J. Patel were registered as joint khatedars of the Larger Property in the municipal records.

8. On acquisition of the northern portion of the Larger Property, the Remaining Portion of the Larger Property retained by C.J. Patel and S.J. Patel became land locked on account of which a Writ Petition in W.P. No. 928-929/2011, came to be filed before the High Court of Karnataka at Bangalore (Document No. 34), by C.J. Patel and S.J. Patel, against the State of Karnataka, KIADB, Bangalore Metro Rail Corporation Limited, The Special Deputy Commissioner, Bangalore Metro Rail Corporation, The Special Land Acquisition Officer (International Zonal Airport Office), Bangalore Development Authority and Bruhat Bangalore Mahanagara Palike ("**State of Karnataka and Others**"), seeking for a declaration that C J. Patel and S J.Patel are entitled to (a) Floor Area Ratio (FAR) in the Larger Property on the basis of the width of Magadi Road on which the Larger Property is located (b) To provide clear front access with 140 feet wide frontage to the Larger Property from Magadi Main Road (c) Not to put up any type of construction in the 140 feet front access area to be used as access. The Hon'ble High Court having considering the Statement of Objections and Rejoinder to the Statement of Objections filed by Bangalore Metro Rail Corporation Limited ("**Respondent No. 3/BMRCL**"), (Document Nos. 35 to 37), dismissed the suit by way of an Order dated 01.03.2011 (Document No.38), however observing C J. Patel and S J Patel and Respondent No.3/BMRCL were at liberty to once again discuss with regard to the extent of access that could be provided by Respondent No.3/BMRCL as well as regarding exchange of lands for that purpose.



9. Aggrieved by the aforesaid order dated 01.03. 2011 an appeal was preferred by C.J. Patel and S.J. Patel in Writ Appeals bearing W.A. Nos. 4083-4084/2011(LA-RES) against The State of Karnataka, Karnataka Industrial Areas Development Board, Bangalore Metro Rail Corporation Limited, The Special Deputy Commissioner, Bangalore Metro Rail Corporation, The Special Land Acquisition Officer (International Zonal airport Office), Bangalore Development Authority and Bruhat Bangalore Mahanagara Palike ("**State of Karnataka and Others**"), before the High Court of Karnataka, Bangalore (Document No. 40), challenging the Order dated 01.03.2011 of the Hon'ble High Court in W.P. No. 928-929/2011 (Document No.34) and the Hon'ble High Court in its Order and Judgment dated 13.06.2011 (Document No.41), dismissed the appeals. The Hon'ble Court further held that in view of the dismissal of the instant writ appeals, Misc. Writs bearing Nos. 5114/2011 to 5116/2011 filed by the C J Patel and S J Patel do not survive for consideration.

10. A Special Leave Petition bearing SLP (Civil) Nos. 27191- 27192/2011 was preferred by C J. Patel and S J. Patel before the Hon'ble Supreme Court of India against The State of Karnataka, KIADB, Bangalore Metro Rail Corporation Limited, The Special Deputy Commissioner, Bangalore Metro Rail Corporation, The Special Land Acquisition Officer (International Zonal Airport Office), Bangalore Development Authority and Bruhat Bangalore Mahanagara Palike ("**State of Karnataka and Others**"), challenging the Judgment dated 13.06.2011 (Document No.41), passed by the High Court of Karnataka, at Bangalore, in W.A. Nos. 4083-4084/2011(LA-RES). The parties to the SLP having arrived at a settlement of dispute by an arrangement, wherein C J. Patel and S J.Patel agreed to handover the area measuring 189.5 square metres (approximately 2039.8 square feet), to BMRCL and also agreed to provide free and unrestricted access for the emergency vehicles and BMRCL vehicles through their private lands and in lieu thereof BMRCL would handover equal extent of area to C J. Patel and S J Patel and provide free and unrestricted access to the lands of C J. Patel and S J Patel through the spaces between pillars 1 & 4, the Hon'ble Supreme Court vide its Order dated 12.04.2012 (Document No.44), disposed off the petition in terms of the aforesaid arrangements arrived between the parties.

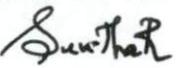


11. We gather from the Family Tree of C J. Patel dated 11.03.2015 (Document No.5), that Chandrakant Jethabhai Patel is married to Sarla Chandrakant Patel and they have two children namely Sandeep Chandrakant Patel and Rina Jiten Patel. It further discloses that:

- I. Sandeep Chandrakant Patel is married to Rachana Sandeep Patel and they have a daughter Nyoma Sandeep Patel;
- II. Rina Jiten Patel is married to Jiten Girish Patel and they have two children namely Rayha Jiten Patel and Mallayv Jiten Patel;

12. We gather from the Family Tree of Shantilal Jethabhai Patel dated 11.03.2015 (Document No.6), that Shanthilal Jethabhai Patel is married to Geeta Shantilal Patel and they have two children namely Atul Shantilal Patel and Jalpa Mehulkumar Kotecha. It further discloses that:

- I. Atul Shantilal Patel is married to Javnika Atul Patel and they have a son Siddh Atul Patel;
- II. Jalpa Mehulkumar Kotecha is married to Mehulkumar Chandrakant Kotecha and they have two daughters namely Trina Mehulkumar Kotecha and Naisha Mehulkumar Kotecha;

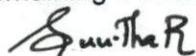
13. C J. Patel died on 31.10.2018, as could be gathered from the Death Certificate dated 12.11.2018 (Document No. 10), leaving behind his Last Will dated 04.04.2017 (Document No.7), wherein he had bequeathed his half share in the Remaining Portion of the Larger Property jointly to his wife Sarla Chandrakant Patel, son Sandeep Chandrakant Patel and daughter Rina Jiten Patel and accordingly on a petition filed before the High Court of Judicature, at Bombay in the Testamentary and Intestate Jurisdiction Petition No. 1281/2019 seeking for issue of probate on the Last Will dated 04.04.2017 (Document No.7), the Hon'ble High Court of Judicature granted a Probate dated 11.12.2019 wherein Sarla Chandrakant Patel, Sandeep Chandrakant Patel and Rina Jiten Patel are recorded as the joint owners of 50% share and S J. Patel as the owner of the remaining 50% share in Municipal No.74 (Document No. 14). 

14. S J. Patel along with Sarla Chandrakant Patel, son Sandeep Chandrakant Patel and daughter Rina Jiten Patel are registered as the joint khathedars of the Remaining Portion of the Larger Property in the records of the Bruhat Bangalore Mahanagara Palike vide Khata Certificate and Khata Extract both dated 11.12.2020 (Document Nos.17 & 18).

15. Sarla Chandrakant Patel wife of late Chandrakant Jethabhai Patel and Rina Jiten Patel daughter of late Chandrakant Jethabhai Patel appointed and nominated, Sandeep Chandrakant Patel son of late Chandrakant Jethabhai Patel as their attorney holder under a Power of Attorney dated 30.04.2019 (Document No.11), authorizing him to interalia deal and dispose of their share in the Remaining Portion of the Larger Property.

16. On an application made by Bangalore Metro Rail Corporation Limited for bifurcation of khatha of Larger Property, the Assistant Revenue Officer, Vijayanagar Sub-Division, Bruhat Bangalore Mahanagara Palike ("**BBMP**"), vide its Special Notice bearing No. DA(P)122/P.R./15/19-20, M.T.R./12/2019-20 dated 22.08.2019 (Document No.12), bifurcated Larger Property and assigned a separate New Municipal No. 74/1, Magadi Main Road, Ward No. 122/Kempapura Agrahara, Bangalore to an area measuring about 8218.65 square feet from and out of Municipal No. 74 with 16896.02 square feet of non-residential built up area ("**Municipal No. 74/1**"), and Bangalore Metro Rail Corporation Limited was registered as khatedar of the same and the remaining portion of Municipal No. 74 measuring 159673.28 square feet together with 1000 square feet constructed area was retained with original Municipal No. 74, Magadi Main Road, Ward No. 122/Kempapura Agrahara, Bangalore ("**Municipal No.74**") and S J. Patel, Sarla Chandrakant Patel, Sandeep Chandrakant Patel and Rina Jiten Patel were registered as joint khatedars of Municipal No.74. This is corroborated by the Katha Extract dated 03.09.2010 (Document No.13).

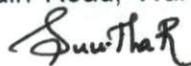
17. We observe the Special Notice bearing No. DA(P)122/P.R./15/19-20, M.T.R./12/2019-20 dated 22.08.2019 (Document No.12), records the extent of Larger Property erroneously as 167892 square feet instead of 175815.39 square feet, further the Remaining Portion of the Larger Property for which Municipal No.74 was



retained was also erroneously recorded as 159673.28 square feet instead of 167596.74 square feet.

18. Shantilal Jethabhai Patel son of late Jethabhai Ranchhodbhai Patel, Sarla Chandrakant Patel wife of late Chandrakant Jethabhai Patel, and Rina Jiten Patel daughter of late Chandrakant Jethabhai Patel both represented by their attorney holder Sandeep Chandrakant Patel and Sandeep Chandrakant Patel son of late Chandrakant Jethabhai Patel ("**Shantilal and Others**"), transferred a portion of the Remaining Portion of the Larger Property measuring 191.235 square metres/ 2,058.43 square feet to Bangalore Metro Rail Corporation Limited ("**BMRCL**"), in exchange for a portion of Municipal No. 74/1 measuring 191.235 square metres/ 2,058.43 square feet under an Exchange Deed dated 16.12.2019 (Document No. 15), in pursuance of the Order dated 12.04.2012 of the Hon'ble Supreme Court of India in case bearing SLP (Civil) Nos. 27191- 27192/2011 (Document No.44). It is observed that the area of the Remaining Portion of the Larger Property less the exchanged area is erroneously captured as 1,80,000 square feet instead of 1,67,892 square feet. Considering the fact that the same is not relevant to the exchange itself, we have not insisted upon rectification of the exchange deed.

19. We are given to understand that Shantilal and others and BMRCL after noticing the error occurred in the Special Notice dated 22.08.2019 and also seeking to include the area exchanged under the Exchange Deed dated 16.12.2019 (Document No. 12 & 15), made an application to the BBMP to rectify the Special Notice dated 22.08.2019 (Document No. 12), the Assistant Revenue Officer, Vijayanagar Sub-Division, BBMP, vide a Special Notice bearing No. DA(P)122/P.R./15/19-20, M.T.R./12/2019-20 dated 14.12.2020 (Document No.12), rectified the total extent of the Larger Property as 175815.39 square feet. Further an area measuring about 8218.65 square feet from and out of Municipal No. 74 along with 16896.02 square feet of non-residential built up area belonging to BMRCL was assigned Municipal No.74/1, Magadi Main Road, Ward No. 122/Kempapura Agrahara, Bangalore ("**Municipal No. 74/1**") and the remaining portion of Municipal No.74 measuring 167596.74 square feet was retained with original Municipal No. 74, Magadi Main Road, Ward No. 122/Kempapura Agrahara ("**Municipal No.74**"), and



Shantilal and others were registered as joint khatedars of Municipal No.74 as could be gathered from the Katha Extract and Katha Certificate both dated 11.12.2020 (Document No.17 & 18). It is recommended to obtain a clarification / endorsement from the BBMP confirming that Municipal No.74 measuring 167596.74 square feet is inclusive of 2,058.43 square feet in Municipal No.74/1 obtained in exchange by Shantilal and others from BMRCL.

20. All that piece and parcel of property bearing Municipal No. 74, Magadi Main Road, Ward No.122/Kempapura Agrahara, Bangalore P.I.D. No. 32-1-74, measuring about 1,67,597 square feet (earlier portions of Survey Nos. 278, 283, 284 and 285, all situated in Kempapura Agrahara Village, Kasaba Hobli, Bangalore North Taluk, Bangalore District), is hereinafter referred to as the "**Said Property**".

21. (a) Shantilal J Patel son of late Jethabhai Ranchhodbhai Patel, (b) Sarla Chandrakant Patel wife of late Chandrakant Jethabhai Patel (c) Sandeep Chandrakant Patel son of late Chandrakant Jethabhai Patel, (d) Rina Jiten Patel daughter of late Chandrakant Jethabhai Patel and wife of Jiten Patel ("**Owners**"), entered into a Joint Development Agreement 10.11.2021 (Document No. 19) with M/s.Puravankara Limited under which it was agreed that the Said Property shall be developed into multi-storeyed apartment complex in terms of the JDA dated 10.11.2021, on M/s.Puravankara Limited developing the Said Property and delivering 10 % of the Saleable area and the Developers and owners were entitled to the project realization in the remaining 90 % of saleable area in the ratio of 72.27: 27.3. The Owners in terms of the Joint Development Agreement dated 10.11.2021 also authorized M/s.Puravankara Limited, inter alia to sell and dispose of its entitlement in the project realization by way of a Power of Attorney dated 10.11.2021 (Document No.20).

22. The Tax Paid Receipts for the period 1969-70 to 1971-72, 1979-80, 2000-01, 2001-02 and 2016-17 to 2021-22 (Document Nos. 22 to 26), discloses that property taxes have been paid with regard to Municipal No. 74, Magadi Road, Bangalore, PID No. 32-1-74 by Chandrakant J Patel and Shantilal J Patel. 

23. The Letter Addressed by M/s.Puravankara Limited (formerly Puravankara Projects Ltd) to M/s. Anup S Shah Law Firm dated 07.12.2021 (Document No.33), confirms that there are no acquisition proceedings initiated by Bangalore Development Authority, Karnataka Housing Board, KIADB and BMRCL with regard to Said Property.

24. The Local Area Map, Field Book Extract, Property Card, PT Sheet, and Enquiry Sheet Register Extract (Document Nos.45 to 49), discloses that Municipal No. 74 is assigned with City Survey No. 560, P. T. Sheet No. 414, Magadi Road, Bangalore and measures about 16,333.8 square metres (i.e. approximately 1,75,817 square feet).

25. We have inspected the Originals of the Document Nos.5, 6, 9, 10, 11, 14 , 15, 19 to 23 as furnished by M/s. Puravankara Limited.

26. We had issued Public Notice on 25.10.2019 calling for the objections, if any for the transactions with regard to Municipal No. 74, Magadi Road, measuring 1,67,892 square feet in two local daily newspapers i.e., Times of India and Vijaya Karnataka and in Times of India Mumbai edition (Document No.21). In response to the said public notices, we have till date, not received any objections.

27. The Search Reports with regard to Municipal No. 74, Magadi Main Road, Ward No. 122/Kempapura Agrahara, Bangalore P.I.D. No. 32-1-74, measuring in all about 1,67,892 square feet issued by the concerned Sub-Registrar (Document Nos. 51 to 55), discloses the following transactions:-

SA No	From	To	Transaction	Extent in square feet	By	In favour of	Doc No
55246/11-12	01.04.1960	30.09.1986	Nil	167892	-	-	-
4405/ 14-15	01.10.1966	31.03.2004	Nil	167892	-	-	-
16207/ 18-19	01.04.2004	10.10.2018	Nil	167892	-	-	-

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SA No	From	To	Transaction	Extent in square feet	By	In favour of	Doc No
6276/ 21-22	01.04.2018	07.11.2021	Exchange Deed 16.12.2019	2058.43	Shantilal Jethabhai Patel and others	Bangalore Metro Rail Corporation Limited represented by its Tahasildar H.R.Umad evi	05231 /2019 -20
208531/21-22	01.11.2021	09.12.2021	Joint Development Agreement- 10.11.2021	167597	Sandeep Chandrakant Patel and others	M/s Puravankara Limited	07274 /2021 -22

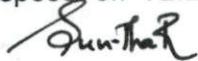
28. The Search Report covering the period from 01.07.1960 to 09.12.2021 with regard to property bearing Municipal No. 74 made available to us does not disclose any other transactions other than those discussed hereinabove.

VI. OBSERVATION AND SUGGESTIONS:

Taking into consideration the documents and information furnished herein above and subject to our observations made hereinabove and subject to the search report being updated, we are of the view that the title with regard to all that piece and parcel of property Municipal No. 74, Magadi Main Road, Ward No.122/Kempapura Agrahara, Bangalore P.I.D No. 32-1-74, (earlier portions of Survey Nos. 278, 283, 284 and 285, all situated in Kempapura Agrahara Village, Kasaba Hobli, Bangalore North Taluk, Bangalore District), measuring about 1,67,597 square feet ("**Said Property**").

(a) The Said Property jointly vests with S J. Patel son of late Jethabhai R. Patel, Sarla Chandrakant Patel wife of late C J. Patel, Sandeep Chandrakant Patel son of late C J. Patel and Rina Jiten Patel daughter of late C J. Patel and they have marketable title thereto.

(b) M/s. Puravankara Limited by virtue of the Joint Development Agreement dated 10.11.2021, became entitled for 72.27% of Project Realization in the Said Property. M/s. Puravankara Limited is authorized to develop the Said Property, deal and dispose off 72.27% of Project Realization in Said Property after



delivering 10 % of the saleable area and 27.3% of the Project Realization to the Owners by virtue of Power of Attorney dated 10.11.2021.

We have been assisted by Mrs. Nirupama.V in the preparation of this Title Report.

In the event of there being any clarifications, please feel free to write to us.

Thanking you,

Yours faithfully,
ASLF Law Offices,


(R. Sunitha)
Advocate

Housiey.com