

22.09.2023

To,

M/s. INDIABUILD REAL ESTATES PRIVATE LIMITED,
No. 6/A, 2nd Floor "Kabra Excelsior",
7th Cross, 1st Block,
Koramangala,
Bangalore-565003.

Hereunder referred to as 'the Client'

Dear Sir,

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

Report on Title

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ANNEXURE- I

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted land bearing Survey No. 153/3 measuring 1 Acre 31 Guntas (excluding 05 Guntas Kharab) situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore Rural District and bounded on the:

East by	Land in Survey No. 153/2/ Access Road/ Private Property;
West by	Land bearing Survey No. 159/ Private Property;
North by	Survey No. 164/2, Survey No. 164/6/5 (erstwhile Survey No. 164); Private Property and
South by	Land bearing Survey No. 156/ Private Property.

Note: Boundaries of the Schedule Property are ascertained as per the Sale Deed dated 03.04.2023 registered as Document No. NMG-1-00114-2023-24, in Book I, stored in C.D. No. NMGD1577 in the office of the Sub-Registrar, Nelamangala.

DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DATE	DESCRIPTION OF DOCUMENTS
1.		Record of Rights bearing No. 2279 issued by the Tahsildar, Nelamangala Taluk;
2.	22.08.1987	Sale Deed executed by Muniyamma W/o. late S. Puttamaraiah and others in favor of S.B. Gangamuniyappa registered as Document No. 936/1987-88, Volume 1493 at Pages 87-88 in the office of the Sub-Registrar, Nelamangala;
3.		Mutation Register Extract bearing M.R. No. 49/1987-88 issued by the Tahsildar, Nelamangala Taluk;



4.	23.01.2004	Sale Deed executed by S.B. Gangamuniyappa S/o. Basappa in favor of S.T. Nagarajaiah S/o. Thimmappa registered as Document No. 3596/2004-05 in the office of the Sub-Registrar, Nelamangala;
5.		Mutation Register Extract bearing M.R. No. 33/2003-04;
6.		Family Tree of S.T. Nagarajaiah issued by the Village Accountant, Nelamangala Taluk;
7.	30.08.2004	Release Deed executed by S.N. Harish S/o. S.T. Nagarajaiah in favor of his father S.T. Nagarajaiah S/o. K. Thimmappa registered as Document No. NMG-1-03051-2004-05, in Book I, stored in C.D. No. NMGD18 in the office of the Sub-Registrar, Nelamangala;
8.		Mutation Register Extract bearing M.R. No. 12/2004-05 issued by the Village Accountant.
9.	14.05.2005	Family Settlement entered between S.T. Nagarajaiah S/o. late Thimmappa and others registered as Document No. NMG-1-01457-2005-06, in Book I, stored in C.D. No. NMGD37 in the office of the Sub-Registrar, Nelamangala;
10.	19.10.2007	Gift Deed executed by S.N. Harish S/o. S.T. Nagarajaiah in favor of Savitha registered as Document No NMG-1-04746-2007-08, in Book I, stored in C.D. No. NMGD92 in the office of the Sub-Registrar, Nelamangala;
11.		Mutation Register Extract bearing M.R. No. 37/2006-07;
12.	26.04.2018	Sale Deed executed by Savitha Harish w/o. S.N. Harish in favor of M. Nagabhushan S/o. M. Krishnaiah registered as Document No. NMG-1-00811-2018-19, in Book I, stored in C.D. No. NMGD425 in the office of the Sub-Registrar, Nelamangala;
13.		Mutation Register Extract bearing M.R. No. H42/2017-18;
14.	02.01.2019	Order dated bearing LRF: SR:152 153/2018 issued by the Assistant Commissioner, Doddaballapura;
15.	05.10.2020	Sale Deed executed by M. Nagabhushan S/o. M. Krishnaiah in favor of C.N. Govindaraju S/o. C.G. Narayanaswamy Naidu registered as Document No. NMG-1-05504-2020-21, in Book I, stored in C.D. No. NMGD915 in the office of the Senior Sub-Registrar, Nelamangala;



16.		Mutation Register Extract bearing M.R. No. H22/2020-21;
17.	30.08.2021	Sale Deed dated C.N. Govindaraju S/o. C.G. Narayanaswamy in favor of M/s. Cosmos Realty and Leisure Private Limited, represented by its Director Prashant R Deshpande registered as Document No. NMG-1-05951-2021-22, in Book I, stored in C.D. No. NMGD1133 in the office of the Senior Sub-Registrar, Nelamangala;
18.	24.03.2022	Deemed Conversion Order bearing No. 293831 issued by the Deputy Commissioner, Bangalore Rural District;
19.	03.04.2023	Sale Deed executed by M/s. Cosmos Realty and Leisure Limited represented by its authorized signatory Harikumar. G conveyed the Schedule Property in favor of M/s. Mythreyi Infra Spaces LLP represented by its designated Partner Shailesh Haran registered as Document No. NMG-1-00114-2023-24, in Book I, stored in C.D. No. NMGD1577 in the office of the Sub-Registrar, Nelamangala;
Mortgages:		
20.	25.01.2008	Mortgage Deed executed by Savitha Harish W/o. S.N. Harish in favor of Axis Bank Ltd registered as Document No. NMG-1-07054-2007-08, in Book I, stored in C.D. No. NMGD98 in the office of the Sub-Registrar, Nelamangala in favor of Axis Bank Ltd;
21.		Mutation Register Extract bearing M.R. No. 22/2007-08;
22.	05.08.2008	Mortgage Deed executed by Savitha Harish W/o. S.N. Harish in favor of Axis Bank Ltd registered as Document No. NMG-1-02049-2008-09, in Book I, stored in C.D. NMGD107 in the office of the Sub-Registrar, Nelamangala;
23.		Mutation Register Extract bearing M.R. No. 9/2008-09;
24.	30.01.2009	Supplemental Simple Mortgage Deed executed by Savitha W/o. S.N. Harish in favor of Axis Bank Ltd registered as Document No. NMG-1-05951-2008-09, in Book I, stored in C.D. No. NMGD121 in the office of the Senior Sub-Registrar, Nelamangala;
25.		Mutation Register Extract bearing M.R. No. 29/2008-09 issued by the Village Accountant, Taluk Office, Nelamangala;
26.	10.11.2014	Discharge Deed executed by Axis Bank Limited in favor of S.N. Harish S/o. S.T. Nagarajaiah and Savitha Harish W/o. S.N. Harish registered as Document No. NMG-1-07881-2014-15, in Book I,



		stored in C.D. No. NMGD318 in the office of the Senior Sub-Registrar, Nelamangala;
27.		Mutation Register Extract bearing M.R. No. T3/2017-18;
Records of Rights, Tenancy, and Crops ("RTC") with respect to Survey No. 153/3:		
28.		RTC for the period from 1978-79 to 1987-88 issued by the Tahsildar, Nelamangala Taluk;
29.		RTC for the period from 1988-89 to 2002-03 issued by the Tahsildar, Nelamangala Taluk;
30.		RTC for the year 2003-04 issued by the Village Accountant;
31.		RTC for the period 2004-05 to 2006-07 issued by the Village Accountant;
32.		RTC for the period from 2007-08 to 2010-11 issued by the Village Accountant;
33.		Digitally signed RTC for the period from 2011-12 to 2017-18;
34.		Digitally signed RTC for the year 2018-19 to 2019-20;
35.		Digitally signed RTC for the year 2020-21;
36.		Digitally signed RTC for the period from 2021-22 to 2023-24;
Survey Documents, Endorsements:		
37.		Karnataka Revision Settlement Akarbandh issued by the Inspector, Department of Land Records, Nelamangala Taluk;
38.	23.05.2023	Endorsement bearing No. RD0038897331904 issued by the Tahsildar, Nelamangala Taluk;
39.	03.08.2016	Endorsement bearing No. P.T.C.L/C.R/238/2016-17 issued by the Tahsildar, Nelamangala Taluk;
Encumbrance Certificates:		
40.		Encumbrance Certificate for the period from 01.04.1950 to 31.03.1964 issued by the office of the Senior Sub-Registrar, Nelamangala Taluk;
41.		Encumbrance Certificate for the period from 01.04.1964 to 05.03.2014 issued by the office of the Sub-Registrar, Nelamangala Taluk;
42.		Encumbrance Certificate for the period from 01.04.1986 to 25.07.1995 issued by the office of the Sub-Registrar, Nelamangala Taluk;



43.		Encumbrance Certificate for the period from 01.04.2014 to 25.04.2023 issued by the office of the Senior Sub-Registrar, Nelamangala Taluk;
44.		Digitally signed Encumbrance Certificate for the period from 01.04.2023 to 11.09.2023.

TRACING OF TITLE

Upon review and corroborative study of the documents, the title flow of the Schedule Property is as follows:

1. Record of Rights bearing No. 2279 discloses that upon the death of S. Puttamaraiah, Khata with respect to all that piece and parcel of land bearing Survey No. 153/3 totally measuring 1 Acre 31 Guntas, situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore Rural District hereinafter referred to as "**Schedule Property**" was transferred in the names of his children namely S.P. Ramaswamaiah and S.P. Jayaram.

Note: We have not been furnished with documents to indicate how S. Puttamaraiah acquired the Schedule Property, but we understand from this Record of Rights bearing No. 2279 that the Katha was transferred in the names of the children of Puttamaraiah namely S.P. Ramaswamaiah and S.P. Jayaram and the revenue records also stands in the name of S.P. Ramaswamaiah and S.P. Jayaram.

2. Thereafter, Muniyamma W/o. late S. Puttamaraiah along with her children namely S.P. Ramaswamaiah and S.P. Jayaram conveyed the Schedule Property in favor of S.B. Gangamuniyappa under a Sale Deed dated 22.08.1987 registered as Document No. 936/1987-88, Volume 1493 at Pages 87-88 in the office of the Sub-Registrar, Nelamangala. The said transaction is recorded in the revenue records vide Mutation Register Extract bearing M.R. No. 49/1987-88.
3. The said S.B. Gangamuniyappa S/o. Basappa conveyed the Schedule Property in favor of S.T. Nagarajaiah S/o. Thimmappa under a Sale Deed dated 23.01.2004 registered as Document No. 3596/2004-05 in the office of the Sub-Registrar, Nelamangala. The foregoing transaction is recorded in the revenue records vide Mutation Register Extract bearing M.R. No. 33/2003-04.



4. The furnished Family Tree of S.T. Nagarajaiah issued by the Village Accountant, Nelamangala Taluk discloses that S.T. Nagarajaiah is married to Suvarna, and they have two children namely:
 - i. S.N. Sathish is married to Gayathri and they have one son Samarth.
 - ii. S.N. Harish is married to K.N. Savitha and they have one son Abhimanyu.
5. S.N. Harish S/o. S.T. Nagarajaiah executed a Release Deed dated 30.08.2004 registered as Document No. NMG-1-03051-2004-05, in Book I, stored in C.D. No. NMGD18 in the office of the Sub-Registrar, Nelamangala in favor of his father S.T. Nagarajaiah S/o. K. Thimmappa by virtue of which S.N. Harish released all his right, title, and interest over other family properties belonging to his father S.T. Nagarajaiah but retained right, title, and interest over the Schedule Property. The forgoing entry has been reflected in the revenue records vide Mutation Register Extract bearing M.R. No. 12/2004-05.
6. Subsequently, the said S.T. Nagarajaiah S/o. late Thimmappa along with his children namely S.N. Sathish and S.N. Harish entered into a Family Settlement dated 14.05.2005 registered as Document No. NMG-1-01457-2005-06, in Book I, stored in C.D. No. NMGD37 in the office of the Sub-Registrar, Nelamangala whereby S.T. Nagarajaiah and his son S.N. Sathish have concurred, acknowledged, and ratified the title of S.N. Harish as the owner of the Schedule Property as per the Release Deed dated 30.08.2004. The Schedule Property was settled in the name of S. N. Harish in terms of this Family Settlement dated 14.05.2005.
7. Thereafter, S.N. Harish S/o. S.T. Nagarajaiah gifted the Schedule Property in favor of his wife S.N. Savitha under a Gift deed dated 23.04.2007, registered as Document No. NMG-1-00446-2007-08, in Book I, stored in C.D. No. NMGD82 in the office of the Sub-Registrar, Nelamangala, and the said transaction is recorded in the revenue records vide Mutation Register Extract bearing M.R. No. 37/2006-07.
8. The said Savitha Harish W/o. S.N. Harish conveyed the Schedule Property in favor of M. Nagabhushan S/o. M. Krishnaiah under a Sale Deed dated 26.04.2018 registered as Document No. NMG-1-00811-2018-19, in Book I, stored in C.D. No. NMGD425 in the office of the Sub-Registrar, Nelamangala, and the said transaction has been recorded in the revenue records vide Mutation Register Extract bearing M.R. No. H42/2017-18.



9. We have been furnished with the Order dated 02.01.2019 bearing LRF: SR:152 153/2018 filed before the Court of Assistant Commissioner, Doddaballapura Sub-Division by Government (Tahsildar, Nelamangala Taluk) against M. Nagabhushan. This case was filed against M. Nagabhushan for violation of Sections 79 A and B of Karnataka Land Reforms Act 1961 and registering the Sale Deed in his favor regarding Schedule Property along with other lands. However, after submitting records for being an agriculturist, it was held that there was no violation.
10. M. Nagabhushan S/o. M. Krishnaiah conveyed the Schedule Property in favor of C.N. Govindaraju S/o. C.G. Narayanaswamy Naidu under a Sale Deed dated 05.10.2020 registered as Document No. NMG-1-05504-2020-21, in Book I, stored in C.D. No. NMGD915 in the office of the Senior Sub-Registrar, Nelamangala and the said transaction has been recorded in the revenue records vide Mutation Register Extract bearing M.R. No. H22/2020-21.
11. The said C.N. Govindaraju S/o. C.G. Narayanaswamy Naidu conveyed the Schedule Property in favor of M/s. Cosmos Realty and Leisure Private Limited, represented by its Director Prashant R Deshpande under a Sale Deed dated 30.08.2021 registered as Document No. NMG-1-05951-2021-22, in Book I, stored in C.D. No. NMGD1133 in the office of the Senior Sub-Registrar, Nelamangala. The said transaction is recorded in the revenue records vide Mutation Register Extract bearing M.R. No. 29/2008-09.
12. Subsequently, M/s. Cosmos Realty and Leisure Private Limited, represented by its Director Prashant. R Deshpande applied for conversion of the Schedule Property in the office of Deputy Commissioner, Bangalore Rural District and after paying the requisite conversion fee, an Order for conversion of land in Survey No. 153/3 measuring 1 Acre 31 Guntas from agricultural purpose to Layout Residential was passed and the same can be evidenced from Deemed Conversion Order dated 24.03.2022 bearing No. 293831.
13. The said M/s. Cosmos Realty and Leisure Limited, represented by its authorized signatory Harikumar. G conveyed the Schedule Property in favor of M/s. Mythreyi Infra Spaces LLP, represented by its Designated Partner Shailesh Haran under a Sale Deed dated 03.04.2023, registered as Document No. NMG-1-00114-2023-24, in Book I, stored in C.D. No. NMGD1577 in the office of the Sub-Registrar,



Nelamangala. In this manner M/s. Mythreyi Infra Spaces LLP became the absolute owner of Schedule Property.

Mortgages:

14. S.N. Harish S/o. S.T. Nagarajaiah and Savitha Harish W/o. S.N. Harish have executed the following Mortgage Deeds in favor of Axis Bank Ltd:
 - a. Mortgage Deed dated 25.01.2008 registered as Document No. NMG-1-07054-2007-08, in Book I, stored in C.D. No. NMGD98 in the office of the Sub-Registrar, Nelamangala in favor of Axis Bank Ltd and the said transaction is reflected in the revenue records vide Mutation Register Extract bearing M.R. No. 22/2007-08.
 - b. Mortgage Deed dated 05.08.2008 registered as Document No. NMG-1-02049-2008-09, in Book I, stored in C.D. NMGD107 in the office of the Sub-Registrar, Nelamangala. The said transaction is recorded in the revenue records vide Mutation Register Extract bearing M.R. No. 9/2008-09.
 - c. Simple Mortgage Deed dated 30.01.2009 registered as Document No. NMG-1-05951-2008-09, in Book I, stored in C.D. No. NMGD121 in the office of the Senior Sub-Registrar, Nelamangala.

The above-mentioned Mortgage Deeds have been discharged via a Discharge Deed dated 10.11.2014 registered as Document No. NMG-1-07881-2014-15, in Book I, stored in C.D. No. NMGD318 in the office of the Senior Sub-Registrar, Nelamangala executed by Axis Bank Limited in favor of S.N. Harish S/o. S.T. Nagarajaiah and Savitha Harish W/o. S.N. Harish. The said entry is reflected in the revenue records vide Mutation Register Extract bearing M.R. No. T3/2017-18.

SURVEY RECORDS, ENDORSEMENTS, AND ENCUMBRANCE CERTIFICATE:

15. Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned below with respect to Survey No. 153/3 totally measuring 1 Acre 36 Guntas (inclusive of 05 Guntas Kharab) discloses as follows:

SL. No	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	1978-79 to 1987-88	Tahsildar, Anekal Taluk	S.P. Ramaswamaiah and S.P. Jayaram



2.	1988-89 to 2002-03	Tahsildar, Anekal Taluk	S.B. Gangamuniyappa S/o. Basappa
3.	2003-04	Village Accountant	S.T. Nagarajaiah S/o. Thimmappa
4.	2004-05 to 2006-07	Village Accountant	S.N. Harish S/o. S.T. Nagarajaiah
5.	2007-08 to 2010-11	Village Accountant	Savitha Harish W/o. S.N. Harish
6.	2011-12 to 2017-18	Digitally signed	Savitha Harish W/o. S.N. Harish
7.	2018-19 to 2019-20	Digitally signed	M. Nagabhushan S/o. M. Krishnaiah
8.	2020-21	Digitally signed	C.N. Govindaraju S/o. late C.G. Narayanaswamaiah
9.	2021-22 to 2023-24	Digitally signed	M/s. Cosmos Reality and Realty and Leisure Private Limited represented by its Director Prashant. R Deshpande

16. Karnataka Revision Settlement Akarbandh issued by the Inspector, Department of Land Records, Nelamangala Taluk discloses the total extent in Survey No. 153/3 as 1 Acre 36 Guntas there being 05 Guntas Kharab.
17. Endorsement dated 23.05.2023 bearing No. RD0038897331904 issued by the Tahsildar, Nelamangala Taluk confirms that no tenancy case is filed/pending under Forms 7 and 7A of the Karnataka Land Reforms Act concerning the Schedule Property.
18. Endorsement dated 03.08.2016 bearing No. P.T.C.L/C.R/238/2016-17 issued by the Tahsildar, Nelamangala Taluk provides that no PTCL proceedings have been initiated or pending with respect to Schedule Property.



19. We have been furnished with the following Encumbrance Certificates with respect to Survey No. 153/3 which discloses as follows:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1950 to 31.03.1964	Nelamangala	"Nil"
2.	01.04.1964 to 05.03.2014	Nelamangala	1. Sale Deed dated 23.01.2004 executed by S.B. Gangamuniyappa in favor of S.T. Nagarajaiah registered as Document No. 3576/2003-04. 2. Release Deed dated 30.08.2004 executed by S.N. Harish in favor of S.T. Nagarajaiah registered as Document No. 3051/2004-05. 3. Family Settlement Deed dated 23.07.2005 entered between S.T. Nagarajaiah and others registered as Document No. 1457/2005-06. 4. Simple Mortgage Deed dated 25.01.2008 executed by Savitha in favor of Axis Bank Ltd registered as Document No. 7054/2007-08. 5. Simple Mortgage Deed dated 05.08.2008 executed by Savitha in favor of Axis Bank Ltd registered as Document No. 2049/2008-09. 6. Simple Mortgage Deed dated 30.01.2009 executed by Savitha in favor of Axis Bank Ltd registered as Document No. 5951/2008-09.



3.	01.04.1986 to 25.07.1995	Nelamangala	1. Sale Deed dated 11.01.1988 executed by S.P. Jayaram and another in favor of S.B. Ganga Muniyappa registered as Document No. 936/1988-89.
4.	01.04.2014 to 25.04.2023	Nelamangala	1. Discharge Deed dated 10.11.2014 executed by Axis Bank Ltd in favor of Savitha. Harish and S.N. Harish registered as Document No. NMG-1-07881-2014-15. 2. Sale Deed dated 26.04.2018 executed by Savitha Harish in favor of M. Nagabhushan registered as Document No. NMG-1-00811-2018-19. 3. Sale Deed dated 07.10.2020 executed by M. Nagabhushan in favor of C.N. Govindaraju registered as Document No. NMG-1-05504-2020-21. 4. Sale Deed dated 30.08.2021 executed by C.N. Govindaraju in favor of M/s. Cosmos Realty and Leisure Private Limited, represented by its Director Prashant R Deshpande registered as Document No. NMG-1-05951-2021-22
5.	01.04.2023 to 11.09.2023	Digitally signed	1. Sale Deed dated 03.04.2023 executed by M/s. Cosmos Realty and Leisure Private Limited, represented by its authorized signatory Harikumar in favor of M/s. Mythreyi Infra Spaces LLP registered as Document No. NMG-1-00114-2023-24.



			2. Joint Development Agreement dated 01.09.2023 executed between M/s. Mythreyi Infra Spaces LLP and M/s. Indiabuild Real Estates Private Limited registered as Document No. NMG-1-06783-2023-24.
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OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. Mythreyi Infra Spaces LLP is the absolute owner of the Schedule Property and has a clear marketable title over the same.



ANNEXURE-II

SCHEDULE PROPERTY

All that piece and parcel of Residentially converted land bearing Survey No.159/2 measuring 05 Acres 18 Guntas situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore Rural District and bounded by:

East by	Survey No.153 and 156;
West by	Survey No.160;
North by	Survey No.163 and 164;
South by	Block No.1;

Note: Boundaries are derived from Deemed Conversion dated 30.03.2022 bearing No.297333 issued by Deputy Commissioner, Bangalore Rural District.

COPIES OF THE DOCUMENTS FURNISHED FOR SCRUTINY

SL No.	Date	Description of Documents
1.	29.07.1946	Sale Deed executed by Veerahonayya s/o Marappa in favour of Putta Revayya s/o Revvaiah registered as Document No.459/46-47, in Book I, Volume 596 at pages 127-128, in the office of Sub Registrar, Nelamangala;
2.	03.07.1961	Sale Deed executed by Putta Revayya s/o Revvaiah in favour of Javarappa s/o Mallaiah registered as Document No.1186/61-62, in Book I, Volume 990, at Pages 136 to 138, in the office of Sub Registrar, Nelamangala;
3.		Record of Rights bearing No.2287 issued by the office of Tahsildar, Nelamangala Taluk;
4.	16.01.1968	Sale Deed executed by Javarappa s/o Mallaiah in favour of a) Revannasiddaiah and b) Gangaiah both children of Bajjaiah registered as Document No.3875, in Book I, Volume 1150, at pages 154-155, in the office of Sub Registrar, Nelamangala;
5.		IHC9/03-04 issued by Tahsildar, Nelamangala Taluk;
6.		Mutation Register extract bearing MR46/03-04, issued by Village Accountant, Nelamangala;
7.	10.11.2004	Sale Deed executed by Revanasiddaiah s/o late Bajaaiah, along with his sons Sadashivaiah, Revanna, Gangaiah, Rudresh, and Chennarevamma w/o late Gangaiah in favour of S.N.Harish s/o S.T.Nagarajaiah registered as Document No.NMG-1-04739/04-05, in Book I, stored in CD No.NMGD24, in the office of Sub

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		Registrar, Nelamangala;
8.		Mutation Register extract bearing MR24/04-05, issued by Village Accountant, Nelamangala;
9.	25.01.2008	Simple Mortgage Deed executed by S.N.Harish s/o S.T. Nagarajaiah and his wife Savitha Harish registered as Document No.NMG-1-07054/07-08, in Book I, stored in CD No.NMGD98, in the office of Sub Registrar, Nelamangala;
10.		Mutation Register extract bearing MR22/07-08, issued by the office of Village Accountant, Nelamangala;
11.	05.08.2008	Simple Mortgage Deed (Without Possession) executed by S.N.Harish s/o S.T. Nagarajaiah and his wife Savitha Harish in favour of M/s. Axis Bank Ltd. registered as Document No.NMG-1-02049/08-09, in Book I, stored in CD No.MNGD107, in the office of Sub Registrar, Nelamangala;
12.		Mutation Register extract bearing MR9/08-09, issued by the office of Village Accountant, Nelamangala;
13.	30.01.2009	Supplemental Simple Mortgage Deed executed by S.N.Harish s/o S.T. Nagarajaiah and his wife Savitha Harish in favour of M/s.Axis Bank Ltd. registered as Document No.NMG-1-05951/08-09 in Book I, stored in CD No.NMGD121, in the office of Sub Registrar, Nelamangala;
14.		Mutation Register extract bearing MR29/08-09, issued by the office of Village Accountant, Nelamangala;
15.	10.11.2014	Discharge Deed executed by Axis Bank Limited in favour of S.N. Harish S/o. S.T. Nagarajaiah and Savitha Harish W/o. S.N. Harish registered as Document No. NMG-1-07881-2014-15, in Book I, stored in C.D. No. NMGD318 in the office of the Senior Sub-Registrar, Nelamangala;
16.		Mutation Register extract bearing MRT3/17-18, digitally signed. (No proper Seal);
17.	05.10.2020	Agreement to Sell executed by S.N.Harish s/o S.T. Nagarajaiah in favour of C.N. Govindaraju registered as Document No.NMG-1-05508/20-21, in Book I, stored in CD No.NMGD915, in the office of Sub Registrar, Nelamangala;
18.	05.10.2020	General Power of Attorney executed by S.N.Harish s/o S.T. Nagarajaiah in favour of C.N. Govindaraju registered as Document No.NMG.4-00174/20-21, in Book IV, stored in CD No.NMGD915, in the office of Sub Registrar, Nelamangala;
19.	30.08.2021	Sale Deed executed by S.N.Harish s/o S.T.Nagarajaiah represented by GPA holder C.N. Govindaraju in favour of M/s. Cosmos Realty and Leisure Private Limited represented by its



		Director Prashanth R. Deshpande registered as Document No.NMG-1-07728/21-22,in Book I, stored in CD No.NMGD1156, in the office of Sub Registrar, Nelamangala;
20.		Mutation Register extract bearing MRT26 (Digitally Signed).
21.	30.03.2022	Deemed Conversion bearing No.297333 issued by Deputy Commissioner, Bangalore Rural District with regard to Survey No.159/2 measuring 05 Acres 18 Guntas;
22.		Mutation Register extract bearing MR No.T59/20-21.
23.	03.04.2023	Sale Deed executed by M/s. Cosmos Realty and Leisure Private Limited represented by its authorized Signatory Harikumar.G in favour of M/s. Mythreyi Infra Spaces LLP represented by its Partners a) B.K.Rajendran and b) Shailesh Haran registered as Document No.NMG-1-00114/23-24, in Book I, C.D No. NMGD1577, in the office of Sub Registrar, Nelamangala;
Record of Rights, Tenancy and Crops (RTC) with respect to Survey No. 159:		
24.		RTC for the period covering 1968-69 to 1995-96;
25.		RTC for the period covering from 2001-2002 to 2023-2024;
Survey documents, Endorsements and Plan Sanctions:		
26.		Akarbandh extract issued by the office of Land Records, Nelamangala Taluk, with regard to Survey No.159;
27.		Akarbandh extract with regard to Survey No.159/2 measuring 05 Acres 18 Guntas.
28.		Tipani extract issued by the office of Land Records, Nelamangala Taluk, with regard to Survey No.159;
29.		Hissa Tippani extract issued by the office of Land Records, Nelamangala Taluk, with regard to Survey No.159;
30.		Atlas issued by the office of Land Records, Nelamangala Taluk, with regard to Survey No.159;
31.		11 E Sketch;
32.	03.08.2016	Endorsement bearing No.PTCLCR/238/16-17 issued by Tahsildar, Nelamangala;
33.	06.10.2016	Endorsement bearing No.LRF.CR.323/16-17 issued by Assistant Commissioner, Doddaballapura;
34.	23.05.2023	Endorsement bearing No. RD0038897331904 issued by Tahsildar. (digitally signed);
35.	08.06.2023	Draft Residential Layout Plan bearing No. LAO:115/22-23 issued by the Joint Director of Town and Country Planning and Member Secretary, Nelamangala Planning Authority;



36.	08.06.2023	Temporary Plan Sanction and Commencement Certificate issued by the Joint Director of Town and Country Planning and Member Secretary, Nelamangala Planning Authority;
Encumbrance Certificates:		
37.		Encumbrance Certificate for the period covering from 01.04.1964 to 05.03.2014 issued by Sub Registrar, Nelamangala;
38.		Encumbrance Certificate for the period covering from 01.04.2004 to 09.05.2018 issued by Sub Registrar, Nelamangala;
39.		Encumbrance Certificate for the period covering from 09.05.2018 to 24.08.2021 issued by Sub Registrar, Nelamangala;
40.		Encumbrance Certificate for the period covering from 24.08.2021 to 25.04.2023 issued by Sub Registrar, Nelamangala;
41.		Encumbrance Certificate for the period covering from 01.08.2021 to 11.09.2023 issued by the office of Sub Registrar, Nelamangala;

TRACING OF TITLE

Upon review and corroborative study of the documents, the title flow of the Schedule Property is as follows:

1. Originally the land in Survey No.159/2 measuring 05 Acres 18 Guntas situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore Rural District (hereinafter referred to as "**Said Property**") belonged to Veerahonayya s/o Marappa. The said Veerahonayya later sold the Said Property in favour of Putta Revayya vide Sale Deed dated 29.07.1946 registered as Document No.459/46-47, in Book I, Volume 596 at pages 127-128, in the office of Sub Registrar, Nelamangala.
2. It is further observed that Putta Revayya sold Said Property in favour of Javarayappa s/o Mallaiah under Sale Deed dated 03.07.1961, registered as Document No.1186/61-62 in Book I, Volume 990 at Pages 136-138, in the office of Sub Registrar, Nelamangala. The same can be evidenced from Record of Rights bearing No.2287 issued by the office of Tahsildar, Nelamangala Taluk.
3. Javarayappa s/o Mallaiah inturn sold the Said Property under a Sale Deed dated 16.01.1968, registered as Document No.3875, in Book I, Volume 1150, at pages 154-155, in the office of Sub Registrar, Nelamangala, in favour of a) Revannasiddaiah and b) Gangaiah both children of Bajjaiah.



4. The IHC 9/03-04 issued by Tahsildar, Nelamangala Taluk records the death of Gangaiah s/o. Bajjaiah as on 23.05.1998 and transfer of khata in the name of his wife Chennarevamma with regard to Said Property, the same can be evidenced from Mutation Register extract bearing MR46/03-04. Thereafter Revannasiddaiah and Chennarevamma held the khata jointly in their names pertaining to Said Property.
5. Subsequently Revanasiddaiah s/o late Bajjaiah along with his sons Sadashivaiah, Revanna, Gangaiah, Rudresh and Chennarevamma w/o late Gangaiah sold Said Property under a Sale Deed dated 10.11.2004, registered as Document No.NMG-1-04739/04-05, in Book I, stored in CD No. NMGD24, in the office of Sub Registrar, Nelamangala in favour of S.N.Harish s/o S.T.Nagarajaiah. Accordingly the katha was transferred in the name of S.N.Harish vide Mutation Register extract bearing MR24/04-05.
6. Later the said S.N.Harish along with his wife Savitha Harish availed an agricultural loan of Rs.3,00,00,000 (Rupees Three Crores Only) by mortgaging the Said Property along with other lands under a Mortgage Deed dated 25.01.2008 registered as Document No.NMG-1-07054/07-08, in Book I, stored in CD No.NMGD98, in the office of Sub Registrar, Nelamangala in favour of M/s. Axis Bank Ltd., the same can be evidenced from Mutation Register extract bearing MR22/07-08, issued by the office of Village Accountant, Nelamangala.
7. Further a Simple Mortgage Deed (Without Possession) dated 05.08.2008 registered as Document No.NMG-1-02049/08-09, in Book I, stored in CD No.MNGD107, in the office of Sub Registrar, Nelamangala was executed by S.N.Harish and his wife Savitha Harish (on behalf of M/s. Zakini Biotech Pvt Ltd.,) in favour of M/s.Axis Bank Ltd., thereby mortgaging Said Property along with other lands and availed Rs.1,00,00,000/- of additional credit facility. The said Mortgage is also recorded in the Mutation Register extract bearing MR9/08-09.
8. In addition to the aforesaid Mortgage Deeds a Supplemental Simple Mortgage Deed dated 30.01.2009 registered as Document No.NMG-1-05951/08-09 in Book I, stored in CD No.NMGD121, in the office of Sub Registrar, Nelamangala was executed by S.N.Harish s/o S.T. Nagarajaiah and his wife Savitha Harish in favour of M/s.Axis Bank Ltd. Wherein the borrower availed additional credit facility of Rs.7,00,00,000/-(Rupees Seven Crores Only) by way of an Agricultural term loan thereby mortgaging Said Property along with other lands. The total loan amount availed is Rs.11,00,00,000/- (Rupees Eleven Crores



- Only). The said Mortgage is also recorded in the Mutation Register extract bearing MR29/08-09.
9. The aforesaid Mortgage Deeds have been discharged via Discharge Deed dated 10.11.2014 registered as Document No. NMG-1-07881-2014-15, in Book I, stored in C.D. No. NMGD318 in the office of the Senior Sub-Registrar, Nelamangala executed by Axis Bank Limited in favour of S.N. Harish S/o. S.T. Nagarajaiah and Savitha Harish W/o. S.N. Harish. Further, Mutation Register extract bearing MRT3/17-18, digitally signed records the Discharge Deed dated 10.11.2014, registered as Document No.NMG-1-07881/14-15 in the name of S.N. Harish and Savitha Harish with regard to Said Property.
 10. Further the said S.N. Harish s/o S.T. Nagarajaiah entered into an Agreement to Sell dated 05.10.2020 registered as Document No.NMG-1-05508/20-21, in Book I, stored in CD No.NMGD915, in the office of Sub Registrar, Nelamangala with C.N.Govindaraju with regard to Said Property and also executed a General Power of Attorney dated 05.10.2020 registered as Document No.NMG.4-00174/20-21, in Book IV, stored in CD No.NMGD915, in the office of Sub Registrar, Nelamangala in favour of C.N. Govindaraju thereby authorizing him to sign any Agreement/s, Deed/s, sell, gift or otherwise dispose of and also to receive advances and balance sale price, etc, with regard to Said Property.
 11. The said S.N.Harish represented by his attorney holder C.N.Govindaraju conveyed the Said Property to M/s. Cosmos Realty and Leisure Private Limited, represented by its Director Prashanth R.Deshpande under a Sale Deed dated 30.08.2021, registered as Document No.NMG-1-07728/21-22,in Book I, stored in CD No.NMGD1156 in the office of Sub Registrar, Nelamangala.
 12. Mutation Register extract bearing MRT26 (Digitally Signed) records the transfer khata in the name of M/s Cosmos Realty and Leisure Private Limited vide RRT(DIS)143/2021-2022 with regard to Said Property. However, we have not been furnished with the order bearing RRT (DIS)143/21-22.
 13. M/s. Cosmos Realty and Leisure Private Limited represented by its Director Prashanth R. Deshpande applied for conversion of Survey No.159/2 measuring 05 Acres 18 Guntas (hereinafter referred as "**Schedule Property**") for Residential-layout purposes and upon payment of requisite fees obtained a Deemed Conversion order dated 30.03.2022 bearing No.297333 issued by Deputy Commissioner, Bangalore Rural District. The same can be evidenced from Mutation Register extract bearing MR No.T59/20-21.



14. Later M/s. Cosmos Realty and Leisure Private Limited represented by its authorized Signatory Harikumar.G executed a Sale Deed dated 03.04.2023 thereby conveying Schedule Property in favour of M/s. Mythreyi Infra Spaces LLP represented by its Partners a) B.K.Rajendran and b) Shailesh Haran, registered as Document No.NMG-1-00114/23-24 in Book I, CD No.NMGD1577 in the office of Sub Registrar, Nelamangala. In this manner M/s. Mythreyi Infra Spaces LLP became owner of Schedule Property.

15. "RTC" for the period mentioned below with respect to Survey No. 159 measuring 6 Acres 12 Guntas discloses as follows:

SL. No	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	1968-69 to 1991-92	Tahsildar, Nelamangala	Putta Revayya and Javarappa.
2.	1993-94 to 2003 to 04	Village Accountant, KISKO centre.	Javarayappa, Revanna siddaiah and Gangaiah.
3.	2004 to 2007	Village Accountant, KISKO centre.	Javarayappa, S.N.Harish.
4.	2007 to 2011	Village Accountant, KISKO centre.	Javarayappa, S.N.Harish.
5.	2011 to 2021	Digitally Signed	Javarayappa, S.N.Harish.
6.	2021 to 2023	Digitally Signed	M/s. Cosmos Realty and Leisure Private Limited.

Note: Upon perusal of the furnished RTC for the period 2011-12 we note that there are suits filed with respect to Survey No. 159/2 (159) in O.S. No. 383/2008 and O.S. No. 1147/2009. Further, upon the perusal of the litigation documents, we note that O.S. No. 383/2008 was disposed on 30.10.2012 and O.S. No. 1147/2009 was withdrawn on 23.01.2015.

16. Akarbandh extract issued by the office of Land Records, Nelamangala Taluk, discloses the actual extant of Survey No.159 as 06 Acres 12 Guntas with regard to Survey No.159.

17. Akarbandh extract with regard to Survey No.159/2 measuring 05 Acres 18 Guntas, there being no Kharab.

18. Tippani, Hissa Tippani and Atlas extract issued by the office of Land Records, Nelamangala Taluk, discloses the shape, topography and phodi of Survey No.159 into 159/1 and 159/2,



M/s. Cosmos Realty and Leisure Private Limited is the khatedhar of Survey No.159/2 measuring 05 Acres 18 Guntas.

19. Endorsement dated 03.08.2016 bearing No. P.T.C.L. C.R/238/16-17 issued by Tahsildar, Nelamangala records that there are no proceedings initiated/pending under PTCL Act 1978 with regard to Survey No.159.
20. Endorsement dated 06.10.2016 bearing No.LRF.CR.323/16-17 issued by Assistant Commissioner, Doddaballapura records that there are no proceedings initiated/pending under sections 79 A and B of Karnataka Land Reforms Act 1961 with regard to Survey No.159 measuring 06 Acres 12 Guntas.
21. Endorsement dated 23.05.2023 bearing No. RD0038897331904 issued by Tahsildar, (digitally signed) records that there are no Tenancy proceedings initiated/pending with regard to Survey No.159 measuring 06 Acres 12 Guntas.

22. Encumbrance Certificates:

We have been furnished with the Encumbrance Certificates with respect to Schedule Property reflecting the following transactions:

Sl. No	Period	Office of Sub Registrar	Transactions
1.	01.04.1964 to 05.03.2014	Nelamangala	1. Sale Deed dated 16.01.1968 registered as Document No.3875. 2. Sale Deed dated 10.11.2004 registered as Document No.NMG-1-04739/04-05. 3. Simple Mortgage Deed dated 25.01.2008 registered as Document No.NMG-1-07054/07-08. 4. Simple Mortgage Deed (Without Possession) dated 05.08.2008, registered as Document No.NMG-1-02049/08-09. 5. Supplemental Simple Mortgage Deed dated



			30.01.2009 registered as Document No.NMG-1-05951/08-09.
2.	01.04.2004 to 09.05.2018	Nelamangala	1. Sale Deed dated 10.11.2004 registered as Document No.NMG-1-04739/04-05. 2. Simple Mortgage Deed dated 25.01.2008 registered as Document No.NMG-1-07054/07-08. 3. Simple Mortgage Deed (Without Possession) dated 05.08.2008, registered as Document No.NMG-1-02049/08-09. 4. Supplemental Simple Mortgage Deed dated 30.01.2009 registered as Document No.NMG-1-05951/08-09. 5. Discharge Deed dated 10.11.2004 registered as Document No.NMG-1-07881/14-15.
3.	09.05.2018 to 24.08.2021	Nelamangala	Sale Deed dated 07.10.2020 registered as Document No.NMG-1-05508/20-21.
4.	24.08.2021 to 25.04.2023	Nelamangala	"Nil"
5.	01.08.2021 to 11.09.2023	Nelamangala	a) Joint Development Agreement dated 01.09.2023 registered as Document No.NMG-1-06783/23-24. b) Sale Deed dated 03.04.2023 registered as Document No.NMG-1-00114/23-24.



OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. Mythreyi Infra Spaces LLP is the absolute owner of the Schedule Property and has a clear marketable title over the same.



ANNEXURE- III
SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted land bearing Survey No. 163 totally measuring 10 Acres 34 Guntas (excluding 10 Guntas of B Kharab) situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore District and bounded on the:

East by	Sy. No. 164/7, Survey No. 164/1, and Survey No. 164/2 (earlier Survey No. 164)/ Private Property;
West by	Sy. No. 161 & 162/1 (earlier Survey No. 162)/ Private Property;
North by	Sy. No. 166/Private Property;
South by	Sy. No. 159/Private Property.

Note: Boundaries of the Schedule Property are ascertained as per the Sale Deed dated 03.04.2023 registered as Document No. NMG-1-00114-2023-24, in Book I, stored in C.D. No. NMGD1577 in the office of the Sub-Registrar, Nelamangala.

DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DATE	DESCRIPTION OF DOCUMENTS
1.		Record of Rights bearing R.R No. 288 issued by the Tahsildar, Nelamangala Taluk;
2.		Index of Lands issued by the Tahsildar, Nelamangala Taluk;
3.		Record of Rights bearing R.R. No. 2572 issued by the Tahsildar, Nelamangala Taluk;
4.	11.03.1978	Sale Deed executed by Hanumanthaiah S/o. late Hanumantharayappa in favor of Muniyappa S/o. Huchabairaiiah registered as Document No. 2395/1977-78, Volume 1355 of Book I in the office of the Sub-Registrar, Nelamangala;



5.		Inheritance Certificate bearing I.H.C. No. 74/1981-82 issued by the Tahsildar, Nelamangala Taluk;
6.	27.08.2003	Sale Deed executed by S.H. Venkatesh S/o. Hanumaiah and others in favor S.T. Nagarajaiah s/o. K. Thimmappa registered as document no. 1774, in Book I, Volume 2200 at Pages 142-144 in the office of the Sub-Registrar, Nelamangala Taluk;
7.		Mutation Register Extract bearing M.R. No. 13/2000-01;
8.	20.03.2003	Sale Deed executed by Muniyappa S/o. Huchabairaiiah in favor of S.T. Nagarajaiah s/o. late Thimmappa registered as document No. 3500/2003-04, in Book I, Volume 2171 at Pages 150-155 in the office of the Sub-Registrar, Nelamangala;
9.		Family Tree of S.T. Nagarajaiah issued by the Village Accountant, Nelamangala Taluk;
10.	30.08.2004	Release Deed executed by S.N. Harish S/o. S.T. Nagarajaiah in favor of his father S.T. Nagarajaiah S/o. K. Thimmappa registered as Document No. NMG-1-03051-2004-05, in Book I, stored in C.D. No. NMGD18 in the office of the Sub-Registrar, Nelamangala;
11.		Mutation Register Extract bearing M.R. No. 12/2004-05 issued by the Village Accountant, Taluk Office, Nelamangala;
12.	14.05.2005	Family Settlement entered between S.T. Nagarajaiah S/o. late Thimmappa and others registered as Document No. NMG-1-01457-2005-06, in Book I, stored in C.D. No. NMGD37 in the office of the Sub-Registrar, Nelamangala;
13.	19.10.2007	Gift Deed executed by S.N. Harish S/o. S.T. Nagarajaiah in favor of Savitha registered as Document No NMG-1-04746-2007-08, in Book I, stored in C.D. No. NMGD92 in the office of the Sub-Registrar, Nelamangala;
14.		Mutation Register Extract bearing M.R. No. 13/2007-08.
15.	26.04.2018	Sale Deed executed by Savitha Harish W/o. S.N. Harish in favor of M. Nagabhushan S/o. M. Krishnaiah registered as Document



		No. NMG-1-00811-2018-19, in Book I, stored in C.D. No. NMGD425 in the office of the Sub-Registrar, Nelamangala;
16.		Mutation Register Extract bearing M.R. No. H42/2017-18;
17.	05.10.2020	Sale Deed executed by M. Nagabhushan S/o. M. Krishnaiah in favor of C.N. Govindaraju S/o. C.G. Narayanaswamy Naidu registered as Document No. NMG-1-05504-2020-21, in Book I, stored in C.D. No. NMGD915 in the office of the Senior Sub-Registrar, Nelamangala;
18.		Mutation Register Extract bearing M.R. No. H22/2020-21;
19.	30.08.2021	Sale Deed dated C.N. Govindaraju S/o. C.G. Narayanaswamy in favor of M/s. Cosmos Realty and Leisure Private Limited, represented by its Director Prashant R Deshpande registered as Document No. NMG-1-05951-2021-22, in Book I, stored in C.D. No. NMGD1133 in the office of the Senior Sub-Registrar, Nelamangala;
20.	24.03.2022	Deemed Conversion Order bearing No. 293832 issued by the Deputy Commissioner, Bangalore Rural District;
Records of Rights, Tenancy and Crops ("RTC") with respect to Survey No. 163:		
21.		RTC for the period from 1968-69 to 1977-78 issued by the Tahsildar, Nelamangala Taluk;
22.		RTC for the period from 1978-79 to 1992-93 issued by the Tahsildar, Nelamangala Taluk;
23.		RTC for the period 1993-94 to 2003-04 issued by the Tahsildar, Nelamangala Taluk;
24.		RTC for the period from 2004-05 to 2006-07 issued by the Village Accountant;
25.		RTC for the period 2007-08 to 2009-10 issued by the Village Accountant;
26.		Digitally signed RTC for the period from 2011-12 to 2017-18;
27.		Digitally signed RTC for the period 2018-19 to 2019-20;

28.		Digitally signed RTC for the year 2020-21;
29.		Digitally signed RTC for the period from 2021-22 to 2023-24;
30.		Mutation Register Extract bearing M.R. No. 49/1996-97 issued by the Village Accountant, Kasaba Hobli, Nelamangala Taluk;
Survey Documents, Endorsements;		
31.		Karnataka Revision Settlement Akarbandh issued by the Inspector, Department of Land Survey, Nelamangala Taluk;
32.	03.08.2016	Endorsement bearing No. P.T.C.L/C.R/238/2016-17 issued by the Tahsildar, Nelamangala;
33.	23.05.2023	Endorsement bearing No. RD0038897331904 issued by the Tahsildar, Nelamangala Taluk;
34.	08.06.2023	Temporary Commencement Certificate issued by the Joint Director of Town and Country Planning and Member Secretary, Nelamangala Planning Authority;
35.	08.06.2023	Draft Residential Layout Plan bearing No. LAO:115/22-23 issued by the Joint Director of Town and Country Planning and Member Secretary, Nelamangala Planning Authority;
Encumbrance Certificates:		
36.		Encumbrance Certificate for the period from 01.04.1964 to 05.03.2014 issued by the office of the Sub-Registrar, Nelamangala;
37.		Encumbrance Certificate for the period from 05.03.2014 to 02.06.2017 issued by the office of the Sub-Registrar, Nelamangala;
38.		Encumbrance Certificate for the period from 02.06.2017 to 24.08.2021 issued by the office of the Senior Sub-Registrar, Nelamangala;
39.		Encumbrance Certificate for the period from 01.04.2021 to 25.04.2023 issued by the office of the Senior Sub-Registrar, Nelamangala;



40.	Digitally signed Encumbrance Certificate for the period from for the period from 01.04.2023 to 11.09.2023.
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TRACING OF TITLE

Upon review and corroborative study of the documents, the title flow of the Schedule Property is as follows:

1. On perusal of the Record of Rights bearing R.R No. 288 issued by the Tahsildar, Nelamangala Taluk we notice that one Hanumantharayappa S/o. Hanumanthaiah was enjoying right, title and interest over land bearing Survey No. 163 totally measuring 10 Acres 14 Guntas situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore Rural District is hereinafter referred to as **"Schedule Property"** and the same being his ancestral property.
2. Hanumanthaiah S/o. late Hanumantharayappa conveyed a portion of Survey No. 163 measuring to an extent of 2 Acres in favor of Muniyappa S/o. Huchabairaiiah under a Sale Deed dated 11.03.1978 registered as Document No. 2395/1977-78, Volume 1355 of Book I in the office of the Sub-Registrar, Nelamangala.
3. Further, Index of Lands and the Record of Rights bearing R.R. No. 2572 both issued by the Tahsildar, Nelamangala Taluk discloses that upon the death of Hanumanthaiah S/o. Hanumantharayappa, Khata with respect to the Schedule Property was jointly transferred in the name of his sons namely **(a) Sanjeevaiah (b) Hanumanthaiah (c) Venkataramaiah (d) Venkatachalaiah and (e) Govindaswamy**. It further discloses that the said transaction has been recorded in the Inheritance Certificate bearing I.H.C. No. 74/1981-82. However, on perusal of the I.H.C. bearing No. 74/1981-82, we note that upon the death of Hanumanthaiah s/o. late Hanumantharayappa, Khata with respect to his portion in the Schedule Property was transferred in the name of his wife Venkatanarasamma. Thus, **(a) Sanjeevaiah, (b) Venkatanarasamma, wife of late Hanumanthaiah (c) Venkataramaiah, (d) Venkatachalaiah and (e) Govindaswamy** became the joint owners of the Schedule Property.

Note: Although we have not been furnished with the Family Tree of late Hanumanthaiah, we have relied on the details mentioned in the foregoing IHC No. 74/1981-82 which states that Hanumanthaiah s/o. Hanumantharayappa has five children. We note that Hanumanthaiah S/o. late Hanumantharayappa conveyed a portion of Survey No. 163 measuring to an extent of 2 Acres in favor of Muniyappa S/o. Huchabairaiiah under a Sale Deed dated 11.03.1978 registered as Document No. 2395/1977-78, Volume 1355 of Book I in the office of the Sub-Registrar, Nelamangala but the foregoing IHC No. 74/1981-82 provides that the Katha was transferred with respect to the entire extent of the Schedule Property.



4. It is observed from the Mutation Register Extract bearing M.R. No. 13/2000-01 that Huchchabairaiiah S/o. late Huchchappa along with his wife Lakshmamma and children namely **(a) Muniyappa, (b) Revanna, (c) Naganna, and (d) Bairanna** entered into a family partition on 05.05.1989 by virtue of which a portion of the Schedule Property measuring to an extent of 2 Acres came to be allotted to the share of Muniyappa hereinafter referred to as **"Item No. 2"**. We note that Muniyappa purchased Item No. 2 under the foregoing Sale Deed dated 11.03.1978, registered as Document No. 2395/1977-78, and the same property was partitioned under the foregoing family partition and again Muniyappa was allotted Item No. 2. We have not been furnished with the said family partition dated 05.05.1989, however, we reasonably presume this to be an oral partition.
5. Further upon perusal of the Mutation Register Extract bearing M.R. No. 3/2003-04 issued by the Village Accountant, Kasaba Hobli, Nelamangala Taluk we note the following:
 - i. Initially, the Khata with respect to a portion of land in Survey No. 163 measuring to an extent of 8 Acres 14 Guntas situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk hereinafter referred to as **"Item No. 1"** stood jointly in the names of the children of Hanumanthaiah namely (a) Sanjeevaiah, (b) Venkatasamaiah, (c) Venkatachalaiah, and (d) Govindaswamy. However, after the death of Sanjeevaiah and his son Hanumaiah, Khata with respect to Item No. 1 was transferred in the name of S.H. Venkatesh S/o. Hanumaiah i.e., grandson of Sanjeevaiah as per the Tahsildar Order dated 24.06.2003 passed in R.R.T. CR 119/2003-04.
 1. Upon further perusal of the Order dated 24.06.2003 in R.R.T. CR 119/2003-04 passed by the Tahsildar, Nelamangala Taluk we note that since the children of Hanumanthaiah namely Sanjeevaiah, Venkataramaiah, Venkatachalaiah and Govindaswamy are dead, their children have consented for the transfer of Khata in the name of S.H. Venkatesh S/o. late Hanumaiah. However, there is no reference to the names of the children of late Sanjeevaiah, Venkataramaiah, Venkatachalaiah and Govindaswamy who have consented to the transfer of khata in the name of S.H. Venkatesh in the foregoing Order. We have also not been furnished with a notarized family tree of late Hanumanthaiah to ascertain the same.

Note: However, I.H.C. bearing No. 74/1981-82 discloses that the Khata with respect to the Schedule Property stands jointly in the name of (a) Sanjeevaiah (b) Venkatanarasamma W/o. late Hanumanthaiah (c)



Venkataramaiah (d) Venkatachalaiah and, (e) Govindaswamy and we note that Venkatanarasamma W/o. late Hanumanthaiah was not made a party in the R.R.T. CR 119/2003-04 proceedings filed before the Tahsildar, Nelamangala Taluk.

- ii. Khata with respect to the remaining portion of land bearing Survey No. 163 measuring to an extent of 2 Acres situated in Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk hereinafter referred to as “**Item No. 2**” was transferred in the name of Muniyappa S/o. Huchabairappa vide Mutation Register Extract bearing M.R. No. 13/2000-01.
6. Thereafter, S.H. Venkatesh S/o. Hanumaiah along with his children namely S.A. Harsha, S.A. Charan, and S.A. Chaitra since minors are represented by their father and natural guardian conveyed “**Item No. 1**” in favor of S.T. Nagarajaiah s/o. K. Thimmappa under a Sale Deed dated 27.08.2003 registered as document no. 1774, in Book I, Volume 2200 at Pages 142-144 in the office of the Sub-Registrar, Nelamangala Taluk.
7. The said Muniyappa S/o. Huchabairappa conveyed Item No. 2 in favor of S.T. Nagarajaiah S/o. late Thimmappa under a Sale Deed dated 20.03.2003 registered as Document No. 3500/2003-04, in Book I, Volume 2171 at Pages 150-155 in the office of the Sub-Registrar, Nelamangala.

Note: Item No. 1 and Item No. 2 are hereinafter collectively referred to as “Schedule Property”

8. Family Tree of S.T. Nagarajaiah issued by the Village Accountant, Nelamangala Taluk discloses that he is married to Suvarna, and they have two children namely:
 - a. S.N. Sathish is married to Gayathri, and they have one son by name of Samarth.
 - b. S.N. Harish is married to K.N. Savitha and they have one son Abhimanyu.
9. S.N. Harish S/o. S.T. Nagarajaiah executed a Release Deed dated 30.08.2004 registered as Document No. NMG-1-03051-2004-05, in Book I, stored in C.D. No. NMGD18 in the office of the Sub-Registrar, Nelamangala in favor of his father S.T. Nagarajaiah S/o. K. Thimmappa by virtue of which S.N. Harish released all his right, title, and interest over other family properties belonging to his father S.T. Nagarajaiah but retained right, title and interest over the Schedule Property. The forgoing entry has been reflected in the revenue records vide Mutation Register Extract bearing M.R. No. 12/2004-05.



10. Subsequently, the said S.T. Nagarajaiah s/o. late Thimmappa along with his children namely S.N. Sathish and S.N. Harish entered into a Family Settlement dated 14.05.2005 registered as Document No. NMG-1-01457-2005-06, in Book I, stored in C.D. No. NMGD37 in the office of the Sub-Registrar, Nelamangala whereby S.T. Nagarajaiah and his son S.N. Sathish have concurred, acknowledged, and ratified the title of S.N. Harish as the owner of the Schedule Property as per the Release Deed dated 30.08.2004. The Schedule Property was settled in the name of S. N. Harish in terms of this Family Settlement dated 14.05.2005.
11. Thereafter, S.N. Harish s/o. S.T. Nagarajaiah gifted the Schedule Property in favor of his wife Savitha under a Gift Deed dated 19.10.2007 registered as Document No NMG-1-04746-2007-08, in Book I, stored in C.D. No. NMGD92 in the office of the Sub-Registrar, Nelamangala. The foregoing transaction is recorded in the revenue records vide Mutation Register Extract bearing M.R. No. 13/2007-08.
12. The said Savitha Harish W/o. S.N. Harish conveyed the Schedule Property in favor of M. Nagabhushan S/o. M. Krishnaiah under a Sale Deed dated 26.04.2018 registered as Document No. NMG-1-00811-2018-19, in Book I, stored in C.D. No. NMGD425 in the office of the Sub-Registrar, Nelamangala and the said transaction has been recorded in the revenue records vide Mutation Register Extract bearing M.R. No. H42/2017-18.
13. M. Nagabhushan S/o. M. Krishnaiah conveyed the Schedule Property in favor of C.N. Govindaraju S/o. C.G. Narayanaswamy Naidu under a Sale Deed dated 05.10.2020 registered as Document No. NMG-1-05504-2020-21, in Book I, stored in C.D. No. NMGD915 in the office of the Senior Sub-Registrar, Nelamangala, and the said transaction has been recorded in the revenue records vide Mutation Register Extract bearing M.R. No. H22/2020-21.
14. The said C.N. Govindaraju S/o. C.G. Narayanaswamy Naidu conveyed the Schedule Property in favor of M/s. Cosmos Realty and Leisure Private Limited, represented by its Director Prashant R Deshpande under a Sale Deed dated 30.08.2021 registered as Document No. NMG-1-05951-2021-22, in Book I, stored in C.D. No. NMGD1133 in the office of the Senior Sub-Registrar, Nelamangala.
15. Subsequently, M/s. Cosmos Realty and Leisure Private Limited represented by its director Prashant. R Deshpande applied for conversion of the Schedule Property in the office of Deputy Commissioner, Bangalore Rural District, and after paying the requisite conversion



fee, an Order for conversion of land in Survey No. 163 measuring 10 Acres 14 Guntas from agricultural purpose to Layout Residential was passed and the same can be evidenced from Deemed Conversion Order dated 24.03.2022 bearing No. 293832.

16. The said M/s. Cosmos Realty and Leisure Limited represented by its authorized signatory Harikumar. G conveyed the Schedule Property in favor of M/s. Mythreyi Infra Spaces LLP represented by its designated Partner Shailesh Haran under a Sale Deed dated 03.04.2023 registered as Document No. NMG-1-00114-2023-24, in Book I, stored in C.D. No. NMGD1577 in the office of the Sub-Registrar, Nelamangala. In this manner M/s. Mythreyi Infra Spaces LLP became the absolute owner of Schedule Property.

SURVEY RECORDS, ENDORSEMENTS, AND ENCUMBRANCE CERTIFICATE:

17. Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned below with respect to Survey No. 163 measuring totally measuring 11 Acres 04 Guntas (inclusive of 30 Guntas Kharab) discloses as follows:

SL. No	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No. 9
1.	1968-69 to 1977-78	Tahsildar, Nelamangala Taluk	Hanumantharaya
2.	1978-79 to 1992-93	Tahsildar, Nelamangala Taluk	Sanjeevaiah, Hanumanthaiah, Venkatachalaiah, Venkataramaiah and Govindaswamy.
3.	1993-94 to 2003-04	Tahsildar, Nelamangala Taluk	Sanjeevaiah, Venkatachalaiah, Venkataramaiah, Govindaswamy and Muniyappa S/o. Hucchabairiah.
4.	2004-05 to 2006-07	Village Accountant	S.N. Harish
5.	2007-08 to 2009-10	Village Accountant	Savitha Harish



6.	2011-12 to 2017-18	Digitally signed	Savitha Harish
7.	2018-19 to 2019-20	Digitally signed	M. Nagabhushan
8.	2020-21	Digitally signed	C.N. Govindaraju
9.	2021-22 to 2023-24	Digitally signed	M/s. Cosmos Realty Private Limited represented by its director Prashant R. Deshpande

Note 1: Upon perusal of the Mutation Register Extract bearing M.R. No. 49/1996-97, we note that Muniyappa S/o. Huchabairappa executed a Mortgage Deed in favor of Vyshya Bank, Sondekoppa. However, we have been provided with a representation from the client that since the date of execution of the Mortgage Deed as well as the document registration number is unavailable, they are unable to procure a copy of the said Mortgage Deed. Upon further perusal of the revenue records, we note that there is no reference with respect to the said Mortgage Deed in the subsequent revenue records as well.

Note 2: To furnish Mutation Register Extract bearing M.R. No. 30/94-9.

Note 3: Upon perusal of the furnished RTC for the period 2011-12 we note that there are suits filed with respect to Survey No. 163 in O.S. No. 383/2008 and O.S. No. 1147/2009. Further, upon the perusal of the litigation documents, we note that O.S. No. 383/2008 was disposed on 30.10.2012 and O.S. No. 1147/2009 was withdrawn on 23.01.2015.

18. Karnataka Revision Settlement Akarbandh issued by the Inspector, Department of Land Survey, Nelamangala Taluk discloses the total extent in Survey No. 163 as 11 Acres 04 Guntas, there being 30 Guntas Kharab.
19. Endorsement dated 23.05.2023 bearing No. RD0038897331904 issued by the Tahsildar, Nelamangala Taluk confirms that there is no tenancy case has been filed/pending under Forms 7 and 7A of the Karnataka Land Reforms Act with respect to the Schedule Property.
20. Endorsement dated 03.08.2016 bearing No. P.T.C.L/C.R/238/2016-17 issued by the Tahsildar, Nelamangala Taluk provides that no PTCL proceedings have been initiated or pending with respect to Schedule Property.



21. We have been furnished with the following Encumbrance Certificates with respect to Survey No. 163 which discloses as follows:

Sl. No.	Period	Issued by Registrar/Senior Registrar	Sub- Sub-	Transaction
1.	01.04.1964 to 05.03.2014	Nelamangala		7. Sale Deed dated 15.03.1978 executed by Hanumanthaiah in favor of Muniyappa registered as Document No. 2395/1978-79. 8. Sale Deed dated 20.03.2003 executed by Muniyappa in favor of S.T. Nagarajaiah registered as Document No. 3500/2002-03. 9. Sale Deed dated 11.08.2003 executed by S.H. Venkatesh in favor of S.T. Nagarajaiah registered as Document No. 1774/2003-04. 10. Release Deed dated 20.08.2004 executed by S.N. Harish in favor of S.T. Nagarajaiah registered as Document No. 3051/2004-05. 11. Settlement Deed dated 23.07.2005 entered between S.T. Nagarajaiah and others registered as Document No. 1457/2005-06. 12. Gift Deed dated 19.10.2007 executed by S.N. Harish in favor of Savitha Harish registered as Document No. 4746/2007-08.



2.	05.03.2014 to 02.06.2017	Nelamangala	"Nil"
3.	02.06.2017 to 24.08.2021	Nelamangala	1. Sale Deed dated 26.04.2018 executed by Savitha Harish in favor of M. Nagabhushan registered as Document No. NMG-1-00811-2018-19. 2. Sale Deed dated 05.01.2020 executed by Nagabhushan in favor of C.N. Govindaraju s/o. C.G. Narayanaswamy Naidu registered as Document No. NMG-1-05504-2020-21.
4.	01.04.2021 to 25.04.2023	Nelamangala	1. Sale Deed dated 30.08.2021 executed by C.N. Govindaraju in favor of M/s. Cosmos Realty Private Limited represented by its director Prashant R. Deshpande registered as Document No. NMG-1-05951-2021-22.
5.	01.04.2023 to 11.09.2023	Digitally signed	1. Sale Deed dated 03.04.2023 executed by M/s. Cosmos Realty and Leisure Private Limited, represented by its authorized signatory Harikumar in favor of M/s. Mythreyi Infra Spaces LLP registered as Document No. NMG-1-00114-2023-24. 2. Joint Development Agreement dated 01.09.2023 executed between M/s. Mythreyi Infra Spaces LLP and



			M/s. Indiabuild Real Estates Private Limited registered as Document No. NMG-1-06783-2023-24.
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OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. Mythreyi Infra Spaces LLP Private Limited Private Limited is the absolute owner of the Schedule Property and has a clear marketable title over the same subject to the production of the following documents, recommendations & observations made hereunder:



ANNEXURE- IV
SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of residentially converted land bearing Survey No. 164/3 totally measuring 2 Acres situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore Rural District and bounded on the:

East by	Survey No. 152/4/ Private Property;
West by	Survey No. 164/5/ Private Property;
North by	Survey No. 149/ Private Property;
South by	Access Road relinquished in favor of Government.

Note : The boundaries of the Schedule Property are derived from the Sale Deed dated 05.10.2020 registered as Document No. NMG-1-05951-2021-22, in Book I, stored in C.D. No. NMGD1133 in the office of the Senior Sub-Registrar, Nelamangala.

DOCUMENTS FURNISHED FOR SCRUTINY

SL. NO.	DATE	DESCRIPTION OF DOCUMENTS
1.	15.06.1934	Sale Deed executed by Syed Hussain Sabi S/o. Yajaman Masthan in favor of Ameerabiyamma D/o. Imam Sab registered as Document No. 1529/1933-34, in Book I, Volume 396 at Pages 164-169 in the office of the Sub-Registrar, Nelamangala;
2.		Preliminary Vahi bearing Sl. No. 281;
3.		Index of Lands issued by the Tahsildar, Nelamangala Taluk;
4.		Inheritance Certificate bearing I.H.C. No. 85/1989-90 issued by the Tahsildar, Nelamangala Taluk;
5.	24.03.1994	Sale Deed executed by Mohammed Khasim Sab along with his daughters namely Sharaffunnissa and Ameerda Bi in favor of Ramakrishna S/o. late Thimmegowda registered as Document No. 2211/1993-94, in Book I, Volume 1697 at Pages 93-94 in the office of the Sub-Registrar, Nelamangala Taluk;



6.		Mutation Register Extract bearing M.R. No. 35/1993-94;
7.	09.02.2004	Sale Deed executed by Ramakrishna S/o. late Thimmegowda in favor of S.T. Nagarajaiah S/o. Thimmappa registered as Document No. 3789/2003-04 in the office of the Sub-Registrar, Nelamangala;
8.		Mutation Register Extract bearing M.R. No. 35/2003-04;
9.		Family Tree of S.T. Nagarajaiah issued by the Village Accountant, Nelamangala Taluk;
10.	30.08.2004	Release Deed executed by S.N. Harish S/o. S.T. Nagarajaiah in favor of his father S.T. Nagarajaiah S/o. K. Thimmappa registered as Document No. NMG-1-03051-2004-05, in Book I, stored in C.D. No. NMGD18 in the office of the Sub-Registrar, Nelamangala;
11.		Mutation Register Extract bearing M.R. No. 12/2004-05 issued by the Village Accountant, Nelamangala;
12.	14.07.2005	Family Settlement entered between S.T. Nagarajaiah s/o. late Thimmappa and others registered as Document No. NMG-1-01457-2005-06, in Book I, stored in C.D. No. NMGD37 in the office of the Sub-Registrar, Nelamangala;
13.	19.10.2007	Gift Deed executed by S.N. Harish s/o. S.T. Nagarajaiah in favor of Savitha registered as Document No NMG-1-04746-2007-08, in Book I, stored in C.D. No. NMGD92 in the office of the Sub-Registrar, Nelamangala;
14.		Mutation Register Extract bearing M.R. No. 13/2007-08;
15.	26.04.2018	Sale Deed executed by Savitha Harish W/o. S.N. Harish in favor of M. Nagabhushan S/o. M. Krishnaiah registered as Document No. NMG-1-00811-2018-19, in Book I, stored in C.D. No. NMGD425 in the office of the Sub-Registrar, Nelamangala;
16.		Mutation Register Extract bearing M.R. No. H42/2017-18;
17.	02.01.2019	Order dated bearing LRF: SR:152 153/2018 on the file of Court of Assistant Commissioner Doddaballapura Sub-Division;



18.	05.10.2020	Sale Deed executed by M. Nagabhushan S/o. M. Krishnaiah in favor of C.N. Govindaraju S/o. C.G. Narayanaswamy Naidu registered as Document No. NMG-1-05504-2020-21, in Book I, stored in C.D. No. NMGD915 in the office of the Senior Sub-Registrar, Nelamangala;
19.		Mutation Register Extract bearing M.R. No. H22/2020-21;
20.	30.08.2021	Sale Deed dated C.N. Govindaraju S/o. C.G. Narayanaswamy in favor of M/s. Cosmos Realty and Leisure Private Limited, represented by its Director Prashant R Deshpande registered as Document No. NMG-1-05951-2021-22, in Book I, stored in C.D. No. NMGD1133 in the office of the Senior Sub-Registrar, Nelamangala;
21.	24.03.2022	Deemed Conversion Order bearing No. 293833 issued by the Deputy Commissioner, Bangalore Rural District;
22.		Mutation Register Extract bearing M.R. No. T57/2021-22;
23.	03.04.2023	Sale Deed executed by M/s. Cosmos Realty and Leisure Private Limited represented by its authorized signatory Harikumar. G. in favor of M/s. Mythreyi Infra Spaces LLP represented by its Designated Partner Shailesh Haran registered as Document No. NMG-1-00114-2023-24, in Book I, stored in C.D. No. NMGD1577 in the office of the Sub-Registrar, Nelamangala;
Records of Rights, Tenancy, and Crops ("RTC") with respect to Survey No. 164/3:		
24.		RTC for the period from 1968-69 to 1987-88 issued by the Tahsildar Nelamangala Taluk;
25.		RTC for the period from 1989-90 to 1992-92 issued by the Tahsildar Nelamangala Taluk;
26.		RTC for the period from 1993-94 to 2001-02 issued by the Tahsildar Nelamangala Taluk;
27.		RTC for the year 2002-03 issued by the Village Accountant;
28.		RTC for the year 2003-04 issued by the Village Accountant;



29.		RTC for the period from 2005-06 to 2006-07 issued by the Village Accountant;
30.		RTC for the period from 2007-08 to 2010-11 issued by the Village Accountant;
31.		Digitally signed RTC for the period from 2011-12 to 2017-18;
32.		Digitally signed RTC for the period from 2018-19 to 2019-20;
33.		Digitally signed RTC for the year 2020-21;
34.		Digitally signed RTC for the period from 2021-22 to 2023-24;
Survey Documents, Endorsements;		
35.		Karnataka Revision Settlement Akarbandh issued by the Inspector, Department of Land Records, Nelamangala Taluk;
36.	03.08.2016	Endorsement bearing No. P.T.C.L/C.R/238/2016-17 issued by the Tahsildar, Nelamangala Taluk;
37.	23.05.2023	Endorsement bearing No. RD0038897331904 issued by the Tahsildar, Nelamangala Taluk;
Encumbrance Certificates:		
38.		Encumbrance Certificate for the period from 01.04.1950 to 31.03.1964 issued by the office of the Senior Sub-Registrar, Nelamangala;
39.		Encumbrance Certificate for the period from 01.04.1964 to 05.03.2014 issued by the office of the Sub-Registrar, Nelamangala;
40.		Digitally signed Encumbrance Certificate for the period from 01.04.2014 to 31.03.2017;
41.		Encumbrance Certificate for the period from 01.04.2017 to 25.04.2023 issued by the office of the Senior Sub-Registrar, Nelamangala.
42.		Digitally signed Encumbrance Certificate for the period from 01.04.2023 to 11.09.2023.



TRACING OF TITLE

Upon review and corroborative study of the documents, the title flow of the Schedule Property is as follows:

1. All that piece and parcel of land bearing Survey No. 164/3 totally measuring 2 Acres situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk hereinafter referred to as **"Schedule Property"** was owned by one Ameerabiyamma D/o. Imam Sab, she having purchased the same from Syed Hussain Sabi S/o. Yajaman Masthan Sab under a Sale Deed dated 15.06.1934 registered as Document No. 1529/1933-34, in Book I, Volume 396 at Pages 164-169 in the office of the Sub-Registrar, Nelamangala. The same can be evidenced from the Preliminary Vahi bearing Sl. No. 281 as well as Index of Lands issued by the Tahsildar, Nelamangala Taluk which discloses the name of Ameerabiyamma as the owner of the Schedule Property.
2. Inheritance Certificate bearing I.H.C. No. 85/1989-90 issued by the Tahsildar, Nelamangala Taluk discloses that since Ameerabiyamma, her husband Rahim Sab, as well as her only daughter Mehabooba are dead, hence khata with respect to the Schedule Property was transferred in the name of Mohammed Khasim Sab who is the husband of Mehabooba. We have not been furnished with the Family Tree of Ameerabiyamma but this I. H. C. No. 85/1989-90 discloses that Ameerabiyamma and Rahim Sab had only one daughter Mehabooba.
3. The said Mohammed Khasim Sab along with his daughters namely Sharaffunnissa and Ameerabiyamma Bi conveyed the Schedule Property in favor of Ramakrishna S/o. late Thimmegowda under a Sale Deed dated 24.03.1994, registered as Document No. 2211/1993-94, in Book I, Volume 1697 at Pages 93-94 in the office of the Sub-Registrar, Nelamangala Taluk. The said transaction is reflected in the revenue records vide Mutation Register Extract bearing M.R. No. 35/1993-94.
4. Thereafter, Ramakrishna S/o. late Thimmegowda conveyed the Schedule Property in favor of S.T. Nagarajaiah S/o. Thimmappa under a Sale Deed dated 09.02.2004 registered as Document No. 3789/2003-04 in the office of the Sub-Registrar, Nelamangala. The said transaction is recorded in the revenue records vide Mutation Register Extract bearing M.R. No. 35/2003-04.
5. Family Tree of S.T. Nagarajaiah issued by the Village Accountant, Nelamangala Taluk discloses that he is married to Suvarna, and they have two children namely:



- a. S.N. Sathish is married to Gayathri, and they have one son Samarth.
 - b. S.N. Harish is married to K.N. Savitha and they have one son Abhimanyu.
6. S.N. Harish S/o. S.T. Nagarajaiah executed a Release Deed dated 30.08.2004 registered as Document No. NMG-1-03051-2004-05, in Book I, stored in C.D. No. NMGD18 in the office of the Sub-Registrar, Nelamangala in favor of his father S.T. Nagarajaiah S/o. K. Thimmappa by virtue of which S.N. Harish released all his right, title, and interest over other family properties belonging to his father S.T. Nagarajaiah but retained right, title, and interest over the Schedule Property. The foregoing entry has been reflected in the revenue records vide Mutation Register Extract bearing M.R. No. 12/2004-05.
 7. Subsequently, the said S.T. Nagarajaiah s/o. late Thimmappa along with his children namely S.N. Sathish and S.N. Harish entered into a Family Settlement dated 14.07.2005 registered as Document No. NMG-1-01457-2005-06, in Book I, stored in C.D. No. NMGD37 in the office of the Sub-Registrar, Nelamangala whereby S.T. Nagarajaiah and his son S.N. Sathish have concurred, acknowledged, and ratified the title of S.N. Harish as the owner of the Schedule Property as per the Release Deed dated 30.08.2004. The Schedule Property was settled in the name of S. N. Harish in terms of this Family Settlement dated 14.07.2005.
 8. Thereafter, S.N. Harish s/o. S.T. Nagarajaiah gifted the Schedule Property in favor of his wife Savitha under a Gift Deed dated 19.10.2007 registered as Document No NMG-1-04746-2007-08, in Book I, stored in C.D. No. NMGD92 in the office of the Sub-Registrar, Nelamangala. The foregoing transaction is recorded in the revenue records vide Mutation Register Extract bearing M.R. No. 13/2007-08.
 9. The said Savitha Harish W/o. S.N. Harish conveyed the Schedule Property in favor of M. Nagabhushan S/o. M. Krishnaiah under a Sale Deed dated 26.04.2018 registered as Document No. NMG-1-00811-2018-19, in Book I, stored in C.D. No. NMGD425 in the office of the Sub-Registrar, Nelamangala, and the said transaction has been recorded in the revenue records vide Mutation Register Extract bearing M.R. No. H42/2017-18.
 10. We have been furnished with the Order dated 02.01.2019 bearing LRF: SR:152-153/2018 filed before the Court of Assistant Commissioner, Doddaballapura Sub-Division by Government (Tahsildar, Nelamangala Taluk) against M. Nagabhushan. This case was filed against M. Nagabhushan for violation of Sections 79 A and B of Karnataka Land Reforms Act 1961 and registering the Sale Deed in his favor regarding Schedule Property along with



other lands. However, after submitting records for being an agriculturist, it was held that there was no violation.

11. M. Nagabhushan s/o. M. Krishnaiah conveyed the Schedule Property in favor of C.N. Govindaraju s/o. C.G. Narayanaswamy Naidu under a Sale Deed dated 05.10.2020 registered as Document No. NMG-1-05504-2020-21, in Book I, stored in C.D. No. NMGD915 in the office of the Senior Sub-Registrar, Nelamangala, and the said transaction has been recorded in the revenue records vide Mutation Register Extract bearing M.R. No. H22/2020-21.
12. The said C.N. Govindaraju s/o. C.G. Narayanaswamy Naidu conveyed the Schedule Property in favor of M/s. Cosmos Realty and Leisure Private Limited, represented by its Director Prashant R Deshpande under a Sale Deed dated 30.08.2021 registered as Document No. NMG-1-05951-2021-22, in Book I, stored in C.D. No. NMGD1133 in the office of the Senior Sub-Registrar, Nelamangala.
13. Subsequently, M/s. Cosmos Realty and Leisure Private Limited represented by its Director Prashant. R Deshpande applied for conversion of the Schedule Property in the office of Deputy Commissioner, Bangalore Rural District, and after paying the requisite conversion fee, an Order for conversion of land in Survey No. 164/3 measuring 2 Acres from agricultural purpose to Layout Residential was passed and the same can be evidenced from Deemed Conversion Order dated 24.03.2022 bearing No. 293833. The said conversion is recorded in the revenue records vide Mutation Register Extract bearing M.R. No. T57/2021-22.
14. M/s. Cosmos Realty and Leisure Private Limited represented by its authorized signatory Harikumar G. conveyed the Schedule Property in favor of M/s. Mythreyi Infra Spaces LLP represented by its Designated Partner Shailesh Haran under a Sale Deed dated 03.04.2023 registered as Document No. NMG-1-00114-2023-24, in Book I, stored in C.D. No. NMGD1577 in the office of the Sub-Registrar, Nelamangala. In this manner M/s. Mythreyi Infra Spaces LLP became the absolute owner of Schedule Property.



SURVEY RECORDS, ENDORSEMENTS, AND ENCUMBRANCE CERTIFICATE:

15. Records of Rights, Tenancy, and Crops ("RTC") for the period mentioned below with respect to Survey No. 164/3 totally measuring 2 Acres discloses as follows:

SL. No	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No. 9
1.	1968-69 to 1987-88	Tahsildar, Nelamangala Tauk	Ameedabiyamma
2.	1989-90 to 1992-92	Tahsildar, Nelamangala Tauk	Mohammed Khasim Sab
3.	1993-94 to 2001-02	Tahsildar, Nelamangala Tauk	Ramakrishna S/o. Chikka Thimme Gowda
4.	2002-03	Village Accountant	Ramakrishna S/o. Chikka Thimme Gowda
5.	2003-04	Village Accountant	S.T. Nagarajaiah S/o. Thimmappa
6.	2005-06 to 2006-07	Village Accountant	S.N. Harish S/o. S.T. Nagarajaiah
7.	2007-08 to 2010-11	Village Accountant	Savitha Harish W/o. S.N. Harish
8.	2011-12 to 2017-18	Digitally signed	Savitha Harish W/o. S.N. Harish
9.	2018-19 to 2019-20	Digitally signed	M. Nagabhushan S/o. M. Krishnaiah
10.	2020-21	Digitally signed	C.N. Govindaraju



11.	2021-22 to 2023-24	Digitally signed	M/s. Cosmos Realty Private Limited represented by its Director Prashant R. Deshpande
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16. Karnataka Revision Settlement Akarbandh issued by the Inspector, Department of Land Records, Nelamangala Taluk discloses the total extent in Survey No. 164/3 as 2 Acres there being no kharab.
17. Endorsement dated 23.05.2023 bearing No. RD0038897331904 issued by the Tahsildar, Nelamangala Taluk confirms that no tenancy case is filed/pending under Forms 7 and 7A of the Karnataka Land Reforms Act concerning the Schedule Property.
18. Endorsement dated 03.08.2016 bearing No. P.T.C.L/C.R/238/2016-17 issued by the Tahsildar, Nelamangala Taluk provides that no PTCL proceedings have been initiated or pending with respect to Schedule Property.
19. We have been furnished with the following Encumbrance Certificates with respect to Survey No. 164/3 which discloses as follows:

Sl. No.	Period	Issued by Sub-Registrar/Senior Sub-Registrar	Transaction
1.	01.04.1950 to 31.03.1964	Nelamangala	"Nil"
2.	01.04.1964 to 05.03.2014	Nelamangala	1. Sale Deed dated 24.03.1994 executed by Mohammed in favor of Ramakrishna registered as Document No. 2211/1993-94. 2. Sale Deed dated 09.02.2004 executed by Ramakrishna in favor of S.T. Nagarajaiah registered as Document No. 3789/2003-04. 3. Release Deed dated 30.08.2004 executed by S.N. Harish in favor of S.T. Nagarajaiah registered as Document No. NMG-1-03051-2004-05.



			4. Family Settlement dated 14.07.2005 entered between S.T. Nagarajaiah and others registered as Document No. NMG-1-01457-2005-06. 5. Gift Deed dated 19.10.2007 executed by S.N. Harish in favor of Savitha registered as Document No NMG-1-04746-2007-08.
3.	01.04.2014 to 31.03.2017	Digitally signed	"Nil"
4.	01.04.2017 to 25.04.2023	Nelamangala	3. Sale Deed dated 26.04.2018 executed by Savitha Harish in favor of M. Nagabhushan registered as Document No. NMG-1-00811-2018-19. 4. Sale Deed dated 07.10.2020 executed by Nagabhushan in favor of C.N. Govindaraju s/o. C.G. Narayanaswamy Naidu registered as Document No. NMG-1-05504-2020-21. 5. Sale Deed dated 30.08.2021 executed by C.N. Govindaraju in favor of M/s. Cosmos Realty Private Limited represented by its director Prashant R. Deshpande registered as Document No. NMG-1-05951-2021-22.
5.	01.04.2023 to 11.09.2023	Digitally signed	3. Sale Deed dated 03.04.2023 executed by M/s. Cosmos Realty and Leisure Private Limited, represented by its authorized signatory Harikumar in favor of M/s. Mythreyi Infra Spaces LLP registered as Document No. NMG-1-00114-2023-24. 4. Joint Development Agreement dated 01.09.2023 executed between M/s.



			Mythreyi Infra Spaces LLP and M/s. Indiabuild Real Estates Private Limited registered as Document No. NMG-1- 06783-2023-24.
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OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that M/s. Mythreyi Infra Spaces LLP is the absolute owner of the Schedule Property and has a clear marketable title over the same.



ANNEXURE-V

SCHEDULE PROPERTY

1. All that piece and parcel of Residentially converted land bearing Survey No.164/2 measuring 01 Acre 14 Guntas situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore Rural District and bounded by:

East by	Land in Survey No.164/6.
West by	Land in Survey No. 163 and 164/7.
North by	Land in Survey No. 164/1, 164/6 and Survey No. 164/7.
South by	Land bearing Survey No.153/3 and 159.

2. All that piece and parcel of Residentially converted land bearing Survey No.164/6 measuring 01 Acre 02 Guntas situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore Rural District and bounded by:

East by	Land in Survey No.164/5.
West by	Land in Survey No. 164/1 and Survey No.164/2.
North by	Land in Survey No. 164/1, 164/4, 164/7 and Survey No. 164/8.
South by	Land bearing Survey No.164/2 and Survey No.153.

Both the boundaries are derived from the Sale Deed dated 03.04.2023 registered as Document No.NMG-1-00115/23-24, in Book I, stored in CD No.NMGD1577, in the office of Sub Registrar, Nelamangala.

SL No.	DATE	Description of Documents
1.	04.09.1965	Sale Deed executed by Parvathamma w/o Byraiah in favour of Thimmaiah s/o Dasappa registered as Document No.1742/65-66, in Book I, Volume 1088, at pages 129 to 132, in the office of Sub Registrar, Bangalore Rural.
2.		Mutation Register extract bearing M.R. No. 27/73-74 issued by the office of Tahsildar, Nelamangala.
3.	10.11.2004	Sale Deed executed by S.V. Thimmaiah along with his sons Srinivasamurthy and Purushothama in favour of S.N. Harish registered as Document No.NMG-1-04721/04-05, in Book I,



		stored in CD NMGD24, in the office of Sub Registrar, Nelamangala.
4.		Mutation Register extract bearing M.R. No. 30/04-05 issued by Village Accountant, Nelamangala.
5.	25.01.2008	Simple Mortgage Deed executed by S.N. Harish S/o. S.T. Nagarajaiah and his wife Savitha Harish registered as Document No. NMG-1-07054/07-08, in Book I, stored in CD No. NMGD98, in the office of Sub Registrar, Nelamangala.
6.		Mutation Register extract bearing M.R. No. 22/07-08, issued by the office of Village Accountant, Nelamangala.
7.	05.08.2008	Simple Mortgage Deed (Without Possession) executed by S.N. Harish s/o S. T. Nagarajaiah and his wife Savitha Harish in favour of M/s. Axis Bank Ltd, registered as Document No.NMG-1-02049/08-09, in Book I, stored in CD No. MNGD107, in the office of Sub Registrar, Nelamangala.
8.		Mutation Register extract bearing M.R. No. 9/08-09 issued by the office of Village Accountant, Nelamangala.
9.	30.01.2009	Supplemental Simple Mortgage Deed executed by S.N. Harish s/o S. T. Nagarajaiah and his wife Savitha Harish in favour of M/s.Axis Bank Ltd., registered as Document No.NMG-1-05951/08-09 in Book I, stored in CD No. NMGD121, in the office of Sub Registrar, Nelamangala.
10.		Mutation Register extract bearing M.R. No. 29/08-09, issued by the office of Village Accountant, Nelamangala.
11.	26.04.2018	Sale Deed executed by S.N.Harish s/o S.T. Nagarajaiah in favour of M.N. Nagabhushan registered as Document No.NMG-1-00806/18-19, in Book I, stored in CD No.NMGD425, in the office of Sub Registrar, Nelamangala.
12.		Mutation Register Extract bearing MR.No.H41/17-18.
13.	02.01.2019	Order bearing LRF: SR:152 153/2018 issued by Assistant Commissioner, Doddaballapura.
14.	10.11.2014	Discharge Deed executed by Axis Bank Limited in favour of S.N. Harish S/o. S.T. Nagarajaiah and Savitha Harish W/o. S.N. Harish registered as Document No. NMG-1-07881-2014-15, in Book I, stored in C.D. No. NMGD318 in the office of the Senior Sub-Registrar, Nelamangala.
15.		Mutation Register extract bearing M.R. No. T3/17-18, digitally signed. (No proper Seal).
16.	05.10.2020	Sale Deed executed by M. Nagabhushan s/o M. Krishnaiah in favour of C.N. Govindaraju registered as Document No.NMG-1-05506/20-21, in Book I, stored in CD No. NMGD915, in the office of Sub Registrar, Nelamangala.



17.		Mutation Register extract bearing M.R. No. H23 issued by the Revenue Inspector, Nelamangala.
18.	30.08.2021	Sale Deed executed by C.N. Govindaraju in favour of M/s. Cosmos Realty and Leisure Private Limited represented by its Director Prashant R Deshpande registered as Document No.NMG-1-0-5953/21-22 in Book I, stored in CD No. NMGD1133, in the office of Sub Registrar, Nelamangala.
19.	24.03.2022	Deemed Conversion bearing No.293828 issued by Deputy Commissioner, Bangalore Rural District with regard to Survey No.164/6 measuring 01 Acre 02 Guntas.
20.		Mutation Register Extract bearing MR.No.T50/21-22.
21.	24.03.2022	Deemed Conversion bearing No.293829 issued by Deputy Commissioner, Bangalore Rural District with regard to Survey No.164/2 measuring 01 Acre 19 Guntas.
22.		Mutation Register Extract bearing MR.No.T55/21-22.
23.		Copy of orders passed in RRT DS128/21-22 dated 30.10.2021, issued by the office of Tahsildar, Nelamangala Taluk.
24.	03.04.2023	Sale Deed executed by M/s. Cosmos Realty and Leisure Private Limited represented by authorized signatory Harikumar.G in favour of Shailesh Haran s/o Sankalchand registered as Document No.NMG-1-00115/23-24, in Book I, stored in CD No.NMGD1577, in the office of Sub Registrar, Nelamangala.
Record of Rights, Tenancy, and Crops (RTC) with respect to Survey No. 164/1 and 164/2:		
25.		RTC for the period covering 1968-69, 1978-79 to 1995-96, 2001-2002 to 2023-2024 with respect to Survey No.164/1 measuring 07 Acres 28 Guntas.
26.		RTC for the period covering 1968-69, 1978-79 to 1995-96, 2001-2002 to 2023-2024 with respect to Survey No.164/2 measuring 01 Acre 33 Guntas.
Survey Documents, Endorsements and Plan Sanctions:		
27.		Akarbandh extract issued by Inspector, Land Survey, Nelamangala Taluk with regard to Survey No.164/2.
28.		Akarbandh extract issued by Inspector, Land Survey, Nelamangala Taluk with regard to Survey No.164/6.
29.		Hissa Tippani extract issued by Inspector, Land Survey, Nelamangala Taluk.
30.		Pakka Book Nakal extract issued by Inspector, Land Survey, Nelamangala Taluk.
31.		Hissa Survey Atlas issued by the office of Land Records, Nelamangala Taluk, with regard to Survey Nos.164/2 and 164/6.



32.	03.08.2016	Endorsement bearing No. P.T.C.L. C.R/238/16-17 issued by Tahsildar, Nelamangala.
33.	06.10.2016	Endorsement bearing No.LRF.CR.323/16-17 issued by Assistant Commissioner, Doddaballapura.
34.	23.05.2023	Endorsement bearing No. RD0038897331904 issued by Tahsildar. (digitally signed).
35.	08.06.2023	Draft Residential Layout Plan bearing No. LAO:115/22-23 issued by the Joint Director of Town and Country Planning and Member Secretary, Nelamangala Planning Authority.
36.	08.06.2023	Temporary Plan Sanction and Commencement Certificate issued by the Joint Director of Town and Country Planning and Member Secretary, Nelamangala Planning Authority.
Encumbrance Certificates:		
37.		Encumbrance Certificate for the period from 01.04.1950 to 25.04.2023 issued by Sub Registrar, Nelamangala with regard to Survey No.164/2 and 164/6 (164/1).
38.		Encumbrance Certificate for the period from 01.04.2023 to 11.09.2023 issued by Sub Registrar, Nelamangala with regard to Survey No. 164/2.
39.		Encumbrance Certificate for the period from 01.04.2023 to 11.09.2023 issued by Sub Registrar, Nelamangala with regard to Survey No. 164/6.

III. TRACING OF TITLE

Upon review and corroborative study of the documents, the title flow of the Schedule Property is as follows:

1. Originally the land in Survey No.164/1 measuring 01 Acre 02 Guntas and 164/2 measuring 01 Acre 14 Guntas (hereinafter collectively referred to as "**Said Property**") belonged to one Parvathamma w/o Byraiah. The said Parvathamma sold the Said Property to Thimmaiah s/o Dasappa under a Sale Deed dated 04.09.1965 registered as Document No.1742/65-66, in Book I, Volume 1088, at pages 129 to 132, in the office of Sub Registrar, Bangalore Rural. Katha was transferred in the name of Thimmaiah vide Mutation Register extract bearing MR 27/73-74.
2. Later the said S.V.Thimmaiah along with his sons Srinivasamurthy and Purushothama conveyed the Said Property in favour of S.N.Harish vide Sale Deed dated 10.11.2004 registered as Document No.NMG-1-04721/04-05, in Book I, stored in CD NMGD24, in the



office of Sub Registrar, Nelamangala. The same can be evidenced from Mutation Register extract bearing MR 30/04-05.

3. Later the said S.N.Harish along with his wife Savitha Harish availed an agricultural loan of Rs.3,00,00,000 (Rupees Three Crores Only) by mortgaging Survey No.164/2 measuring 01 Acre 14 Guntas along with other lands under a Mortgage Deed dated 25.01.2008 registered as Document No.NMG-1-07054/07-08, in Book I, stored in CD No.NMGD98, in the office of Sub Registrar, Nelamangala in favour of M/s.Axis Bank Ltd., the same can be evidenced from the Mutation Register extract bearing MR22/07-08, issued by the office of Village Accountant, Nelamangala.
4. Further a Simple Mortgage Deed (Without Possession) dated 05.08.2008 registered as Document No.NMG-1-02049/08-09, in Book I, stored in CD No.MNGD107, in the office of Sub Registrar, Nelamangala was executed by S.N.Harish and his wife Savitha Harish (on behalf of M/s.Zakini Biotech Pvt Ltd.,) in favour of M/s.Axis Bank Ltd., thereby mortgaging Survey No.164/2 measuring 01 Acre 14 Guntas along with other lands and availed Rs.1,00,00,000/- of additional credit facility. The said Mortgage is also recorded in the Mutation Register extract bearing MR9/08-09.
5. In addition to the aforesaid Mortgage Deeds a Supplemental Simple Mortgage Deed dated 30.01.2009 registered as Document No.NMG-1-05951/08-09 in Book I, stored in CD No. NMGD121, in the office of Sub Registrar, Nelamangala was executed by S.N.Harish s/o S.T.Nagarajaiah and his wife Savitha Harish in favour of M/s. Axis Bank Ltd. The borrower availed additional credit facility of Rs.7,00,00,000/-(Rupees Seven Crores Only) by way of an Agricultural term loan thereby mortgaging Survey No.164/2 measuring 01 Acre 14 Guntas along with other lands. The total loan amount availed is Rs.11,00,00,000/- (Rupees Eleven Crores Only). The said Mortgage is also recorded in the Mutation Register extract bearing MR29/08-09.
6. The aforesaid Mortgage Deeds have been discharged via Discharge Deed dated 10.11.2014 registered as Document No. NMG-1-07881-2014-15, in Book I, stored in C.D. No. NMGD318 in the office of the Senior Sub-Registrar, Nelamangala executed by Axis Bank Limited in favour of S.N. Harish S/o. S.T. Nagarajaiah and Savitha Harish W/o. S.N. Harish. Further, the Mutation Register extract bearing MRT3/17-18, digitally signed. (No proper Seal) records Discharge Deed dated 10.11.2014 registered as Document No.NMG-1-07881/14-15 in the name of S.N. Harish and Savitha Harish with regard to Survey No. 164/2 measuring 01 Acre 14 Guntas along with other lands.



7. The Hissa Tippani and Pakka Book Nakal issued by Inspector, Land Surveyor, Nelamangala Taluk records Phoddi of Survey No.164/1 measuring 07 Acres 28 Guntas was into 164/1, 164/4, 164/5 and 164/6. Survey No.164/6 measuring 01 Acres 02 Guntas stands in the name of S.N.Harish.
8. The said S.N.Harish sold Survey No.164/2 measuring 01 Acre 14 Guntas and Survey No.164/6 (Old No.164/1) measuring 01 Acres 02 Guntas (hereinafter collectively referred to as "**Schedule Property**") in favour of M. N. Nagabhushan under a Sale Deed dated 26.04.2018 registered as Document No.NMG-1-00806/18-19, in Book I, stored in CD No.NMGD425, in the office of Sub Registrar, Nelamangala.The same can be evidenced from Mutation Register Extract bearing MR.No.H41/17-18.
9. We have been furnished with the Order dated 02.01.2019 bearing LRF: SR:152-153/2018 filed before the Court of Assistant Commissioner, Doddaballapura Sub Division by Government (Tahsildar, Nelamangala Taluk) against M.Nagabhushan. This case was filed against M. Nagabhushan for violation of Section 79 A and B of Karnataka Land Reforms Act 1961 and registering the Sale Deed in his favour regarding Schedule Property along with other lands. However, later after submitting records for being an agriculturist, it was held that there was no violation as such.
10. The said Nagabhushan s/o M. Krishnaiah executed a Sale Deed in favour of C.N. Govindaraju registered as Document No.NMG-1-05506/20-21, in Book I, stored in CD No. NMGD915, in the office of Sub Registrar, Nelamangala wherein Schedule Property was conveyed and the same is recorded in Mutation Register extract bearing MRH23/20-21. Subsequently C.N. Govindaraju in turn sold the Schedule Property in favour of M/s. Cosmos Realty and Leisure Private Limited represented by its Director Prashant R Deshpande registered as Document No.NMG-1-0-5953/21-22 in Book I, stored in CD No. NMGD1133, in the office of Sub Registrar, Nelamangala under a Sale Deed dated 30.08.2021.
11. M/s. Cosmos Realty and Leisure Private Limited represented by its Director Prashanth R. Deshpande and Raghunath V Deshpande applied for conversion of Survey No.164/6 measuring 01 Acre 02 Guntas and Survey No.164/2 measuring 01 Acre 19 Guntas for Residential-layout purposes and upon payment of requisite fees obtained a Deemed Conversion orders both dated 24.03.2022 bearing Nos.293828 and 293829 issued by Deputy Commissioner, Bangalore Rural District. The same can be evidenced from Mutation Register Extract bearing MR.No.T50/21-22 and Mutation Register Extract bearing MR.No.T55/21-22.

12. Copy of orders passed in RRT DS128/21-22 dated 30.10.2021, issued by the office of Tahsildar, Nelamangala Taluk records that the name of M/s. Cosmos Realty and Leisure Private Limited has to be rectified in Katha transfer checklist with regard to Survey Nos.164/2 and 164/6.
13. Further, the said M/s. Cosmos Realty and Leisure Private Limited represented by its authorized signatory Harikumar. G conveyed Schedule Property in favour of Shailesh Haran s/o Sankalachand under a Sale Deed dated 03.04.2023 registered as Document No.NMG-1-00115/23-24, in Book I, stored in CD No.NMGD1577, in the office of Sub Registrar, Nelamangala. In this manner Shailesh Haran became the absolute owner of Schedule Property.
14. "RTC" for the period mentioned below with respect to Survey No. 164/6 (Old No.164/1) measuring 01 Acre 02 Guntas discloses as follows:

SL. No	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	1968-69 to 1999-2000	Tahsildar, Nelamangala	Javarappa, Chikkanarasimhaiah, Revamma and Thimmaiah (along with other owners as it is a larger extent)
2.	2003, 2004 to 2017-18	Village Accountant, KSKO centre.	S.N.Harish (along with other owners as it is a larger extent)
3.	2018- 2023	Village Accountant, KSKO centre.	Nagabhushan, Govindaraj, M/s.Cosmos Realty and Leisure Private Limited

15. "RTC" for the period mentioned below with respect to Survey No. 164/2 totally measuring 01 Acre 33 Guntas discloses as follows:

SL. No	RTC for the period from	Issued by the office of the	Name of the person recorded in Column No.9
1.	1968-69 to 1999-2003	Tahsildar, Nelamangala	Parvathamma and Thimmaiah
2.	2004, 2016-2017	Digitally signed	S.N. Harish
3.	2020 to 2023	Digitally Signed	Govindaraj and M/s. Cosmos Realty and Leisure Private Limited



16. The Akarbandh extract issued by Inspector, Land Survey, Nelamangala Taluk records the extent of Survey No.164/2 as 01 Acre 19 Guntas and there being 05 Guntas of Kharab.
17. The Akarbandh extract issued by Inspector, Land Survey, Nelamangala Taluk records the extent of Survey No.164/6 as 01 Acre 02 Guntas.
18. Hissa Tippani and Pakka Book Nakal issued by Inspector, Land Surveyor, Nelamangala Taluk records Phoddi of Survey No.164/1 measuring 07 Acres 28 Guntas was into 164/1, 164/4, 164/5 and 164/6. Survey No.164/6 measuring 01 Acres 02 Guntas stands in the name of S.N. Harish, and Atlas records the shape and boundaries of Survey No.164/6.
19. Hissa Survey Atlas issued by the Office of Land Records, Nelamangala Taluk, discloses the shape and boundary of Survey Nos.164/2 and 164/6.
20. Endorsement dated 03.08.2016 bearing No. P.T.C.L. C.R/238/16-17 issued by Tahsildar, Nelamangala records that there are no proceedings initiated/pending under PTCL Act 1978 with regard to Survey Nos.164/2 measuring 01 Acre 14 Guntas and 164/6 measuring 01 Acre 02 Guntas.
21. Endorsement dated 06.10.2016 bearing No.LRF.CR.323/16-17 issued by Assistant Commissioner, Doddaballapura records that there are no proceedings initiated/pending under section 79 A and B of Karnataka Land Reforms Act 1961 with regard to Survey Nos.164/2 measuring 01 Acre 14 Guntas and 164/6 measuring 01 Acre 02 Guntas.
22. Endorsement dated 23.05.2023 bearing No. RD0038897331904 issued by Tahsildar, (digitally signed) records that there are no Tenancy proceedings initiated/pending with regard to Survey Nos.164/2 measuring 01 Acre 14 Guntas and 164/6 measuring 01 Acre 02 Guntas.

Encumbrance Certificates:

23. We have been furnished with the Encumbrance Certificates with respect to Schedule Property for the period covering from 01.04.1950 to 25.04.2023 reflects all the aforesaid transactions and nothing apart from that is reflected.
24. Encumbrance Certificate for the period from 01.04.2023 to 11.09.2023 issued by Sub Registrar, Nelamangala with regard to Survey No. 164/2, discloses:



- a) Joint Development Agreement dated 01.09.2023 registered as Document No.NMG-1-06782/23-24.
 - b) Sale Deed dated 03.04.2023 registered as Document No.NMG-1-00115/23-24.
25. Encumbrance Certificate for the period from 01.04.2023 to 11.09.2023 issued by Sub Registrar, Nelamangala with regard to Survey No. 164/6, discloses:
- c) Joint Development Agreement dated 01.09.2023 registered as Document No.NMG-1-06782/23-24.
 - d) Sale Deed dated 03.04.2023 registered as Document No.NMG-1-00115/23-24.

OPINION

Upon review and scrutiny of the documents furnished to us, we are of the opinion that Shailesh Haran is the absolute owner of the Schedule Property and has a clear marketable title over the same.



ANNEXURE -VI

Project Development Documents:

Nelamangala Planning Authority on 08.06.2023 issued a Provisional Plan Sanction and Commencement Certificate bearing LAO:115/22-23 for the formation of 401 sites in Survey Nos. 153/3 measuring 01 Acre 31 Guntas, 159/2 measuring 05 Acres 18 Guntas, 163 measuring 10 Acres Guntas, 164/2 measuring 01 Acres 14 Guntas, 164/3 02 Acres and 164/6 measuring 01 Acres 02 Guntas totally measuring 22 Acres 19 Guntas along with certain conditions mentioned therein and one of the specific condition is that the plan sanction is subject to the conditions mentioned therein. Judgement/Order passed by the High Court of Karnataka in W.P.No.38218/2013. Since the provided Plan Sanction is of a provisional nature, it is clarified that the Authority shall issue the Final Layout Plan upon completion of the development by the Developer, and the Release Order for the sale of sites shall be issued along with the Final Layout Plan.

Joint Development Agreement, General Power of Attorney and Sharing Agreement with regard to Survey Nos. 153/3, 159/2, 163 and 164/3 totally measuring 20 Acres 03 Guntas.

Joint Development Agreement with Mythreyi Infra Spaces LLP and India Build Real Estates Private Limited

1. Mythreyi Infra Spaces LLP being the owner of Survey Nos. 153/3, 159/2, 163 and 164/3 totally measuring 20 Acres 03 Guntas have entered into a Joint Development Agreement with the developer vide JDA dated 01.09.2023 registered as document No. NMG-1-06783-2023-24 in the office of the Sub-Registrar Nelamangala, Bangalore Rural District (hereinafter referred to as "Mythreyi JDA")
2. The developer has agreed to develop Survey Nos. 153/3, 159/2, 163 and 164/3 totally measuring 20 Acres 03 Guntas into a residential layout at its own cost and expenses in the manner and subject to the terms and conditions set forth in the Mythreyi JDA. The developer has agreed to obtain RERA approval and complete the project excluding club house within 18 months from the date of registration of the project before Karnataka RERA with the grace period of 6 months. Further Mythreyi Infra Spaces LLP and the Developer have agreed to develop their project on Revenue Sharing Model, out of which Mythreyi Infra Spaces LLP is entitled for 52% of the sale proceed and developer is entitled for the balance 48% out of the



total sale proceeds. The developer is entitled to raise loans as per clause 14 of the Mythreyi JDA. As per clause 15 Mythreyi has deposited original title deeds with the developer, and it is agreed that same shall be handed over to the allottees association.

3. If the Developer avails financial assistance from banks or financial institutions, and such bank or financial institution requires originals or certified copies of the Original Title Deeds as collateral, then the Parties shall endeavor that the documents shall be deposited by creating an Escrow or through a Security Trustee to ensure that the title documents are available for inspection to all the parties at all reasonable times.
4. As per clause 16 the developer is entitled to conduct the marketing, promotion, advertising, public relations activities and all other activities in relation to the advancement of and selling of the project.

General Power of Attorney

5. Mythreyi Infra Spaces LLP has executed a General Power of Attorney dated 01.09.2023 registered as document No. NMG-4-00344-2023-24 in the office of the Sub-Registrar Nelamangala, Bangalore Rural District, inter alia authorizing the developer to do all acts, deeds and things that are required for development of the project to do marketing of the project. As per clause 21 of the GPA, the developer is entitled to sell or otherwise dispose of the sites found in the project by executing necessary agreement for sale and or sale deed or any other documents and receive necessary consideration from the prospective purchaser.

Joint Development Agreement, General Power of Attorney and Sharing Agreement with regard to Survey No.164/2 and 164/6.

Description under the Title Report

1. Shailesh Haran being the owner of Sy. Nos.164/2 measuring 1 Acre 14 Guntas and Sy. No. 164/6 measuring 1 Acre 2 Guntas totally measuring 2 Acre 16 Guntas excluding 5 Guntas of Kharab (1,04,000 Sq. Ft. approximately) situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bangalore Rural District, has entered into a Joint Development Agreement dated 01.09.2023 registered as Document No. NMG-1-06783-2023-24 in the office of the Sub-Registrar, Nelamangala, Bangalore Rural District with India Build Real Estates Pvt. Ltd (hereinafter referred to as developer).

(This Joint Development Agreement hereinafter referred to as JDA by Shailesh Haran.)

2. This JDA by Shailesh Haran provides that Mythreyi Infra Spaces LLP is the owner of the adjacent land in Sy Nos.153/3 measuring 1 Acre 31 Guntas excluding 5 Guntas of B Kharab



land, Survey No.163 measuring 10 Acres 34 Guntas, excluding 10 Guntas of B Kharab land, Survey No.164/3 measuring 2 Acres and Survey No.159/2 measuring 5 Acres 18 Guntas (Old Sy. No.159) in all total measuring 20 Acres and 3 Guntas excluding 15 Guntas of B Kharab situated at Mantanakurchi Village, Kasaba Hobli, Nelamangala Taluk, Bengaluru Rural District.

3. Mythreyi Infra Spaces LLP and India Build Real Estates Private Limited have formulated a scheme for developing lands owned by Shailesh Haran and adjacent lands owned by Mythreyi Infra Spaces LLP totally admeasuring 22 Acres 19 Guntas by forming a residential layout comprising of individual sites and such other development in accordance with the scheme formulated by the developer. The Developer and Mythreyi Infra Spaces LLP have entered into a separate JDA to develop the lands owned by Mythreyi Infra Spaces LLP dated 01.09.2023 registered as document No. 96783/2023-24 stored in Book-I in the office of the Sub-Registrar Nelamangala.

The important terms of this JDA are as follows-

- a) The Developer has already put up the application along with the landowners for approval of the layout plan with Nelamangala Planning Authority vide application no. NDA; LAO: 115:2022-23 dated 11.04.2023 and the Developer has agreed to obtain the sanction layout plan within 30 days from the date of execution of the JDA.
- b) The Developer has agreed to commence and complete the layout development within a period of 12 months from the date of obtaining registration of the project before Karnataka RERA with the grace period of 6 months thereafter by obtaining prior approval from Shailesh Haran.
- c) The Developer has agreed to register the project before Karnataka RERA within 60 days from the date of registration of this JDA.
- d) The Developer has agreed to develop and deliver to Shailesh Haran 52% (Owne's Sital Area) of the developed sital area equivalent to 30,000 Sq. ft. of developed sital area consisting of sites approximately measuring 30 feet X 40 feet each equaling up to 25 sites including proportionate rights to use common amenities and clubhouse developed in the composite property on other hand the developer is entitled to the balance developed sital area of 48% (Developers sital area) in Sy. Nos. 164/2 and 164/6.
- e) The Owner's and Developer's sital area shall be the absolute Property of the respective party and they shall be entitled to sell, mortgage, gift, lease or otherwise dispose of the same or any part thereof, and they shall be entitled to all income, gains capital appreciation and benefit of all kinds of description accruing, arising or flowing therefrom.



- f) Further Shailesh Haran has executed a General Power of Attorney dated 01.09.2023 registered as document No. NMG-4-00345-2023-24 in the office of the Sub-Registrar Nelamangala, Bangalore Rural District, inter alia authorized developer to do certain acts, deeds and things. The developer is authorized to obtain plan approvals _____ in this regard the developer is authorized to do all acts, deeds and things that are required for obtaining the layout plan approval.
- g) To sign and execute Agreements of Sale, to receive considerations, execute Sale Deed/s, mortgage obtain financial assistance in respect of Developers' share including proportionate undivided share in the sites formed in the schedule property, to execute allotment letters, and all other documents in respect of Developer's share of sites formed in the residential layout in the schedule property in favour of the prospective customer/s in accordance with the sharing agreement to be entered to be into between the parties subject to strict adherence of Joint Development Agreement.
- h) To Present all such deeds, agreements, documents, transfer deeds, sale deeds with respect to the Developer's share of developed sital area before the concerned sub- registrar or registering authorities.

Sharing Agreement

4. Shailesh Haran and the Developer have entered into an unregistered sharing agreement dated 02.09.2023 wherein they have allocated the sites to their respective shares. As per this Sharing Agreement 24 sites equivalent to sital area of 13,010 Sq. ft. has been allocated to the share of owner i.e., Shailes Haran and remaining 22 sites equivalent to sital area of 26,720 Sq. ft. has been allocated to the share of the developer.

Note- This sharing agreement is an unregistered document and adequate stamp duty has not been paid. Hence the owner, i.e., Shailes Haran has to make the developer a confirming party to all his sale transactions. In the same the developer shall not be entitled to sell his share in his individual capacity, but he has to make Shailesh Haran as owner to the transaction and the developer is authorized to represent him as a power of attorney holder and the developer should become a second party to the sale transaction.



II. OUR UNDERSTANDING

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

IMPORTANT:

The Report on Title (Report) prepared by us and submitted herewith is based on the review of the records and documents in respect of the above Schedule Property as made available the recommendations, limitations, restrictions, conditions, and disclaimers mentioned at the appropriate places in this Report.

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

With to us during the review, and the said Report must be read in conjunction with and subject to a view to check and verify the encumbrances and liens thereon and to provide the Report on the Schedule Property, the Client instructed Fox Mandal & Associates ('FM') to carry out a due diligence exercise, based exclusively on the records/information made available to FM by Client.

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

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



IV. APPLICABLE ASSUMPTIONS AND DISCLAIMERS

ASSUMPTIONS

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

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

DISCLAIMERS

- 1. This Report has been prepared exclusively in connection with the transaction and for no other purposes. This Report is for the use of the Client only and it is not to be provided to or relied upon by, nor is any responsibility, duty, or liability accepted to, any third party without our prior written consent.
- 2. We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty or damage etc. resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained under disclaimer of responsibility for which we were not able to obtain independent verification.
- 3. This Report has been prepared pursuant to a diligence exercise carried out from the year 1969. As instructed, the scope of our assignment does not extend to updating the report for events and circumstances occurring after the date of the Report.
- 4. We have retained the units of measurement as it appears in the different title deeds.
- 5. The Report gives only a gist of certain issues and matters considered important from the



viewpoint of the present purposes and in the manner mentioned above. The Report lists all the issues which came to our notice during the due diligence exercise as aforesaid, which has to be read in conjunction with and subject to the stated limitations, restrictions, conditions, cautions and disclaimers.

V. CONTACT DETAILS

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

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

Fox Mandal & Associates

Partner

