

UNDERTAKEN ON BEHALF OF CKPC RESIDENCES PRIVATE LIMITED

TITLE DUE DILIGENCE REPORT

March 25, 2026



cyril amarchand mangaldas
ahead of the curve

TABLE OF CONTENTS

1.	LOCATION AND EXTENT.....	4
2.	HISTORY OF TITLE	6
3.	RECORD OF RIGHTS, TENANCY AND CROPS	9
4.	CONVERSION AND LAND USAGE.....	9
5.	MORTGAGES AND CHARGES.....	12
6.	ENCUMBRANCE CERTIFICATES.....	14
7.	ENDORSEMENTS.....	15
8.	DEVELOPMENT OF SUBJECT PROPERTY AND RELATED APPROVALS.....	16
9.	LITIGATION.....	18
10.	KHATA AND TAX PAID RECEIPTS	19
11.	PUBLIC NOTICE	20
12.	VERIFICATION OF DOCUMENTS	20
13.	CONCLUSION	20
	ANNEXURE A LIST OF DOCUMENTS REVIEWED	21

TITLE DUE DILIGENCE REPORT

We are instructed by CKPC Residences Private Limited (“**Client**”), to undertake title due diligence, in relation to the land bearing Survey No. 115 (Old Survey No. 42) measuring 78,119 (seventy-eight thousand one hundred and nineteen) square feet *i.e.*, 1 (one) acre 31.7 (thirty-one point seven) guntas (“**Land**”), together with the buildings constructed thereon with a total built-up area of 74,300 (seventy-four thousand three hundred) square feet (“**Building**”, which as discussed in this Report has been demolished as on date), with New e-PID No. 1954334666 (old PID No. 899/115), Assessment No. 929/94/899, situated at Garibhavipalya, Hongasandra Village, Begur Hobli, Bangalore South Taluk Bangalore District. The Land and Building shall hereinafter collectively referred to as the (“**Subject Property**”).

We are informed by the Client that Bangalore Cables Private Limited is the present owner of the Subject Property (“**Landowner**”) and the Client has entered into a joint development agreement with the Landowner to develop a residential project over the Land and the Client intends to develop the JDA Land into a residential project and further offer the units therein to prospective buyers (“**Proposed Transaction**”).

SCOPE OF WORK

1. The aim of this title due diligence exercise conducted by Cyril Amarchand Mangaldas (“**CAM**”) is to review the documents and information relating to the Subject Property furnished for a minimum period of 30 years and to ascertain whether the title of the Landowner to the Subject Property is clear and whether there are any legal issues or risks which may adversely affect title of the Landowner to the Subject Property.
2. For the purposes of preparing this title due diligence report (“**Report**”), we have raised requisitions with the Client, who in turn have secured responses from the Landowner seeking relevant documents, confirmations and clarifications in respect of the Subject Property and for the purposes of this Report, we have reviewed the documents and placed reliance on confirmations shared from time to time.

QUALIFICATIONS

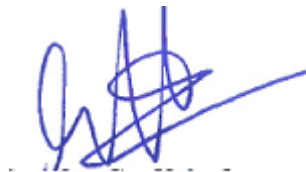
1. The information provided in this Report is documentary in nature and is based completely and solely on the photocopies of the documents provided to us up to March 13, 2026. We have appended to this Report, a list of documents reviewed as part of this Report marked as **Annexure A**. We have solely relied on the documents listed in the **Annexure A** to the extent stated in this Report and only in the context of their relevance to the Proposed Transaction.
2. The Annexure A forms an integral part of this Report and should be read in conjunction with the main body of the Report.
3. We do not express any view on the genuineness of the documents of title referred in the Report, provided in Annexure A. In relation to this title due diligence, we have assumed the following: (i) the authenticity and genuineness of all the documents and signatures on such documents provided to us; (ii) the authenticity and genuineness of all documents and signatures on such documents, (iii)

conformity of copies and extracts with the originals of such documents, (iv) the due authorization, execution and delivery of all documents by the parties thereto, (v) payments made by way of cheque(s) have been duly honored, (vi) the validity of all governmental proceedings and approvals as detailed hereinafter, (vii) where any translations have been provided for any documents executed in any vernacular language, we have assumed the accuracy of such translations, and (viii) that the stamp duty and registration fees are duly paid on all documents that are registered with the jurisdictional office of the Sub-Registrar of Assurances under the provisions of the Registration Act, 1908.

4. The format of the Report is issues based, and accordingly full details of the documents and information reviewed may not be reflected herein. This Report is not a certificate of title and consequently should not be treated as a substitute for specific legal advice concerning individual properties, matters, situations or concerns. Given the nature and purpose of this review, to the extent it contains conclusions or analysis, such conclusions or analysis are intended solely to identify potential issues for further consideration.
5. This Report and all observations and recommendations contained herein are intended for the sole use, benefit and reliance of the Client and are subject to strict confidentiality obligations on the Client. This Report may be disclosed (on a no – reliance basis) to (a) any person where required by law or regulation, or required or requested by any competent judicial, governmental, supervisory or regulatory body or required by the rules of any stock exchange, and (b) representatives of the Client and professional advisers, if required for internal knowledge sharing purposes (subject to them maintaining confidentiality), and compliance with law. Except for the foregoing, this Report shall not be disclosed to anyone without our prior written consent. CAM shall not be liable for any reliance placed on this Report or any views contained herein, by any third parties.
6. The information included in this Report is not meant to be published and is also not intended to be a substitute for the representations and warranties that the Client may wish to seek from Landowners or any other person/s. The decision on whether to proceed with the Transaction lies solely with the Client and our work and findings shall not in any way constitute a recommendation as to whether Client should or should not consummate the Transaction. Further, this Report is not intended to deal with all the precautions that the Client needs to exercise over the Subject Property and / or any portion thereof or any other arrangement in this regard, although related matters which have come to our attention have, to the extent possible, been reflected in this Report.
7. No independent litigation searches in the Court registry have been undertaken as the Courts in Karnataka do not maintain any separate or specific index of litigation concerning immovable property, save and except, on the Client's instruction, we caused an external consultant to undertake limited negative search on the online database of the official website of the jurisdictional Courts based on the names of the parties specified in paragraph 8 below.
8. No independent inspection of any public, revenue or municipal documents has been undertaken during the course of preparation of this Report and we have relied solely on the documents and information provided by the Landowner.

9. We have not undertaken any physical survey of the Subject Property and have not independently verified the contiguity, access, zoning, and boundaries of the Subject Property. Information on the existing boundaries, location and extents are based on documents and information provided to us during the course of due diligence by the Landowner. It is recommended that the Client undertakes a physical survey of the Subject Property in order to ascertain the total physical extent of the Subject Property, demarcation of the boundaries thereto and the width of the *nala* therein.
10. We have neither carried out any technical, environmental, financial, tax, insurance, employment related or accounting due diligence, nor have we commented on technical, environmental, financial, tax, insurance, employment related or accounting issues, affecting the Subject Property or the Transaction.
11. We express no opinion/view on current or potential user, zoning, reservations, development, and F.S.I. of the Subject Property and this may be independently verified through a qualified architect to ascertain compliance of all conditions stipulated in the planning and development related sanctions and approvals granted in relation to the Subject Property.
12. This Report is confined solely to the laws and the state of affairs as applicable on the date of this Report and is subject to any change in applicable laws from the date hereof as well as any contrary view or position that may be taken by any Court, governmental or regulatory authority on issues considered in this Report.
13. It may be noted that in no circumstances shall the liability of Cyril Amarchand Mangaldas, its partners, consultants, associates or employees, related to the services provided in connection with this review, exceed the amount of professional fees paid to us for the same.

Yours sincerely,
for **Cyril Amarchand Mangaldas**



Harsha Sudhindra
Partner

1. LOCATION AND EXTENT

1.1 We are provided with a copy of documents listed in the **Annexure A** hereto in relation to the Subject Property.

1.2 From a combined review of the official memorandum dated June 25, 2025 bearing No. ALN(SBH-2)SR/07/25-26, issued by the District Commissioner, Bangalore District (*more fully referred to in paragraph 4.10 hereinbelow*), the e-khata dated September 22, 2025 (*more fully referred to in paragraph 10.4 hereinbelow*), and the sketch prepared in relation thereto (**Document No. 1**), for approval of conversion of an extent of 1 (one) acre 35 (thirty) guntas (excluding 5 guntas shown as *halla* kharab therein) in the Land for residential purposes, we note that the Subject Property is bounded as follows:

East by	Land bearing Survey No. 45;
West by	Hosur Road (NH-44);
North by	Remaining portion of the land bearing Survey No. 115; and
South by	Land bearing Survey No. 46/1.

1.3 From the review of the documents listed in the **Annexure A**, we note that the Land earlier formed part of the larger extent of the land bearing Survey No. 115 (Old Survey No. 42) measuring 4 (four) acres 15 (fifteen) guntas (including 19 (nineteen) guntas of 'B' kharab) ("**Larger Survey No. 115**"). Further, on review of the sketch issued in relation to the official memorandum dated May 4, 1972, bearing No. B.Dis.ALN.SR.6200 (*more fully discussed in paragraph 4.1 hereinbelow*), we note that an extent of 3 (three) acres 36 (thirty-six) guntas (excluding 19 (nineteen) guntas of 'B' kharab) in the Larger Survey No. 115 which has been alienated for 'industrial' purposes ("**Alienated Property**") and is bounded as follows:

East by	Land bearing Survey No. 45;
West by	Hosur main road;
North by	Land bearing Survey No. 45; and
South by	Land bearing Survey No. 46.

1.4 Further on review of the village map of Hongasandra village on the official website ([FileDownload.aspx](#)) of the Revenue Department, Government of Karnataka (**Document No. 2**), we *inter alia* note that Survey No. 115, ("**Larger Survey No. 115**") falls within the Hongasandra village limits.

1.5 The village map of Hongasandra shows a pathway (*kalu dari*) as traversing through the northeastern side of the Larger Survey No. 115. Further, the aforesaid sketch refers to a *nala* kharab cutting across the property from south of the Larger Survey No. 115 to the north towards a tank in Survey No. 41 on the north of the Larger Survey No. 115. We have been informed by the Landowner that the said *nala* is a tertiary *nala*.

1.6 Upon review of the documents referred in paragraph 1.2 hereinabove, we note that the said pathway (*kalu dari*) in the Larger Survey No. 115 as shown in the map of the Hongasandra village, lies in the remaining portion of the land in the Larger

Survey No. 115 and does not traverse/pass through the Subject Property and / or part thereof.

- 1.7 We note that the Revised Master Plan (RMP) 2015 approved by Government of Karnataka *vide* G.O. No UDD 540 BEM AA SE 2004 dated June 22, 2007 (“**RMP 2015**”) for Begur 3.18(b) reflects that the Larger Survey No. 115 has been mainly proposed for ‘industrial’ use abutting the mutation corridor on the Hosur Road (National Highway - 44) and only a marginal northern portion of the Larger Survey No. 115 is proposed for ‘residential’ use.
- 1.8 We are not provided with the moola tippani, re-survey tippani, atlas, and hissa tippani issued in relation to the Larger Survey No. 115 / Subject Property and are informed by the Landowner as not available. However, for the purposes of the Report, we have relied on the Akarband (*more fully referred to in paragraph 1.9 herein below*), the conversion sketches (*more fully referred to in paragraph 4.2 herein below*) provided in relation to the Larger Survey No. 115 and the recordings in the RTC Extracts (*more fully referred to in paragraph 3 herein below*) and have discerned the requisite details from such documents.
- 1.9 We are provided with an endorsement dated November 4, 2025, bearing No. Bhoo.Sa.Ni/Sakaala. 55753/25-26, issued by the Tahsildar, Bangalore South Taluk (**Document No. 3**), stating the non-availability of the Karnataka Revision Settlement Akarband (“**Akarband**”) in relation to the Old Survey No. 42. However, We are provided with the Akarband in relation to the Larger Survey No. 115 issued by the Assistant Director of Land Records, Anekal Taluk (**Document No. 4**). Upon review, we *inter alia* note that the total extent of land recorded in the Larger Survey No. 115 is 4 (four) acres 15 (fifteen) guntas, including 19 (nineteen) guntas of kharab classified as ‘C’ kharab therein.
- 1.10 Further, we note that on an application in relation to the *phodi* of the Larger Survey No. 115, the letter dated April 5, 2025 has been issued by the Assistant Director of Land Records, Bangalore South Taluk addressed to Deputy Director of Land Records, Bangalore District for re-classification of 19 (nineteen) guntas of ‘C’ kharab in the Larger Survey No. 115 as ‘B’ kharab comprising of *halla/nala* and boulder with the remaining cultivable extent of 3 (three) acres 36 (thirty-six) guntas therein (**Document No. 5**) and the notice bearing No. Rectification/19/2025-26 dated April 25, 2025 issued by the Technical Assistant to the District Commissioner and ex-officio Deputy Director of Land Records, Bangalore District, notifying S. V. Nayar on the aforesaid proposed re-classification of the kharab in the Larger Survey No. 115 (**Document No. 6**).
- 1.11 Thereafter, we note that the order bearing No. Rectification:19/2025-26 dated June 3, 2025 has been issued by the Technical Assistant to the District Commissioner and ex-officio Deputy Director of Land Records, Bangalore District, directing the Assistant Director of Land Records to rectify the Akarband in relation to the Larger Survey No. 115 as per the aforesaid re-classification of 19 (nineteen) guntas of ‘C’ kharab therein as 19 (nineteen) guntas ‘B’ kharab comprising of *halla/nala* and boulder (**Document No. 7**). Subsequent to the aforesaid order dated June 3, 2025 on re-classification of kharab in the Larger Survey No. 115, we note the copy of the comparison chart issued by the Assistant Director of Land Records, Bangalore South Taluk (*date not mentioned*), showing the re-classification of the aforesaid

extent of 19 (nineteen) guntas of 'C' kharab in the Larger Survey No. 115 as the 'B' kharab comprised therein (**Document No. 8**).

2. HISTORY OF TITLE

2.1 The earliest document provided for our review is the index of lands issued in relation to the Larger Survey No. 115 issued by the Tahsildar, Bangalore South Taluk (**Document No. 9**). Upon review, we note that:

- (a) the total extent comprised in the Larger Survey No. 115 as 4 (four) acres 15 (fifteen) guntas, with 19 (nineteen) guntas of 'C' kharab comprised therein; and
- (b) Munivenkatappa *alias* Chikkabidappa is shown as the *hissadar* of Survey No. 115.

2.2 It appears from the recitals of the sale deed dated November 27, 1968 (*as discussed in paragraph 2.5 below*) that the Larger Survey No. 115 was initially granted to Munivenkatappa *alias* Chikkabidappa (son of Anayappa) in terms of a government grant *vide* S.D.O. order dated May 17, 1942 bearing No. B4.D.52/1941-42.

2.3 We have not seen a copy of the aforesaid government grant *vide* S.D.O. order dated May 17, 1942 bearing No. B4.D.52/1941-42. We are provided with the endorsement bearing No. RKCR/29/80994/25-26 dated June 11, 2025 issued by the Tahsildar, Bangalore South Taluk, to the effect that the copy of the grant order bearing No. B4.D.52/1941-42 cannot be issued due to non-availability of the relevant register at his office (**Document No. 10**). Since considerable time has lapsed and thereafter Survey No. 115 has been phodied and is forming part of an urban agglomeration, in our view, the legal risk of non-availability of grant documents is minimized to that extent and may not materially affect the present title to the aforementioned lands.

2.4 It further appears from the recitals of the sale deed dated November 27, 1968 (*as discussed in paragraph 2.5 below*) that Munivenkatappa *alias* Chikkabidappa together with his sons had executed an agreement to sell dated May 30, 1968 agreeing to convey the Larger Survey No. 115 in favour of Sivaram Velayudan Nayar *alias* S. V. Nayar, son of Sivaram Pillai. We have not seen a copy of the aforesaid agreement to sell dated May 30, 1968. Since, we are provided with the sale deed dated November 27, 1968 (*as discussed in paragraph 2.5 below*) executed subsequent thereto, we have not insisted on procuring the said agreement to sell dated May 30, 1968.

2.5 Thereafter, we are provided with the sale deed dated November 27, 1968, registered as Document No. 4251 of 1968-69 in Book-I, Volume No. 733 at pages 203 to 208, in the office of the Sub-registrar, Jayanagar (**Document No. 11**). Upon review, we *inter alia* note that Munivenkatappa *alias* Chikkabidappa together with his sons *viz.*, Chinnappa, Venkatappa, Narayana, Krishnappa and Ramappa (as the vendors) conveyed the Larger Survey No. 115 in favour of Sivaram Velayudan Nayar *alias* S. V. Nayar. We note that the recitals of the aforesaid sale deed dated November 27, 1968, state that the vendors had conveyed the Larger Survey No. 115 thereunder in order to fulfill certain necessities of their family.

- 2.6 We had sought for the family tree of Munivenkatappa *alias* Chikkabidappa and the extract of the mutation register entry for change of khata in respect of the Larger Survey No. 115 to the name of S. V. Nayar. We are informed by the Landowner that the same is not available. Since more than 56 (fifty six) years have elapsed since the execution of the said sale deed dated November 27, 1968, and basis our observations in paragraph 8 of this Report, we note that there are no litigations (pending / disposed off) in relation to the title to the Subject Property, and as such the absence of the said document has no significant bearing on the title to the Subject Property.
- 2.7 Later, on an application dated June 21, 1972, made by S. V. Nayar, the land use in relation to the Larger Survey No. 115 (**Document No. 12**) was converted from agricultural to non-agricultural ‘industrial’ use (*as more fully discussed in paragraph 4 hereinbelow*).
- 2.8 Pursuant thereto, we are provided with the sale deed dated August 7, 1972, registered as Document No. 3228/1972-73 in Book-I, volume No. 942 at pages 167 to 170 in the office of the Sub-registrar, Bangalore South Taluk (**Document No. 13**). Upon review of the same, we note that S. V. Nayar (*as the vendor*) conveyed an extent of 2 (two) acres in the southern portion of the Larger Survey No. 115 (“**Purchased Extent in Survey No. 115**”) in favour of Bangalore Cables Private Limited i.e., the Landowner (represented by its directors Asha Latha Alva and Parvathi Ravi Varma).
- 2.9 The mutation register entry bearing MR No. 4/1972-73 and record of rights entry bearing RR No. 830 record the aforesaid conveyance of the Purchased Extent Survey No. 115 in favour of the Landowner from S. V. Nayar *vide* the aforesaid sale deed dated August 7, 1972 (**Document Nos. 14 and 15**).
- 2.10 We note the certificate of incorporation issued by the Registrar of Companies, Bangalore for the incorporation of the Landowner on February 5, 1972 (**Document No. 16**). We are provided with the Memorandum of Association (“**MOA**”) and Articles of Association (“**AOA**”) of Bangalore Cables Private Limited (**Document No. 17**). Upon review, we note that the MOA *inter alia* prescribes ‘*the business as manufacturers, importers, exporters, buyers, sellers, distributors, dealers and commission agents in all types of conductors, cables, stay wires, earth wires, telephone wires, ropes of all types, strands, sizes and specifications in ferrous or non-ferrous metals*’ as one of the main business of the Landowner and under the MOA, the Landowner is permitted to acquire, hold or dispose-off any real estate assets for its business. We also note that the certificate of registration as a small-scale industrial unit dated February 9, 1982 was issued by the Government of Karnataka to Bangalore Cables Private Limited for manufacturing activity involving manufacturing of aluminum cables (**Document No. 18**).
- 2.11 We have been provided with the deeds, which are more fully referred to as **Document Nos. 19 to 26** in Annexure A to this Report, executed by the Landowner earlier in relation to the lease of the Building (collectively referred to as the “**Lease Deeds**”) to Hinduja Global Solutions Limited, later assigned by Hinduja Global Solutions Limited to Sagility India Limited (which appears earlier to be known as ‘Berkmeer India Private Limited’ and later as Sagility India Private Limited and thereafter as Sagility India Limited). We have not cited any other deeds in relation

to the erstwhile lease of the Building except for those referred to as Document Nos. 19 to 26 of Annexure A.

- 2.12** In relation to the aforesaid Lease Deeds, we are provided with the termination letters dated July 17, 2024 issued by and Sagility India Limited informing the Landowner regarding their mutual agreement on termination of the aforesaid leases of the Subject Property by September 30, 2024 and further demanding the refund the security deposit from the Landowner. In response to our requisition, we have been informed by the Landowner that all the Lease Deeds discussed herein and effected in relation to the Building by the Landowner have been mutually terminated by the parties thereto, and in relation to the same, we have been furnished with the letter dated August 28, 2025, issued by Sagility India Limited to the effect that the upon termination of the said leases in relation to the Subject Property, the Building has been handed over to the Landowner on February 10, 2025 and further acknowledging the refund of the entire security deposit without any further dues, claims or demands against the Landowner.
- 2.13** We have been informed by the Landowner that pursuant to the demolition permission letter dated December 4, 2025 bearing No. HSR/PR/254/2025-26 (*more fully referred to in paragraph 4.9 herein above*) as on date of the issuance of this Report, the Building on the Land has been fully demolished in compliance with the conditions specified therein and we have been informed by the Landowner that as on date the Landowner is in sole, absolute and undisputed possession and holding of the Land.
- 2.14** We are further provided with the joint development agreement dated August 18, 2025, registered on September 29, 2025 as Document No. BHM-1-5497/2025-26 in the office of the Sub-registrar, Bommanahalli, executed by the Landowner with the Client *i.e.*, CKPC Residences Private Limited (referred to therein as the ‘**Developer**’) (**Document No. 27**), granting the exclusive development rights for the development of an extent of 77,177.45 (seventy-seven thousand one hundred and seventy-seven point four five) square feet *i.e.*, 1 (one) acre 30.8 (thirty point eight) guntas in the Land (“**JDA Land**”) by the Developer into an integrated residential complex (referred to therein as the ‘**Project**’) *inter alia* on the terms that:
- (a) The Landowner is entitled to 40% (forty percent) of the super built-up area in the Project, including the proportionate undivided share in the JDA Land along with proportionate car parking spaces and common areas in the Project (referred to therein as the ‘Landowner’s Share’) and the Developer is entitled to the remaining 60% (sixty percent) of the super built-up area in the Project, including the proportionate undivided share in the JDA Land along with proportionate car parking spaces and common areas in the Project (referred to therein as the ‘Developer’s Share’); and
 - (b) The Developer has the exclusive development rights to the JDA Land for development of the Project on the JDA Land.
- 2.15** We note that the Landowner has, simultaneously with the execution of the said JDA, also executed an irrevocable general power of attorney dated August 18, 2025 (“**GPA**”), registered on September 29, 2025 as Document No. BMH-4-547/2025-26 in the office of the Sub-registrar, Bommanahalli (**Document No. 28**) appointing

the Client / Developer as its sole attorney to act in its names and on its behalf *inter alia* with regard to the development of the JDA Land and the Project thereon.

3. RECORD OF RIGHTS, TENANCY AND CROPS

We are provided with Records of Rights, Tenancy and Crops (“**RTC Extracts**”) issued for the following periods in relation to the Larger Survey No. 115, recording the total available extent therein as 4 (four) acres 15 (fifteen) guntas (including 19 guntas of *kharab* land) (**Document Nos. 29 and 30**):

- (a) We are provided with the endorsement bearing No. RKCR/29/55&45/24-25 dated February 7, 2025 issued by the Tahsildar, Bangalore South Taluk, to the effect that the RTC Extracts in relation to the Larger Survey No. 115 for the years 1968 to 1985, 1995 and 2000 cannot be issued due to the dilapidated condition of the relevant extracts in his office (**Document No. 31**).
- (b) Column 9 of the RTC Extracts for the period 1974-75 to 1977-78, 1985-86 to 1992-93, 1995-96 to 1996-97 record the names of (i) S. V. Nayar (extent not mentioned against the name), (ii) the Landowner as the holder of 2 (two) acres therein, and (iii) Sidda Reddy alias Rasidda Reddy as the holder of an extent of 60x80 therein. Column 12 of the said RTC Extracts record the names of (i) S. V. Nayar, (ii) the Landowner, and (iii) Rasidda Reddy as the cultivators during the aforesaid period. Column 10 therein record the RR 830, MR 4/1972-73 and RR 927 as the entries recording the mode by which S. V. Nayar, the Landowner and Rasidda Reddy acquired the respective extents in the Larger Survey No. 115 and the land use conversion/alienation thereof.
- (c) Column 9 of the RTC Extracts for the period 2000-01 to 2025-26 record the (i) S. V. Nayar Bangalore Cables as one of the holders of 3 (three) acres 16 (sixteen) guntas, and (ii) Rasidda Reddy (extent not mentioned against the name) as the other holder thereof. Column 12 of the said RTC Extracts record the names of (i) S. V. Nayar, (ii) Bangalore Cables, and (iii) Rasidda Reddy as the cultivators during the aforesaid period. Column 10 therein record RR 830, MR 4/1972-73 and RR 927 as the entries recording the mode by which S. V. Nayar Bangalore Cables and Rasidda Reddy acquired the respective extents in the Larger Survey No. 115 and the land use conversion/alienation thereof.
- (d) We note that the aforesaid RTC Extracts for the period 2000-01 to 2025-26 inadvertently reflect the combined name and holding of ‘S. V. Nayar Bangalore Cables’ as 3 (three) acres 16 (sixteen) guntas as a single holder.

4. CONVERSION AND LAND USAGE

- 4.1 On an application made by S. V. Nayar seeking permission for conversion of land use in respect of the Larger Survey No. 115, the official memorandum dated May 4, 1972 bearing No. B.Dis.ALN.SR.6200 was issued by the Deputy Commissioner, Bangalore District for conversion of land use of the Larger Survey No. 115 from

agricultural to non-agricultural industrial use (**Document No. 32**), *inter alia* subject to the following conditions that:

- (a) The Larger Survey No. 115 shall be used specifically for manufacture of Aluminum cables conductors.
- (b) The phut kharab shall be reserved to the government.
- (c) The Larger Survey No. 115 should not be alienated by S. V. Nayar within a period of 5 years without establishing the permitted industry therein (*specified as Sl. No. 7 therein*).
- (d) S. V. Nayar shall enter into an agreement with the City Improvement Trust Board (“**CITB**”), Bangalore agreeing to abide by the conditions of the aforesaid official memorandum dated May 4, 1972.
- (e) S. V. Nayar shall enter into an agreement with the Tahsildar in the prescribed form agreeing to abide by the conditions of the aforesaid official memorandum dated May 4, 1972.
- (f) The approval of the building plans in relation to the Larger Survey No. 115 to be secured by the CITB within one year.

4.2 We are provided with the conversion sketch in relation to the proposed conversion of the Larger Survey No. 115 (**Document No. 33**). Upon review, we *inter alia* note that the same shows the Larger Survey No. 115 to be bounded as follows:

East by	Land bearing Survey No. 45;
West by	Hosur main road;
North by	Land bearing Survey No. 45; and
South by	Land bearing Survey No. 46.

4.3 We are provided with the conversion certificate dated June 5, 1972 bearing No. ALN.SR.2175/1971-72 issued by the Tahsildar, Bangalore South Taluk, for conversion of the land use of the Larger Survey No. 115 from agricultural to non-agricultural industrial use (**Document No. 34**), *inter alia* subject to the conditions specified in the aforesaid official memorandum dated May 4, 1972. In response to our requisition, we are informed by the Landowner that the conditions specified under the official memorandum dated May 4, 1972 are complied with, and no notice(s) are received by any governmental authorities in relation to any non-compliance(s) nor violation(s) of the conditions of conversion. We also note a digitized copy bearing No. 769477 of the aforesaid conversion certificate dated June 5, 1972 bearing No. ALN.SR.2175/1971-72 issued by the Tahsildar, Bangalore South Taluk (**Document No. 35**).

4.4 We note the endorsement dated June 7, 1972, bearing No. ALN:SR:2175/1971-72, issued by the Tahsildar, Bangalore South Taluk, informing that no permission is required to transfer the Larger Survey No. 115 as per the condition specified as Sl. No. 7 of the aforesaid official memorandum dated May 4, 1972 and more fully detailed in paragraph 4.1(c) hereinabove (**Document No. 36**).

- 4.5 We note the endorsement dated July 14, 1972, bearing No. B.Dis.ALN.SR.6200, issued by the Deputy Commissioner, Bangalore District, permitting the mortgage of the Larger Survey No. 115 in favour of Mysore State Financial Corporation for obtaining the loan for proposed industry as an exception to the condition specified as Sl. No. 7 of the aforesaid official memorandum dated May 4, 1972 and more fully detailed in paragraph 4.1(c) hereinabove (**Document No. 37**).
- 4.6 Thereafter, on an application made by the Landowner, the endorsement bearing No. ALN:SR:(S):2:2003-04 dated August 28, 2003 was issued by the Special District Commissioner, Bangalore District stating that the Larger Survey No. 115 may be used for any industrial purposes (**Document No. 38**).
- 4.7 We are furnished with the following documents in relation to the conversion of the land use of the Larger Survey No. 115 (**Document Nos. 39 to 45**):
- (a) Certificate dated November 22, 1971, bearing No. BGR/RL/E/NUI/PRO/73 issued by the Assistant Director, Industries and Commerce, Government of Mysore, to the Landowner for waiver of conversion fees for new industries.
 - (b) Endorsement dated December 4, 1971 issued by the Deputy Commissioner, Bangalore District for submission of documents for conversion of land use.
 - (c) Letter dated December 21, 1971, issued by the Mysore Industrial Areas Development Board ("MIADB") to the Deputy commissioner, Bangalore District, stating that it has no objection for conversion of the Larger Survey No. 115 for industrial purposes for manufacture of aluminium cable conductors.
 - (d) Letter dated January 21, 1972, bearing No. TPC/J2/207/71-72 issued by the CITB to the Special Deputy Commissioner, Bangalore District, stating that it has no objection for conversion of the Larger Survey No. 115 for industrial purposes.
 - (e) No objection certificate dated March 03, 1972, issued by the Planning Authority, Bangalore City Planning Area to the Deputy Commissioner, Bangalore District, for conversion of the Larger Survey No. 115 for industrial purposes for manufacture of aluminium cable conductors.
 - (f) Letter dated April 03, 1972, bearing No. BS/PR/1/1972-73 issued by the Assistant Superintendent of Land Records, Bangalore to the Deputy Commissioner, Bangalore District, on the inspection of the Larger Survey No. 115 and reporting on an extent of 11 (eleven) guntas of kharab therein being reserved for *halla* and an extent of 8 (eight) guntas of kharab therein being reserved for *kallubande*.
 - (g) Agreement dated March 5, 1973, registered as Document No. 6909/1972-73, Volume No. 988 at pages 3 to 6 in the office of the Sub-Registrar, Jayanagar, executed by S. V. Nayar (as the Managing Director of the Landowner) and CITB.

- 4.8 In response to our requisitions, we are informed by the Landowner that the factory/ies previously operated at the Subject Property has fully ceased its operations and that thereafter, the Building was constructed by the Landowner on the Purchased Extent in Survey No. 115.
- 4.9 We note that the on an application made by the Landowner, the building plan bearing No. 613/2003-04 dated September 6, 2003 was sanctioned by the City Municipal Council, Bommanahalli, Bangalore for construction of the ‘Building’ *i.e.*, the commercial complex comprising of basement, ground and three upper floors with a total built up area of 88,342 square meters (**Document No. 46**). We note the permission letter dated December 4, 2025 bearing No. HSR/PR/254/2025-26 issued by the Bangalore South City (Municipality) Corporation permitting the Landowner to demolish the Building in compliance with the conditions specified therein (**Document No. 47**). We have been informed by the Landowner that as on date of the issuance of this Report, the Building on the Land has been fully demolished in compliance with the conditions specified therein.
- 4.10 On an application made by the Landowner (represented by K.J. Purushotam), the official memorandum dated June 25, 2025 bearing No. ALN(SBH-2)SR/07/25-26, has been issued by the District Commissioner, Bangalore District for conversion of land use in relation to an extent of 1 (one) acre 35 (thirty-five) guntas in the Purchased Extent in Survey No. 115 for residential purposes, including an extent of 19 (nineteen) guntas of ‘A’ kharab comprised therein (**Document No. 48**). However, we note that the schedule to the aforesaid official memorandum dated June 6, 2025 records the conversion of an extent of 3 (three) acres 16 (sixteen) guntas in the Larger Survey No. 115 instead of the actual extent of 1 (one) acre 35 (thirty-five) guntas in the Purchased Extent in Survey No. 115 including an extent of 19 (nineteen) guntas of ‘A’ kharab. It appears that the same is a typographical error in the schedule to the said official memorandum dated June 6, 2025 in view of the documents cited and more fully referred to in paragraphs 1.2, 1.10 and 1.11 above.

5. MORTGAGES AND CHARGES

- 5.1 We are provided with the following documents for the creation of equitable mortgage by the Landowner by deposit of title deeds on the Purchased Extent in Survey No. 115:
- (a) Memorandum of deposit of title deeds (“**MODT**”) dated December 14, 1981, registered as Document No. 5408/1981-82 in Book-I, Volume No. 1771 at pages 133 to 135 in the office of the Sub-registrar, Bangalore South Taluk (**Document No. 49**) executed by the Landowner in favour of Karnataka State Financial Corporation. In relation to the same, we note the deed of reconveyance dated April 9, 1987, registered as Document No. 241/1987-88 in the office of the Sub-registrar, Bangalore South Taluk, executed by Karnataka State Financial Corporation for discharge of the mortgage created under the aforesaid MODT dated December 14, 1981 (**Document No. 50**).
 - (b) MODT dated August 28, 2011, registered as Document No. BMH-1-06504-2011-12, stored in C.D. BMHD520 in the office of the Sub-registrar,

Bommanahalli (**Document No. 51**), executed by the Landowner and Mynah Industries Limited in favour of Reliance Capital Limited. Thereafter, in terms of the discharge deed dated September 21, 2016, registered as Document No. 3759/2016-17, book-1, stored in CD No. BMHD 743, in the office of the Sub-Registrar, Bommanahalli (**Document No. 52**), we note that the aforesaid charge created *vide* the said MODT dated August 28, 2011 in favour of Reliance Capital Limited has been satisfied and the loan in relation to the same has been fully re-paid by the lender Mynah Industries Limited.

- (c) MODT dated September 26, 2016, registered as Document No. BMH-1-03838-2016-17, stored in C.D. No. BMHD 743, in the office of the Sub-registrar, Bommanahalli (**Document No. 53**), executed by the Landowner in favour of HDFC Bank Limited. In relation to the same, we note the deed of reconveyance dated December 14, 2017, registered as Document No. BMH-1-06975-2017-18, stored in C.D. No. BMHD 776, in the office of the Sub-registrar, Bommanahalli (**Document No. 54**), executed by HDFC Bank Limited for discharge of the mortgage created under the aforesaid MODT dated September 26, 2016. Further, we are also provided with the loan closure letter dated December 14, 2017 (**Document No. 55**), issued by HDFC Bank Limited to the Landowner informing the Landowner that the charge created by the Landowner in relation to the Subject Property with HDFC Bank Limited stands fully repaid as on November 24, 2017.
- (d) We are provided with the (i) MODT dated July 16, 2018, registered as Document No. 3043/2018-19, book-1, stored in CD No. BMHD 795, in the office of the Sub-Registrar, Bommanahalli, executed by the Landowner in favour of Axis Bank Limited (**Document No. 56**), (ii) letter dated July 24, 2025 issued by the Axis Bank Limited to the Landowner (**Document No. 57**), (iii) letter for release of mortgage deed dated March 7, 2026, issued by Axis Bank Limited to the Landowner (**Document No. 58**) and (iv) no objection certificate dated March 7, 2026 issued by Axis Bank Limited in favour of the Landowner (**Document No. 59**). Upon combined review of the aforementioned documents in paragraph 5.1 (d), we note that the MODT dated July 16, 2018, registered as Document No. 3043/2018-19, executed by the Landowner in favour of the Axis Bank Limited has been released / discharged as the entire loan amount has been repaid by the Landowner in relation to the Subject Property as on March 7, 2026.

- 5.2** We are provided with the ROC search report dated September 11, 2025, issued by our external consultant, Cubictree Tech Solutions Private Limited, conducted in the name of the Landowner (**Document No. 60**). We are further informed by the Landowner that there are no other mortgages/charges subsisting in relation to the Subject Property.

6. ENCUMBRANCE CERTIFICATES

6.1 We are provided with the following encumbrance certificate (“EC”), in relation to Larger Survey No. 115:

- (a) Nil ECs for the period January 1, 1940 to February 14, 1957 and for the period February 15, 1957 to March 31, 1960 (**Document No. 61**) (*however, the extent for which it has been issued is not clear*).
- (b) EC for the period April 1, 1960 to March 31, 2004 (**Document No. 62**), does not disclose any transactions effected in relation to the Purchased Extent in Survey No. 115, other than those discussed hereinabove. We note that the EC for the aforesaid period does not reflect execution of the aforesaid reconveyance dated April 9, 1987, registered as Document No. 241/1987-88 (*as referred in the paragraph 5.1 above*), and in response to our requisitions, we have been informed by the Landowner that the omission of the same is an inadvertent error.
- (c) EC for the period April 1, 1968 to March 31, 2004 (**Document No. 63**), does not disclose any transactions effected in relation to the Purchased Extent in Survey No. 115, other than those discussed hereinabove. However, the same inadvertently records the sale deed dated November 27, 1968, registered as Document No. 4251 of 1968-69 (*more fully referred to in paragraph 2.5 herein above*) as ‘425 of 1968-69’.
- (d) EC for the period April 1, 2004 to February 1, 2025 (**Document No. 64**) does not reflect any transactions effected in relation to the Purchased Extent in Survey No. 115 during the said period.

6.2 We are provided with the following ECs issued in relation to the Purchased Extent in Survey No. 115 (**Document No. 65**):

- (a) EC for the period April 1, 1970 to August 8, 2003, does not disclose any transactions effected in relation to the Purchased Extent in Survey No. 115, other than those discussed hereinabove. However, we note that the EC for the aforesaid period does not reflect execution of the MODT dated December 14, 1981, registered as Document No. 5408/1981-82 and the reconveyance dated April 9, 1987, registered as Document No. 241/1987-88 (*as referred in the paragraph 5.1 above*) and in response to our requisition, we have been informed by the Landowner that the said omission is an inadvertent error.
- (b) Nil ECs for the periods (i) May 19, 1992 to May 18, 2005, (ii) March 1, 1997 to July 16, 2001, (iii) July 16, 2001 to February 26, 2002, (iv) April 1, 2003 to October 5, 2009), and (v) April 1, 2004 to October 5, 2009.
- (c) EC for the period April 1, 2004 to February 20, 2015 does not reflect any other transactions in relation to the Purchased Extent in Survey No. 115, other than those discussed hereinabove.

- (d) ECs for the periods (i) April 1, 2004 to September 15, 2025 and (ii) from April 1, 2004 to February 5, 2026 do not reflect any other transactions in relation to the Purchased Extent in Survey No. 115, other than those discussed hereinabove.

6.3 We are provided with the following EC issued in relation to the Subject Property (**Document No. 66**):

EC for the period September 1, 2025 to November 19, 2025 does not reflect any other transactions in relation to the Subject Property, other than those discussed hereinabove.

7. ENDORSEMENTS

- 7.1** We are provided with an endorsement dated July 11, 2025, bearing No. PTCL PTCL/CR: 123/2025-26, issued by the Sub-Divisional Officer, Bangalore South, Sub-Division, Bangalore (**Document No. 67**) to the effect that there are no proceedings initiated/pending under the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 (“**PTCL Act**”) in relation to the Larger Survey No. 115.
- 7.2** We are provided with an endorsement dated April 4, 2025, bearing No. RD1218208062814, issued by the Tahsildar, Bangalore North, Sub-Division, Bangalore (**Document No. 68**) to the effect that the application for the said nil tenancy endorsement sought in relation to the Larger Survey No. 115 under the provisions of the Karnataka Land Reforms Act, 1961, has been temporarily disposed off as the relevant register has been sent to Regional Commissioner office in relation to an investigation.
- 7.3** We note an endorsement dated March 12, 2025, bearing No. 2025-24/1885-86 issued by the Public Works Department, Bangalore in response to an application for endorsement / NOC for no acquisition of the Larger Survey No. 115, stating that the information sought by the applicant does not fall under the said office (**Document No. 69**).
- 7.4** We are provided with an endorsement dated January 23, 2025, bearing No. CR-26/2024-25/2563, issued by the Special Deputy Commissioner (Acquisition), Karnataka State Highway Development Project (Public Works Department), Bangalore (**Document No. 70**) to the effect that no acquisition proceedings are initiated in relation to the Larger Survey No. 115 for the Karnataka State Highway Development Project -3.
- 7.5** We are provided with an endorsement dated January 24, 2025, bearing No. CR-KHB/LAQ/Be-Hongasandra (115)/2024-25, issued by the Karnataka Housing Board, Bangalore (**Document No. 71**) to the effect that no acquisition proceedings are initiated in relation to the Larger Survey No. 115.
- 7.6** We are provided with an endorsement dated July 17, 2025, bearing No. KIADB/LAQ/460/2025-26, issued by the Karnataka Industrial Areas Development Board, Bangalore (**Document No. 72**) to the effect that no acquisition proceedings are initiated in relation to the Larger Survey No. 115.

- 7.7 We are provided with the endorsement dated January 31, 2025, bearing No. LAQ/NH-44(Old No. 7)/Be-Ho/CR/21/2024-25, and the endorsement dated March 10, 2025 bearing No. RTI/CR/40&41/2024-25 issued by the National Highways Authority of India, Bangalore (**Document No. 73**) to the effect that the extents 11 (eleven) guntas and 6 (six) guntas in the Larger Survey No. 115 are acquired for the widening of the National Highway (NH-44) (old No. NH-7) under the acquisition notifications dated June 17, 1992 and December 28, 1995. We note the final notification dated June 17, 1992 bearing No. KE.51.LAQ.92 issued by the Revenue Department, Government of Karnataka for the acquisition of an extent of 11 (eleven) guntas in the Larger Survey No. 115 (**Document No. 74**) and the *I-Tirpu* dated August 30, 1994 bearing No. LAQ:BLR:4:1990-91 issued by the Special Land Acquisition Officer, National Highways Authority of India, Bangalore in relation thereto and the payment register copies (**Document No. 75**). We note the final notification dated December 28, 1995 bearing No. KE.57.LAQ.95 issued by the Revenue Department, Government of Karnataka for the acquisition of an extent of 6 (six) guntas in the Larger Survey No. 115 (**Document No. 76**) and the *I-Tirpu* dated March 16, 1998 bearing No. LAQ:BLR:16:1994-95 issued by the Special Land Acquisition Officer, National Highways Authority of India, Bangalore in relation thereto and the payment register copies (**Document No. 77**).
- 7.8 We note that the aforesaid documents in relation to the acquisition of 11 (eleven) guntas and 6 (six) guntas in the Larger Survey No. 115 for the widening of the National Highway (NH-44) (old No. NH-7) do not specify the exact extent that was acquired from the Landowner in the Purchased Extent in Survey No. 115. However, it appears from the sketch more fully referred to in paragraph 1.2 above, that as on date an extent of 4.5 (four point five) guntas *i.e.*, 4,900.5 (four thousand nine hundred and point 5) square feet of land in the Purchased Extent in Survey No. 115 has been acquired for the widening of the National Highway (NH-44) (old No. NH-7) under the aforesaid acquisition notifications.
- 7.9 We have been informed by the Landowner that no acquisition proceedings have been initiated by the Bangalore Development Authority in relation to the Larger Survey No. 115 / Subject Property or any part thereof. We have been further informed by the Landowner that no acquisition proceedings have been initiated by the Bangalore Metro Rail Corporation Limited in relation to the Larger Survey No. 115 / Subject Property or any part thereof and that the Larger Survey No. 115 nor the Subject Property is not part of any of the acquisition proceedings initiated by BMRCL for the metro railway line on the Hosur road / NH-44 which is on the opposite side of road abutting the Larger Survey No. 115.

8. DEVELOPMENT OF SUBJECT PROPERTY AND RELATED APPROVALS

8.1 No Objection Certificate (“NOC”) issued by Hindustan Aeronautics Limited

We are provided with the no objection certificate for height clearance dated January 22, 2026, bearing reference No. ASC/DGM (AO)/131/HAL-BG-130-25/70/2026, issued by Hindustan Aeronautics Limited in favour of the Client (**Document No.78**). Upon review of the same, we note that Hindustan Aeronautics Limited has granted its no objection to the construction of the proposed residential building on the Subject Property, subject to the top elevation thereof not exceeding the

permissible limit of 977.4 meters (nine hundred and seventy-seven decimal four meters) AMSL (above mean sea level). We further note that the said no objection certificate has been issued on the express understanding that the information furnished by the Client in relation to the site elevation reduced level of 894.4 M (eight hundred ninety four decimal four meters) AMSL, the relative location of the proposed building / structure, and its distance and bearings from the Aerodrome Reference Point and runway ends, are accurate and correct. The said no objection certificate is valid for a period of 8 (eight) years from the date of its issuance.

8.2 Airport Authority of India (“AAI”)

We are provided with the NOC dated October 29, 2025 bearing No. HOSU/SOUTH/B/091225/2007308, issued by the General Manager, Airport Authority of India addressed to the Client (**Document No. 79**). Upon review, we note that the AAI NOC has cleared a height of up to 994.57 meters (nine hundred and ninety four decimal fifty seven meters) as the permissible top elevation of the residential building structures to be constructed on the Subject Property. The said NOC is valid for a period up to October 28, 2033. Further, it also states that this clearance does not qualify as a clearance from the HAL/Jakkur/Airforce Airports/ Airfields permissions and necessary clearances from them must be obtained if required.

8.3 Bharat Sanchar Nigam Limited

We are provided with the NOC dated November 28, 2025, bearing No. DGM (CM) BGTD/NOC for High rise / 2025-26/ 139, issued by the Assistant General Manager, Telephone House, Rajbhavan Road, Bangalore, Bharat Sanchar Nigam, Bangalore (“**BSNL**”) in favour of the Client (**Document No. 80**). Upon review, we note that BSNL has granted its no objection to the construction of the proposed residential building on the Subject Property, subject to the top elevation thereof not exceeding the permissible limit of 986.57 (nine hundred eighty six decimal fifty seven) meters AMSL and that the said no objection certificate has been issued on the express understanding that the information furnished by the Client is accurate and correct and that the proposed construction will not cause any physical obstruction to BSNL 2GHz/15GHz working / planned schemes at BSNL Bangalore Telecom. The said NOC is valid for a period of 5 (five) years from the date of its issuance.

8.4 Bangalore Water Supply and Sewerage Board (“BWSSB”)

We are provided with the NOC dated November 27, 2025, issued by the Chief Engineer (South), BWSSB, addressed to the Client (**Document No. 81**). Upon review, we note that the said NOC has been issued for the provision of water supply and underground drainage facilities in relation to the construction of the residential building on the Subject Property, subject to certain conditions specified therein. We further note that the said NOC records that a sum of Rs. 34,12,382/- (Indian Rupees Thirty Four Lakhs Twelve Thousand Three Hundred and Eighty Two only) has been deposited by the Landowner towards the NOC charges *vide* receipt No. 322 dated November 20, 2025 in favour of BWSSB. The said NOC is valid for a period of 3 (three) years from the date of issuance.

8.5 Bangalore Electricity Supply Company Limited (“BESCOM”)

We are provided with the NOC dated November 10, 2025, bearing No. CEE/BMASZ/SEE(O)/AEE-1/2025-26/6362-64, issued by the Chief Engineer Electrical [C, O & M], BMASZ, Bangalore, BESCOM, in favour of the Landowner represented by its attorney holder, the Client (**Document No. 82**). Upon review, we note that BESCOM has granted its no objection for arranging power supply to an extent of 1299 KW/ 1528 KVA to the proposed residential building to be constructed on the Subject Property, subject to certain terms and conditions specified therein. The said NOC is valid for a period of 1 (one) year from the date of its issuance.

8.6 Karnataka State Pollution Control Board (“KSPCB”)

We are provided with the consent for establishment for new activity dated October 27, 2025, bearing No. CTE-351034, issued by the KSPCB (**Document No. 83**). Upon review, we note that the KSPCB has granted its consent for new activity under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, authorizing the Client to construct a residential apartment with clubhouse consisting of 137 (one hundred and thirty seven) flats with a total built-up area of 35,597.09 (thirty five thousand five hundred and ninety seven decimal zero nine) square meters on the Subject Property, subject to certain terms and conditions specified therein. The said consent is valid till October 16, 2030.

8.7 Karnataka State Fire and Emergency Services

We are provided with the NOC dated January 14, 2026, bearing No. KSFES/NOC/536/2025, issued by the office of the Director General of Police, Fire and Emergency Services, addressed to the Commissioner, Bruhat Bengaluru Mahanagara Palike (“BBMP”) (**Document No. 84**). Upon review, we note that the Director General of Police, Fire and Emergency Services, has granted its no objection for the construction of the proposed residential apartment building consisting of 2 (two) basements, ground and 24 (twenty four) upper floors with a club house at the ground and 24th (twenty fourth) floor, comprising a total of 137 (one hundred and thirty seven) flats on the Subject Property, subject to certain terms and conditions specified therein. The said consent is valid till October 16, 2030.

9. LITIGATION

In response to our requisitions, we are informed by the Landowner that there are no litigations (pending / disposed off), claims or demands by any local/statutory body(ies), any governmental authority(ies) or any person in relation to the Subject Property. Further, we are provided with the litigation search report dated September 5, 2025 for a period of 10 years, issued by our external consultant, Cubictree Technology Solution Private Limited, conducted in the name of the Landowner (**Document No. 85**). We note that the aforesaid litigation search report dated September 5, 2025 does not reflect any pending litigations on the Subject Property / Land for the past 10 years from the date of said reports. Also, we note that 2 (two) number of pending litigations are reflected in the aforesaid litigation search report. However, on review of the information provided by the Landowner in response to

our requisition, we note that the aforesaid pending litigations are income tax proceedings initiated under the Income Tax Act, 1961 against the Landowner in relation to the income tax assessed for the assessment year 2016-17, and as on date none of the said litigations reflected in the said litigation search report pertain to the Subject Property, nor there are any adverse orders passed under the said proceedings initiating any attachment of the Subject Property or any portion thereof.

10. KHATA AND TAX PAID RECEIPTS

- 10.1** We are provided with the extract of the assessment list for building and land liable to taxation for the year 2002-03 as maintained by the City Municipality, Bommanahalli for the year 2002-03 (**Document No. 86**). The same reflects the industry on the Subject Property bearing Sl. No. 899 situated at Garibhavipalya with a total land area of 80,715 (eighty thousand seven hundred and fifteen) square feet and the factory thereon with a built-up area of 7,393 (seven thousand three hundred and ninety-three) square feet.
- 10.2** We are provided with the khata certificate dated October 27, 2009 issued by the Bruhat Bengaluru Mahanagara Palike in respect of the Subject Property bearing No. 929/914/899 and recording the same to be standing in the name of the Landowner (**Document No. 87**).
- 10.3** We are provided with the khata extract dated October 27, 2009 issued by the Bruhat Bengaluru Mahanagara Palike for the period 2009-10 in relation to the Subject Property bearing serial No. 929, old No. 914/899, located at Garvebhavipalya, having a site area of 78,120 (seventy-eight thousand one hundred and twenty) square feet (approx. 1 acre 32 guntas) with a built-up area of 6,768 (six thousand seven hundred and sixty eight) square feet, with the Landowner being reflected as the owner thereof (**Document No. 88**). From the review of the aforesaid khata extract dated October 27, 2009, we note that the sital area of the Purchased Extent in the Survey No. 115 has been reduced from 1 acre 35.5 guntas (post-acquisition for NH-44), has been further reduced to 1 acre 32 guntas.
- 10.4** We are provided with the e-khata dated September 22, 2025 issued by the Bangalore South City Corporation reflecting the name of the Landowner as the owner of the Subject Property (**Document No. 89**). The same reflects the Subject Property being assigned with the Property e-PID No. 1954334666 (khata No. 899/115) with Assessment No. 929/94/899, with a sital area of 78,119 (seventy-eight thousand one hundred and nineteen) square feet, together with the buildings constructed thereon having a total built-up area of 74,300 (seventy-four thousand three hundred) square feet.
- 10.5** We are provided with the tax paid receipts issued by the Bruhat Bengaluru Mahanagara Palike for payment of property tax on the Subject Property for the years 2021-22 to 2024-25 (**Document No. 90**) and the tax paid receipt issued by the Bangalore South City (Municipality) Corporation for payment of property tax on the Subject Property for the year 2025-26 (**Document No. 91**).

11. PUBLIC NOTICE

We are provided with an extract of the public notices published in English daily 'Times of India', May 30, 2025 and Kannada daily 'Vijaya Karnataka', May 30, 2025 issued by Poovayya, Advocates and Solicitors, Bangalore calling for objections from general public, if any, against the title of the Landowner and a proposed joint development agreement/transaction with the Landowner in relation to the Subject Property (**Document No. 92**). In relation to the above public notice, we are provided with the confirmation letter dated November 26, 2025 issued by Poovayya, Advocates and Solicitors, Bangalore, informing the Client that as on date therein, no claims/objections nor any information regarding any pending litigations and proceedings have been received, in relation to the Subject Property, in response to the aforesaid public notices dated May 30, 2025 (**Document No. 93**).

12. VERIFICATION OF DOCUMENTS

As part of this due diligence exercise, we have physically verified the available original/certified/photocopies of the documents listed in **Annexure A** and the nature of each of the documents reviewed and verified by us has been specified as part of this Report in **Annexure A** and the same are in the custody of the Client.

13. CONCLUSION

Based on the review of the documents mentioned in the **Annexure A**, relying on the responses to requisitions provided to us from time to time and subject to: (i) our observations stated above, and (ii) our qualifications in this Report, we are of the view that, the Landowner has a clear and marketable title to the Subject Property, subject to development rights of the Client/Developer under the JDA and the GPA.

ANNEXURE A

LIST OF DOCUMENTS REVIEWED

Sl. No.	Particulars of Documents	Original / Certified / Photocopy
1.	Sketch prepared in relation to the conversion of an extent of 1 acre 35 guntas in land bearing Survey No. 115.	Original
2.	Map of Hongasandra village.	Photocopy
3.	Endorsement dated November 4, 2025, bearing No. Bhoo.Sa.Ni/Sakaala. 55753/25-26, issued by the Tahsildar, Bangalore South Taluk.	Photocopy
4.	Akarband, in relation to the Larger Survey No. 115 issued by the Assistant Director of Land Records, Anekal Taluk.	Certified Copy
5.	Letter dated April 5, 2025 issued by the Assistant Director of Land Records, Bangalore South Taluk addressed to Deputy Director of Land Records, Bangalore District.	Photocopy
6.	Order bearing No. Rectification/19/2025-26 dated April 25, 2025 issued by the Technical Assistant to the District Commissioner and ex-officio Deputy Director of Land Records, Bangalore District to S. V. Nayar.	Photocopy
7.	Order bearing No. Rectification:19/2025-26 dated June 3, 2025, issued by the Technical Assistant to the District Commissioner and ex-officio Deputy Director of Land Records, Bangalore District.	Photocopy
8.	Comparison chart issued by the Assistant Director of Land Records, Bangalore South Taluk (<i>date not mentioned</i>).	Original
9.	Index of lands issued in relation to the Larger Survey No. 115 issued by the Tahsildar, Bangalore South Taluk.	Photocopy
10.	Endorsement bearing No. RKCR/29/80994/25-26 dated June 11, 2025 issued by the Tahsildar, Bangalore South Taluk.	Original
11.	Sale deed dated November 27, 1968, registered as Document No. 4251 of 1968-69 in Book-I, Volume No. 733 at pages 203 to 208, in the office of the Sub-registrar, Jayanagar.	Certified copy
12.	Application dated June 21, 1972, made by S. V. Nayar, for conversion of land use in relation to the Larger Survey No. 115.	Photocopy

Sl. No.	Particulars of Documents	Original / Certified / Photocopy
13.	Sale deed dated August 7, 1972, registered as Document No. 3228/1972-73 in Book-I, volume No. 942 at pages 167 to 170 in the office of the Sub-registrar, Bangalore South Taluk.	Original
14.	Extract of mutation register entry MR No. 4/1972-73.	Photocopy
15.	Record of rights entry bearing RR No. 830.	Photocopy
16.	Certificate of incorporation issued by the Registrar of Companies, Bangalore Cables Private Limited.	Photocopy
17.	Memorandum of Association and Articles of Association of Bangalore Cables Private Limited.	Photocopy
18.	Certificate of registration as a small-scale industrial unit dated February 9, 1982 issued by the Government of Karnataka.	Photocopy
19.	Lease deed dated April 20, 2015, registered as Document No. BMH-1-00406-2015-16, stored in C.D. No. BMHD 704, in the office of the Sub-registrar, Bommanahalli.	Digital certified copy
20.	Lease deed dated March 29, 2021, registered as Document No. SHR-1-06581-2020-21, stored in C.D. No. SHRD 694, in the office of the Sub-registrar, Shantinagara.	Digital certified copy
21.	Agreement to hire amenities dated March 3, 2021, registered as Document No. SHR-4-00297-2020-21, stored in C.D. No. SHRD 694, in the office of the Sub-registrar, Shantinagara.	Photocopy
22.	Lease assignment agreement dated December 8, 2021, registered as Document No. BMH-1-07721-2021-22, stored in C.D. No. BMHD 1559, in the office of the Sub-registrar, Bommanahalli.	Digital certified copy
23.	Lease assignment agreement dated December 8, 2021, registered as Document No. BMH-1-07720/2021-22, stored in C.D. No. BMHD 1559, in the office of the Sub-registrar, Bommanahalli.	Digital certified copy
24.	Lease deed dated May 17, 2022, registered as Document No. BMH-1-01489/2022-23, stored in C.D. No. BMHD 1656, in the office of the Sub-registrar, Bommanahalli.	Digital certified copy
25.	Termination letters dated July 17, 2024 issued by Sagility India Limited to Bangalore Cables Private Limited.	Photocopy

Sl. No.	Particulars of Documents	Original / Certified / Photocopy
26.	Letter dated August 28, 2025, issued by Sagility India Limited to Bangalore Cables Private Limited.	Photocopy
27.	Joint development agreement dated August 18, 2025 executed by Bangalore Cables Private Limited in favour of CKPC Residences Private Limited, registered as Document No. BHM-1-5497/2025-26 in the office of the Sub-registrar, Bommanahalli.	Original
28.	Irrevocable general power of attorney dated August 18, 2025 executed by Bangalore Cables Private Limited in favour of CKPC Residences Private Limited, registered as Document No. BMH-4-547/2025-26 in the office of the Sub-registrar, Bommanahalli.	Original
29.	Records of Rights, Tenancy and Crops (“ RTC Extracts ”) issued in relation to the Larger Survey No. 115 for the period 1974-75 to 1977-78, 1985-86 to 1992-93, 1995-96 to 1996-97, and 2000-01 to 2024-25.	Certified copy
30.	RTC Extracts issued for the year 2025-26.	Digital certified copy
31.	Endorsement bearing No. RKCR/29/55&45/24-25 dated February 7, 2025 issued by the Tahsildar, Bangalore South Taluk.	Original
32.	Official memorandum dated May 4, 1972 bearing No. B.Dis.ALN.SR.6200 was issued by the Deputy Commissioner, Bangalore District.	Certified copy
33.	Conversion sketch in relation to the proposed conversion of the Larger Survey No. 115.	Photocopy
34.	Conversion certificate dated June 5, 1972 bearing No. ALN.SR.2175/1971-72 issued by the Tahsildar, Bangalore South Taluk.	Photocopy
35.	Digitised copy bearing No. 769477 of the conversion certificate dated June 5, 1972, bearing No. ALN.SR.2175/1971-72 issued by the Tahsildar, Bangalore South Taluk.	Digital Original
36.	Endorsement dated June 7, 1972, bearing No. ALN:SR:2175/1971-72 has been issued by the Tahsildar, Bangalore South Taluk.	Photocopy

Sl. No.	Particulars of Documents	Original / Certified / Photocopy
37.	Endorsement dated July 14, 1972, bearing No. B.Dis.ALN.SR.6200, issued by the Deputy Commissioner, Bangalore District.	Photocopy
38.	Endorsement bearing No. ALN:SR:(S):2:2003-04 dated August 28, 2003 was issued by the Special District Commissioner, Bangalore District.	Photocopy
39.	Certificate dated November 22, 1971 bearing No. BGR/RL/E/NUI/PRO/73 issued by the Assistant Director, Industries and Commerce, Government of Mysore.	Photocopy
40.	Endorsement dated December 4, 1971 issued by the Deputy Commissioner, Bangalore District.	Photocopy
41.	Letter dated December 21, 1971 issued by the Mysore Industrial Areas Development Board (" MIADB ") to the Deputy commissioner, Bangalore District.	Photocopy
42.	Letter dated January 21, 1972 bearing No. TPC/J2/207/71-72 issued by the CITB to the Special Deputy Commissioner, Bangalore District.	Photocopy
43.	No objection certificate dated March 03, 1972 issued by the Planning Authority, Bangalore City Planning Area to the Deputy commissioner, Bangalore District.	Photocopy
44.	Letter dated April 03, 1972 bearing No. BS/PR/1/1972-73 issued by the Assistant Superintendent of Land Records, Bangalore to the Deputy Commissioner, Bangalore District.	Photocopy
45.	Agreement dated March 5, 1973, registered as Document No. 6909/1972-73, Volume No. 988 at pages 3 to 6 in the office of the Sub-Registrar, Jayanagar.	Certified copy
46.	Plan bearing No. 613/2003-04 dated September 6, 2003 sanctioned by the City Municipal Council, Bommanahalli.	Photocopy
47.	Permission letter dated December 4, 2025 bearing No. HSR/PR/254/2025-26 issued by the Bangalore South City (Municipality) Corporation.	Photocopy
48.	Official memorandum dated June 25, 2025 bearing No. ALN(SBH-2)SR/07/25-26, has been issued by the District Commissioner, Bangalore District.	Digital Original
49.	Memorandum of deposit of title deeds (" MODT ") dated December 14, 1981, registered as Document No. 5408/1981-	Certified copy

Sl. No.	Particulars of Documents	Original / Certified / Photocopy
	82 in Book-I, Volume No. 1771 at pages 133 to 135 in the office of the Sub-registrar, Bangalore South Taluk.	
50.	Reconveyance dated April 9, 1987, registered as Document No. 241/1987-88 in the office of the Sub-registrar, Bangalore South Taluk.	Certified copy
51.	MODT dated August 28, 2011, registered as Document No. BMH-1-06504-2011-12, stored in C.D. BMHD520 in the office of the Sub-registrar, Bommanahalli.	Original
52.	Discharge deed dated September 21, 2016, registered as Document No. 3759/2016-17, book-1, stored in CD No. BMHD 743, in the office of the Sub-Registrar, Bommanahalli.	Original
53.	MODT dated September 26, 2016, registered as Document No. BMH-1-03838-2016-17, stored in C.D. No. BMHD 743, in the office of the Sub-registrar, Bommanahalli.	Digital certified copy
54.	Deed of reconveyance dated December 14, 2017, registered as Document No. BMH-1-06975-2017-18, stored in C.D. No. BMHD 776, in the office of the Sub-registrar, Bommanahalli.	Original
55.	Loan closure letter dated December 14, 2017, issued by HDFC Bank Limited.	Original
56.	MODT dated July 16, 2018, registered as Document No. 3043/2018-19, book-1, stored in CD No. BMHD 795, in the office of the Sub-Registrar, Bommanahalli.	Original
57.	Letter dated July 24, 2025, issued by the Axis Bank Limited to the Bangalore Cables Private Limited acknowledging the deposit of the documents listed therein.	Photocopy
58.	Letter for release of mortgage deed dated March 7, 2026, issued by Axis Bank Limited.	Original
59.	No objection certificate dated March 7, 2026 issued by Axis Bank Limited.	Original
60.	ROC search report dated September 11, 2025, issued by external consultant, Cubictree Tech Solutions Private Limited.	Original

Sl. No.	Particulars of Documents	Original / Certified / Photocopy
61.	Nil EC for the period January 1, 1940 to February 14, 1957 and for the period February 15, 1957 to March 31, 1960 issued in relation to Larger Survey No. 115.	Certified copy
62.	EC in relation to Larger Survey No. 115 for the period April 1, 1960 to March 31, 2004.	Photocopy
63.	EC in relation to Larger Survey No. 115 for the period April 1, 1968 to March 31, 2004.	Photocopy
64.	EC in relation to Larger Survey No. 115 for the period April 1, 2004 to February 1, 2025.	Certified copy
65.	ECs issued in relation to the Purchased Extent in Survey No. 115 for the period April 1, 1970 to August 8, 2003, May 19, 1992, to May 18, 2005, March 1, 1997, to July 16, 2001, July 16, 2001, to February 26, 2002, April 1, 2003, to October 5, 2009, April 1, 2004, to October 5, 2009, April 1, 2004 to February 20, 2015, April 1, 2014 to September 22, 2017, April 1, 2004 to September 15, 2025 and from April 1, 2004 to February 5, 2026.	Photocopies
66.	EC issued in relation to the Subject Property for the period September 1, 2025 to November 19, 2025.	Photocopy
67.	Endorsement dated July 11, 2025, bearing No. PTCL PTCL/CR: 123/2025-26, issued by the Sub-Divisional Officer, Bangalore South, Sub-Division, Bangalore.	Original
68.	Endorsement dated April 4, 2025, bearing No. RD1218208062814, issued by the Tahsildar, Bangalore North, Sub-Division, Bangalore.	Original
69.	Endorsement dated March 12, 2025, bearing No. 2025-24/1885-86 issued by the Public Works Department, Bangalore.	Original
70.	Endorsement dated January 23, 2025, bearing No. CR-26/2024-25/2563, issued by the Special Deputy Commissioner (Acquisition), Karnataka State Highway Development Project (Public Works Department), Bangalore.	Original
71.	Endorsement dated January 24, 2025, bearing No. CR-KHB/LAQ/Be-Hongasandra(115)/2024-25, issued by the Karnataka Housing Board, Bangalore.	Original

Sl. No.	Particulars of Documents	Original / Certified / Photocopy
72.	Endorsement dated July 17, 2025, bearing No. KIADB/LAQ/460/2025-26, issued by the Karnataka Industrial Areas Development Board, Bangalore.	Original
73.	Endorsement dated January 31, 2025, bearing No. LAQ/NH-44(Old No. 7)/Be-Ho/CR/21/2024-25, and the endorsement dated March 10, 2025 bearing No. RTI/CR/40&41/2024-25, issued by the National Highways Authority of India, Bangalore.	Original
74.	Final notification dated June 17, 1992 bearing No. KE.51.LAQ.92 issued by the Revenue Department, Government of Karnataka.	Photocopy
75.	<i>I-Tirpu</i> dated August 30, 1994 bearing No. LAQ:BLR:4:1990-91 issued by the Special Land Acquisition Officer, National Highways Authority of India, Bangalore and the payment register copies.	Certified copy
76.	Final notification dated December 28, 1995 bearing No. KE.57.LAQ.95 issued by the Revenue Department, Government of Karnataka.	Certified copy
77.	<i>I-Tirpu</i> dated March 16, 1998 bearing No. LAQ:BLR:16:1994-95 issued by the Special Land Acquisition Officer, National Highways Authority of India, Bangalore in relation thereto and the payment register copies.	Certified copy
78.	No objection certificate for height clearance dated January 22, 2026, bearing reference No. ASC/DGM (AO)/131/HAL-BG-130-25/70/2026, issued by Hindustan Aeronautics Limited.	Original
79.	NOC dated October 29, 2025 bearing No. HOSU/SOUTH/B/091225/2007308, issued by the General Manager, Airport Authority of India.	Photocopy
80.	NOC dated November 28, 2025, bearing No. DGM (CM) BGTD/NOC for High rise / 2025-26/ 139, issued by the Assistant General Manager, Telephone House, Rajbhavan Road, Bangalore, Bharat Sanchar Nigam, Bangalore.	Photocopy
81.	NOC dated November 27, 2025, issued by the Chief Engineer (South), BWSSB.	Photocopy
82.	NOC dated November 10, 2025, bearing No. CEE/BMASZ/SEE(O)/AEE-1/2025-26/6362-64, issued by	Photocopy

Sl. No.	Particulars of Documents	Original / Certified / Photocopy
	the Chief Engineer Electrical [C, O & M], BMASZ, Bangalore, BESCOM.	
83.	Consent for establishment for new activity dated October 27, 2025, bearing No. CTE-351034, issued by the KSPCB.	Photocopy
84.	NOC dated January 14, 2026, bearing No. KSFES/NOC/536/2025, issued by the office of the Director General of Police, Fire and Emergency Services, addressed to the Commissioner, Bruhat Bengaluru Mahanagara Palike.	Photocopy
85.	Litigation search report dated September 5, 2025 for a period of 10 years, issued by external consultant, Cubictree Technology Solution Private Limited.	Original
86.	Extract of the assessment list for building and land liable to taxation for the year 2002-03 as maintained by the City Municipality, Bommanahalli for the year 2002-03.	Photocopy
87.	Khata certificate dated October 27, 2009 issued by the Bruhat Bengaluru Mahanagara Palike.	Original
88.	Khata extract dated October 27, 2009 issued by the Bruhat Bengaluru Mahanagara Palike for the period 2009-10.	Original
89.	E-khata dated September 22, 2025 issued by the Bangalore South City Corporation in relation to the Subject Property.	Digital original
90.	Tax paid receipts issued by the Bruhat Bengaluru Mahanagara Palike for payment of the property tax on the Subject Property for the years 2021-22 to 2024-25.	Digital original
91.	Tax paid receipt issued by the Bangalore South City Corporation for payment of property tax on the Subject Property for the year 2025-26.	Digital original
92.	Public notices published in English daily 'Times of India', May 30, 2025 and Kannada daily 'Vijaya Karnataka', May 30, 2025 issued by Poovayya, Advocates and Solicitors, Bangalore.	Photocopy
93.	Confirmation letter dated November 26, 2025 issued by Poovayya, Advocates and Solicitors, Bangalore.	Photocopy