

31.03.2025
Bangalore.

G

To,

M/s Sattva Resi Private Limited,
Bangalore.

Sirs,

Sub:-	Legal scrutiny report regarding the title of M/s Sattva Resi Private Limited in respect of residentially converted land bearing Sy no.159, V.P. katha no.33/159, VPID no.150300200400120072 situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District
Total Extent :	1 acre 11 guntas

I DESCRIPTION OF PROPERTY :

All that piece and parcel of residentially converted land bearing Sy no.159, V.P. katha no.33/159, VPID no.150300200400120072 situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, within the revenue jurisdiction of Kannamangala Village Panchayath, Bangalore Rural District measuring 1 acre 11 guntas and bounded on follows:-

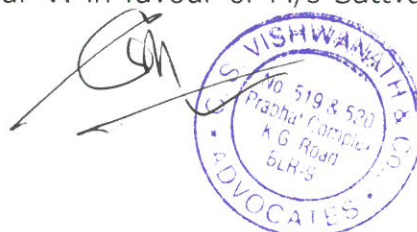
On the East by	:	Property bearing Sy no.73 (P)
West by	:	Road formed in Sy no.159 and portion of Sy no.117 belonging to the Vendor
North by	:	Property bearing Sy nos.166 & 160
South by	:	Road and property bearing

II LIST OF DOCUMENTS SCRUTINISED (all photo-copies):

1. RTC/s for the period 1984-85 to 1989-90, 1989-90, 1991-92, 1993-94, 1994-95, 1997-98, 1998-99 to 2000-01, 1999-2000, 2001-02, 2002-03, in respect of Sy no.73 Kannamangala Village, Kasaba Hobli, Devanahalli Taluk issued by the office of Village Accountant, Devanahalli Taluk.


The stamp is circular with the text "C. S. VISHWANATH & CO." around the top and "ADVOCATES" around the bottom. Inside the circle, it says "No. 519 & 520", "Prabhat Complex", "K.G. Road", and "BLR-9".

2. RTC/s for the period 2004-05, 2005-06, 2006-07, 2008-09, 2007-08, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, in respect of Sy no.159 Kannamangala Village, Kasaba Hobli, Devanahalli Taluk issued by the office of Village Accountant, Devanahalli Taluk.
3. Copy of record of rights bearing no.793 issued by the office of Village Accountant, Devanahalli Taluk.
4. Copy of index of lands ;
5. Mutation register bearing MR no.6/1986-87 issued by the office of Village Accountant, Devanahalli Taluk.
6. Mutation register bearing MR no.40/2008-09 issued by the office of Village Accountant, Devanahalli Taluk.
7. Grant certificate dated 05.09.1979 bearing no.LNDSR (1)5/1977-78 issued by the office of Tahsildar, Devanahalli favouring Sri.Nagaraju S/o Sri.Gundappa
8. General Power of Attorney dated 21.12.2006 executed by Sri.G.Nagaraj and Smt.Kanthamma in favour of Sri.Shaji Baby John (notarized).
9. copy of caste certificate dated 01.08.2002 issued by the office of Tahsildar, Devanahalli Taluk of Sri.G.Nagaraju
10. Official memorandum dated 29.11.2008 bearing no.LND(De)CR.37/2007-08 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore regarding sale of 2 acres of land in Sy no.159 of Kannamangala Village.
11. Certified copy of Absolute Sale Deed dated 08.04.2009 executed by Sri.G.Nagaraj and Smt.Kanthamma rep by their GPA holder Sri.Shaji Baby John in favour of Sri.N.Ravindra Kumar, registered as doc no.696/2009-10, in Book-I, stored in C.D. no.DNHD173, at the office of Sub-Registrar, Devanahalli.
12. Absolute Sale Deed dated 07.10.2014 executed by Sri.N.Ravindra Kumar together with M/s Alpha Consolidated Projects rep by its Partner Sri.N.Ravindra Kumar as confirming party in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.S.Sai Prasad, registered as doc no.5035/2014-15, in Book-I, stored in C.D. no.DNHD415, at the office of Sub-Registrar, Devanahalli.
13. Official Memorandum dated 27.01.2014 bearing no.ALN (DK)SR/103/2011-12 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of 2 acres of land Sy no.159 Kannamangala Village, Kasaba Hobli, Devanahalli Taluk from agriculture to non-agricultural public/semi-public purpose.
14. Official memorandum dated 29.01.2022 bearing no.LCCP100182/2018 issued by the office of Deputy Commissioner, Bangalore Rural District regarding conversion of 2 acres of land in Sy no.159 Kannamangala Village, Kasaba Hobli, Devanahalli Taluk from agriculture to non-agricultural commercial-commercial purpose.
15. Absolute Sale deed dated 03.08.2024 executed by M/s Ozone Urbana Infra Developers Private Limited rep by its Senior manager-legal and authorized signatory Sri.Shantha Kumar V. in favour of M/s Sattva Resi Private Limited rep

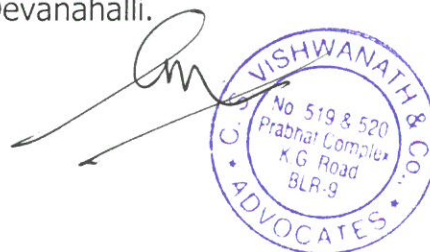


by its authorized signatory Sri.Surendra Kumar Bajaj, registered as doc no.7909/2024-25, in Book-I, at the office of Sub-Registrar, Devanahalli.

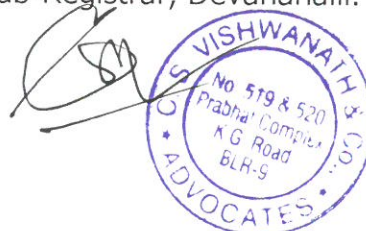
16. E-Katha in Form no.11B dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property bearing V.P. katha no.33/159, VPID no.150300200400120072
17. Tax paid receipt dated 07.12.2024 for the period 2024-25.
18. Copy of Patta book receipt.
19. Copy of karda.
20. Copy of sketch.
21. Copy of settlement akarbhandh.
22. Encumbrance certificate :
 - a) Dated 22.04.2008 for the period 01.04.1969 to 25.03.2008.
 - b) Dated 20.04.2009 for the period 26.03.2008 to 18.04.2009.
 - c) Dated 11.06.2010 for the period 18.04.2009 to 07.06.2010 depicting the entry of sale deed dated 21.05.2009 (doc no.696)
 - d) Dated 16.10.2012 for the period 08.06.2010 to 12.10.2012
 - e) Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025 depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), sale deed dated 03.08.2024 (doc no.7909), declaration agreement of easement dated 03.08.2024 (7910), discharge deed dated 01.08.2024 (doc no.7644), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), sale deed dated 07.10.2014 (doc no.5035), sale deed dated 09.04.2009 (doc no.696)

COMMON DOCUMENTS :

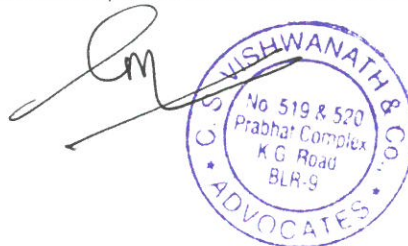
1. Endorsement dated 04.11.2008 bearing no.LAQ/NH-7/GL no.2501/08-09 issued by the office of Special land acquisition officer, Hyderabad-Bangalore Road (NH-7), National Highways, KR Circle, Bangalore.
2. Endorsement dated 03.06.2008 bearing no.BMRCL/LAQ/NOC/12/2008-09 issued by Bangalore Metro Rail Corporation Ltd.,
3. Sale deed dated 30.01.2024 executed by The Karnataka Industrial Areas Development Board rep by its Asst. Secretary Smt.N.Thangamani in favour of M/s Ozone Urbana Infra Developers Private Limited rep by its Director Sri.Sathya Moorthy Sai Prasad, registered as doc no.15616/2023-24, in Book-I, at the office of Senior Sub-Registrar, Devanahalli.



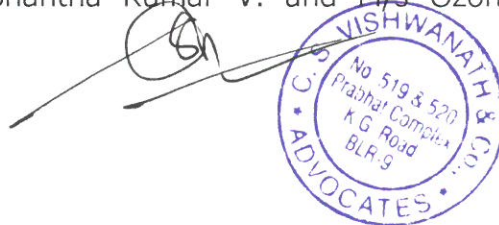
4. Absolute Sale deed dated 03.08.2024 executed by M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj, registered as doc no.7908/2024-25, in Book-I, at the office of Sub-Registrar, Devanahalli.
5. Endorsement dated 07.03.2008 bearing no.LRF (79A.B.) CR.155/2007-08 issued by the office of Tahsildar, Devanahalli Taluk.
6. Endorsement dated 08.02.2008 bearing no.LRF.7.AC.673/2007-08 issued by the office of Tahsildar, Devanahalli Taluk.
7. Endorsement dated 15.03.2008 bearing no.LRF.CR813/2007-08 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
8. Endorsement dated 09.06.2008 issued by office of KHB.
9. Endorsement dated 29.01.2009 bearing no.CR.375/2008-09 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
10. Endorsement dated 19.05.2009 bearing no.R.K.C.R.51/2009-10 issued by the office of Tahsildar, Devanahalli Taluk, Devanahalli.
11. Supplementary deed of Hypothecation dated 04.06.2009 executed by M/s Ozone Urbana Infra Developers Pvt. Ltd., in favour of Axis Bank Ltd.,
12. Relinquishment deed dated 05.10.2009 executed by M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Sai Prasad S. in favour of The Secretary, Kannamangala Gram Panchayath, on behalf of Government of Karnataka, registered as doc no.3024/2009-10, in Book-I, stored in C.D. no.DNHD179, at the office of Senior Sub-Registrar, Devanahalli.
13. In the matter of creation of mortgage by deposit of title deeds relating to the immovable properties executed by M/s Ozone Urbana Infra Developers Pvt. Ltd., in favour of Axis Bank Ltd.,
14. Loan closure letter dated 13.02.2013 issued by Indian Bank
15. No dues certificate dated 15.02.2013 issued by Axis Bank.
16. Deed of mortgage dated 03.07.2015 executed by M/s M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Prasad Kumar Mishra, M/s Ozone City Developers Pvt. Ltd., M/s Ozone Developers Bangalore Private Ltd., in favour of M/s The Swastik Safe Deposit and Investments Ltd., registered as doc no.2745/2015-16, in Book-I, stored in C.D. no.DNHD550, at the office of Senior Sub-Registrar, Devanahalli.
17. Memorandum recording mortgage by deposit of title deeds dated 09.07.2015 executed by M/s Ozone Urbana Infra Developers Private Limited, M/s Ozone Propex Private Ltd., Sri.S.Vasudevan, M/s Ozone City Developers Pvt. Ltd., and M/s Ozone Developers Bangalore Private Ltd., in favour of M/s IL & FS Trust Company Ltd., registered as doc no.2969/2015-16, in Book-I, stored in C.D. no.DNHD551, at the office of Sub-Registrar, Devanahalli.



18. Order dated 09.06.2015 passed by the High Court of Karnataka at Bangalore in Company application no.430/2015.
19. Order dated 09.06.2015 passed by the High Court of Karnataka at Bangalore in Company application no.431/2015.
20. Order dated 18.09.2015 passed by High Court of Karnataka at Bangalore in company petition no.141/2015 c/w company petition no.142/2015.
21. Deed of mortgage deed dated 30.03.2016 executed by M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Vamsi D. Sai in favour of M/s Alpex Corporate Services and Merchandising Private Ltd., registered as doc no.28/2016-17, in Book-I, stored in C.D. no.DNHD590, at the office of Sub-Registrar, Devanahalli.
22. Deed of discharge dated 30.03.2016 executed by M/s The Swastik Safe Deposit and Investments Ltd., rep by its SPA holder Sri.Vineet Agrawal in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by its authorized signatory Sri.Vamsi D. Sai, registered as doc no.27/2016-17, in Book-I, stored in C.D. no.DNHD590, at the office of Sub-Registrar, Devanahalli.
23. Memorandum of entry dated 19.09.2016 executed by Sri.Vamsi D. Sai on behalf of M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Realtors Private Ltd., and M/s Vivaan Properties India Private Ltd., in favour of M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agarwal registered as doc no.6665/2016-17, in Book-I, stored in C.D. no.DNHD618, at the office of Sub-Registrar, Devanahalli
24. Amendment agreement to memorandum of entry dated 28.02.2017 executed by Sri.Vamsi D. Sai on behalf of M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Realtors Private Ltd., and M/s Vivaan Properties India Private Ltd., in favour of M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agarwal registered as doc no.3350/2016-17, in Book-I, stored in C.D. no.HBBD185, at the office of Senior Sub-Registrar, Gandhinagar (Hebbal), Bangalore.
25. Letter for change of land usage dated 20.02.2017 issued by the office of Bangalore International Airport Area Planning Authority, Devanahalli.
26. Loan agreement dated 26.06.2017 executed by M/s Ozone Holdings Private Ltd., Sri.S.Vasudevan, M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Propex Private Ltd., and Smt.Priya Vasudevan in favour of M/s Piramal Finance Ltd.,
27. Deed of Release dated 26.06.2017 executed by M/s Vistra ITCI (India) Ltd., (formerly II & FS Trust Company Ltd.,) rep by its authorized signatory Sri.Murali Rajan in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by authorized signatory Sri.Shantha Kumar V. registered as doc no.2709/2017-18, in Book-I, stored in C.D. no.DNHD643, at the office of Sub-Registrar, Devanahalli.



28. Memorandum of entry by deposit of title deeds dated 26.06.2017 executed by Sri. Shantha Kumar V, in his capacity as the authorized representative of Ozone Infra Developers Pvt. Ltd., in favour of Vistra ITCL (India) Ltd., registered as doc no.2711/2017-18, in Book-I, stored in C.D. no.DNHD643, at the office of Sub-Registrar, Devanahalli.
29. Deed of Release dated 12.10.2017 executed by M/s Alpex Corporate Services and Merchandising Private Ltd., in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri. Shantha Kumar V. registered as doc no.5725/2017-18, in Book-I, stored in C.D. no.DNHD650, at the office of Sub-Registrar, Devanahalli.
30. Deed of partial Release dated 12.10.2017 executed by M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri. Vineet Agrawal in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri. Shantha Kumar V, M/s Ozone Realtors Private Ltd., rep by its authorized signatory Sri. Shantha Kumar V. and M/s Vivaan Properties India Private Ltd., rep by its authorized Signatory Sri. Shantha Kumar V, registered as doc no.5729/2017-18, in Book-I, stored in C.D. no.DNHD650, at the office of Senior Sub-Registrar, Devanahalli.
31. Relinquishment deed dated 17.01.2018 executed by M/s Hansoge Enterprises Private Ltd., M/s Ozone Urbana Infra Developers (Private) Ltd., M/s Eco Global Urbana Infrastructure rep by its GPA holder M/s Ozone Urbana Infra Developers (Private) Ltd., Sri. Balakrishna and others rep by its GPA holder M/s Ozone Urbana Infra Developers (Private) Ltd., all represented by its authorized signatory Sri. Balaji V. in favour of Kannamangala Village Panchayath, registered as doc no.8641/2017-18, in Book-I, stored in C.D. no.DNHD657, at the office of Senior Sub-Registrar, Devanahalli.
32. Deed of Partial Release/Discharge deed dated 06.02.2019 executed by M/s Vistra ITCL (India) Ltd., rep by its authorized signatory prince karthik in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by its authorized signatory Sri. Tarun Kumar Kasera and M/s Ozone Infra Developers Private Ltd., rep by its authorized signatory Sri. Tarun Kumar Kasera, registered as doc no.5912/2018-19, in Book-I, stored in C.D. no.HLSD188, at the office of Senior Sub-Registrar, Halasuru, Bangalore.
33. Supplemental memorandum of entry dated 13.02.2019 executed by Sri. M.S. Sounder Raajan, authorized representative of M/s Ozone Urbana Infra Developers Pvt. Ltd., in favour of M/s Vistra ITCL (India) Ltd., registered as doc no.6037/2018-19, in Book-I, stored in C.D. no.HLSD193, at the office of Senior Sub-Registrar, Halasuru, Bangalore.
34. Deed of Rectification to deed of partial release/discharge deed dated 27.07.2020 executed by M/s Vistra ITCL (India) Ltd., rep by authorized signatory Sri. Sandeep Sharma in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by its authorized signatory Sri. Shantha Kumar V. and M/s Ozone Infra Developers



- Private Ltd., rep by its authorized signatory Sri.Shantha Kumar V. registered as doc no.899/2020-21, in Book-I, stored in C.D. no.HLSD550, at the office of Senior Sub-Registrar, Halasuru, Bangalore.
35. Letter dated 02.02.2021 issued by KIADB.
36. Supplementary Memorandum of entry by deposit of title deeds dated 17.12.2021 executed by M/s Ozone Urbana Infra Developers Private Ltd., in favour of Vistra ITCL (India) Ltd., registered as doc no.8407/2021-22, in Book-I, stored in C.D. no.DNHD1422, at the office of Senior Sub-Registrar, Devanahalli.
37. Agreement to sell dated 30.06.2022 entered into between M/s Ozone Urbana Infra Developers Private Ltd., rep by its group COO and authorized signatory Sri.D.Vimal Sai of the one part and M/s Shirasa Hi-Rise Private Ltd., rep by its authorized signatory Sri.Surendra Kumar Bajaj of the other part, registered as doc no.4034/2022-23, in Book-I, stored in C.D. no.DNHD1571, at the office of Senior Sub-Registrar, Devanahalli.
38. Notice of assignment dated 24.08.2023 issued by Piramal Capital & Housing Finance Ltd.,
39. Cancellation deed dated 03.08.2024 entered into between M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. of the one part and M/s Shirasa Hi-Rise Private Ltd., rep by its authorized signatory Sri.Surendra Kumar Bajaj of the other part, registered as doc no.7903/2024-25, in Book-I, at the office of Sub-Registrar, Devanahalli.
40. Easementary rights agreement dated 03.08.2024 entered into between M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. of the one part and M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Surendra Kumar Bajaj of the other part, registered as doc no.7910/2024-25, in Book-I, at the office of Sub-Registrar, Devanahalli.
41. Deed of partial release dated 06.08.2024 executed by M/s Vistra ITCL (India) Ltd., rep by authorized signatory Sri.Mantu Kumar in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. and M/s Ozone Infra Developers Private Ltd., rep by its authorized signatory Sri.Shantha Kumar V. registered as doc no.7893/2024-25, in Book-I, at the office of Senior Sub-Registrar, Devanahalli.
42. Certificate of incorporation dated 13.01.2006 in favour of MFAR Infrastructure Development Private Ltd., issued by Registrar of Companies, Karnataka.
43. Fresh certificate of incorporation consequent upon change of Name of MFAR Infrastructure Development Private Ltd., to M/s Ozone Urbana Land Development Private Ltd., dated 07.03.2008 issued by Registrar of Companies, Karnataka.
44. Fresh certificate of incorporation consequent upon change of Name of MFAR Infrastructure Development Private Ltd., to M/s Ozone Urbana Developers Private Ltd., dated 22.04.2008 issued by Registrar of Companies, Karnataka.



45. Memorandum and Articles of Association of M/s Ozone Urbana Infra Developers Private Ltd.,

46. Search report dated 06.10.2021 given by Vinayak Joshi, Company Secretary.

III SOURCE OF TITLE :

On perusal of aforesaid documents, it is noticed that land bearing Sy no.73 measuring 2 acre situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk was granted to one Sri.Nagaraju S/o Sri.Gundappa by the office of Tahsildar, Devanahalli vide Grant certificate dated 05.09.1979 bearing no.LNDSR (1)5/1977-78 by imposing non-alienation condition for a period of 15 years. The factum of grant is reflected in the Mutation register bearing MR no.6/1986-87 issued by the office of Village Accountant, Devanahalli Taluk and Copy of record of rights bearing no.793 issued by the office of Village Accountant, Devanahalli Taluk.

The copy of caste certificate dated 01.08.2002 issued by the office of Tahsildar, Devanahalli Taluk confirms that Sri.G.Nagaraju belonged to Adi Karnataka community under Hindu.

The said Sri.G.Nagaraj and his wife Smt.Kanthamma General Power of Attorney dated 21.12.2006 executed (notarized) in favour of Sri.Shaji Baby John, empowering the attorney to do various acts, deed and things with power of alienation of aforesaid land in Sy no.73, New Sy no.159 measuring 2 acres of Kannamangala Village.

The office of Deputy Commissioner, Bangalore Rural District, Bangalore has issued an Official memorandum dated 29.11.2008 bearing no.LND(De)CR.37/2007-08 granting permission for sale of 2 acres of land in Sy no.159 of Kannamangala Village.

Thereafter, Sri.G.Nagaraj and Smt.Kanthamma rep by their GPA holder Sri.Shaji Baby John sold the aforementioned land bearing Sy no.159 measuring 2 acres in favour of Sri.N.Ravindra Kumar in terms of an Absolute Sale Deed dated 08.04.2009 (doc no.696/2009-10). The factum of sale is corroborated in the Mutation register bearing MR no.40/2008-09 issued by the office of Village Accountant, Devanahalli Taluk.

Later on, Sri.N.Ravindra Kumar together with M/s Alpha Consolidated Projects rep by its Partner Sri.N.Ravindra Kumar as confirming party sold the aforementioned land bearing Sy no.159 measuring 2 acres in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.S.Sai Prasad in terms of an Absolute Sale Deed dated 07.10.2014 (doc no.5035/2014-15).



The land Sy no.1592 acres of Official Memorandum dated 27.01.2014 bearing no.ALN (DK)SR/103/2011-12 issued by the office of Deputy Commissioner, Bangalore Rural District, Bangalore regarding conversion of Kannamangala Village, Kasaba Hobli, Devanahalli Taluk from agriculture to non-agricultural public/semi-public purpose.

The land in Sy no.159 measuring 2 acres is converted from agriculture to non-agricultural commercial-commercial purpose vide Official memorandum dated 29.01.2022 bearing no.LCCP100182/2018 issued by the office of Deputy Commissioner, Bangalore Rural District.

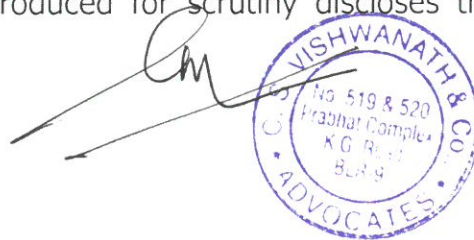
Subsequently, M/s Ozone Urbana Infra Developers Private Limited rep by its Senior manager-legal and authorized signatory Sri.Shantha Kumar V. for a valuable consideration, sold and conveyed a portion of aforesaid land in Sy no.159 measuring 1 acre 11 guntas (i.e., the subject property) in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in terms of an Absolute Sale deed dated 03.08.2024, registered as doc no.7909/2024-25 and at the office of Sub-Registrar, Devanahalli.

The katha for the subject property stands in the name of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj vide E-Katha in Form no.11B dated 09.12.2024 issued by the office of Kannamangala Village Panchayath in favour of in respect of property bearing V.P. katha no.33/159, VPID no.150300200400120072. The property tax is paid upto the period 2024-25.

The copies of RTC/s for the period 1984-85 to 1989-90, 1989-90, 1991-92, 1993-94, 1994-95, 1997-98, 1998-99 to 2000-01, 1999-2000, 2001-02, 2002-03, in respect of Sy no.73 and subsequent RTC/s for the period 2004-05, 2005-06, 2006-07, 2008-09, 2007-08, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, in respect of Sy no.159 Kannamangala Village, Kasaba Hobli, Devanahalli Taluk issued by the office of Village Accountant, Devanahalli Taluk depicts the names of respective erstwhile owner/s as kathedars and occupants.

The copies of Patta book receipt, copy of karda, sketch and settlement akarbandh depicts the extent, size and existence of subject land.

Encumbrance certificate/s produced for scrutiny discloses the entries of following registered transactions :

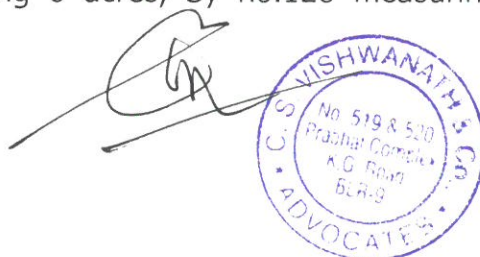


Sl. No.	Period of E.C.	Nature & Nomenclature
1.	Dated 11.06.2010 for the period 18.04.2009 to 07.06.2010	depicting the entry of sale deed dated 21.05.2009 (doc no.696)
2.	Dated 17.01.2025 for the period 01.04.2004 to 08.01.2025	depicting the entries of discharge deed dated 03.08.2024 (doc no.7893), sale deed dated 03.08.2024 (doc no.7909), declaration agreement of easement dated 03.08.2024 (7910), discharge deed dated 01.08.2024 (doc no.7644), discharge deed dated 12.10.2017 (doc no.5725), DTD dated 27.06.2017 (doc no.2711), discharge deed dated 27.06.2017 (doc no.2709), DTD dated 04.10.2016 (doc no.6665), Mortgage deed dated 30.03.2016 (doc no.28), discharge deed dated 30.03.2016 (doc no.27), DTD dated 09.07.2015 (doc no.2969), mortgage deed dated 03.07.2015 (doc no.2745), sale deed dated 07.10.2014 (doc no.5035), sale deed dated 09.04.2009 (doc no.696)

Common documents :

The office of Tahsildar, Devanahalli Taluk has issued a nil tenancy Endorsement dated 08.02.2008 bearing no.LRF.7.AC.673/2007-08 in respect of Sy nos.73/P2 measuring 4 acres, Sy no. 90/P-P2 measuring 1 acre, Sy no.112 measuring 2 acres, Sy no.113 measuring 2 acres Sy no.128 measuring 6 acre, Sy no.130 measuring 2 acres and Sy no.133 measuring 1 acre 39 guntas among other survey numbers of Kannamangala Village.

The office of Tahsildar, Devanahalli Taluk has issued an Endorsement dated 07.03.2008 bearing no.LRF (79A.B.) CR.155/2007-08 confirming that there are no cases filed under Section 79A & B of KLR Act in respect of Sy no.90/P1 measuring 59 acres 13 guntas, Sy no.112 measuring 2 acres, Sy no.113 measuring 2 acres 02 guntas, Sy no.123 measuring 6 acres, Sy no.128 measuring 6 acres, Sy no.133



measuring 2 acres 02 guntas and Sy no.159 measuring 2 acres among other lands of Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District.

The office of Karnataka Housing Board has issued an Endorsement dated 09.06.2008 confirming that land bearing Sy nos.73/P5, 73/P2, 90/P-P2, 112, 113, 123, 128, 130, 133, 154, 159 & 161 among other survey numbers of Kannamangala Village have not been notified for acquisition.

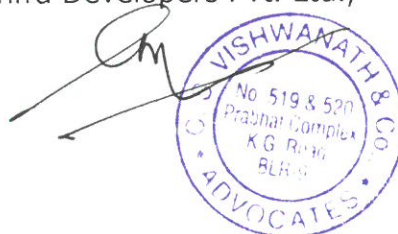
The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 29.01.2009 bearing no.CR.375/2008-09 confirming that no case has been filed under the purview of PTCL Act in respect of Sy nos.112, 113, 123, 128, 130, 133, 159 & 161 of Kammamangala Village.

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued an Endorsement dated 19.05.2009 bearing no.R.K.C.R.51/2009-10 confirming non-availability of records for issue of RTC/s for the period 1965-66 to 1968-69, 1969-70 to 1973-74, 1974-75 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1988-89, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 2001-02 in respect of Sy no.73/P2, 73/P5, 90/PP2 among other survey numbers of Kannamangala Village.

M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Sai Prasad S. executed a Relinquishment deed dated 05.10.2009 (doc no.3024/2009-10) in favour of The Secretary, Kannamangala Gram Panchayath, on behalf of Government of Karnataka, relinquishing an extent of 3391.578 Sq. Mtrs., + 2286.119 Sq. Mtrs.,+ 1126.447 Sq. Mtrs.,+ 766.088 Sq. Mtrs., + 639.301 Sq. Mtrs., + 393.410 Sq. Mtrs.,+ 308.355 Sq. Mtrs., + 414.232 Sq. Mtrs., + 405.896 Sq. Mtrs., for park purpose and 5162.672 Sq. Mtrs., for civic amenities.

M/s Ozone Urbana Infra Developers Pvt. Ltd., had mortgaged land bearing Sy nos.92, 133, 108, 79, 76/1B, 76/3,, 73/P2, 79, 80, 73/P5, 90/P1, 90/P1 (131), 90/P-P2, 90/P1(131), 90/P1(154), 102, 105, 161, 126, 127 & 130 of Kannamangala Village, Devanahalli Taluk totally measuring 28 acres 25.50 guntas in favour of Axis Bank Ltd., as noticed from mortgage by deposit of title deeds relating to the immovable properties dated 04.01.2012. Further, M/s Ozone Urbana Infra Developers Pvt. Ltd., executed a Supplementary deed of Hypothecation dated 04.06.2009 in favour of Axis Bank Ltd., Further, Axis Bank issued a No due certificate dated 15.02.2013 confirming the receipt of total credit facilities aggregating to Rs.394 Crore by M/s Ozone Urbana Infra Developers Private Limited.

Similarly, Indian Bank has issued a Loan closure letter dated 13.02.2013 addressed to Axis Bank Ltd., confirming the receipt of full amount of principal borrowed by the company M/s Ozone Urbana Infra Developers Pvt. Ltd.,

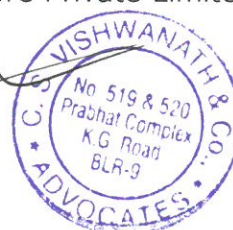


The office of Bangalore International Airport Area Planning Authority, Devanahalli has issued a Letter for change of land usage dated 20.02.2017 permitting change of land usage of Sy no.73/P2 measuring 3 acres 22 guntas, Sy no.90/P-P2 measuring 1 acre, Sy no.133 measuring 1 acre 39 guntas, Sy no.151 measuring 5 acres 27 guntas, Sy no.152/1 measuring 5 guntas, Sy no.152/2 measuring 30 guntas and Sy no.159 measuring 2 acres of Kannamangala Village from public and semi-public purposes /zone to commercial (IT Park/Hotel/commercial complex/multi- specialty hospital /service apartment).

M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Prasad Kumar Mishra, M/s Ozone City Developers Pvt. Ltd., M/s Ozone Developers Bangalore Private Ltd., had created mortgage of land bearing Sy nos.115, 116, 117, 107/1, 108, 91/1, 91/2, 107/2, 152/1, 128, 129, 107/1, 16/1, 153, 93, 91/2, 91/4, 152/2, 151, 91/3, 106, 91/1, 91/4, 112, 89/1, 108, 16/1, 92, 16/1, 158, 123, 133, 92/2, 113, 108, 159, 76/1B, 86/1, 77/1, 75, 79, 80, 103/2, 77/2, 77/3, 78, 78, 87/3, 88/2, 81/2, 87/2, 87/4, 76/3, 76/4, 73/P2, 73/P5, 90/P1, 90/P1 (131), 90/PP2, 90/P1 (154), 105, 161, 126, 127, 130, 79, 80, 102, 115, 116, 117, 83/2, 100/3, 76/5, 87/1, 103/2, 83/3, 77/4, 74, 104/5A, 104-5B, 104/6, 103/1, 88/1, 86/2, 78, 83/5 & 83/6 in favour of M/s The Swastik Safe Deposit and Investments Ltd., vide Deed of mortgage dated 03.07.2015 (doc no.2745/2015-16). The said mortgaged was discharged under a Deed of discharge dated 30.03.2016 (doc no.27/2016-17).

M/s Ozone Urbana Infra Developers Private Limited, M/s Ozone Propex Private Ltd., Sri.S.Vasudevan, M/s Ozone City Developers Pvt. Ltd., and M/s Ozone Developers Bangalore Private Ltd., had mortgaged land bearing Sy nos.115, 116, 117, 107/1, 108, 91/1, 91/2, 107/2, 152/1, 128, 129, 107/1, 16/1, 153, 93, 91/2, 91/4, 152/2, 151, 91/3, 106, 91/1, 91/4, 112, 89/1, 108, 16/1, 92, 16/1, 158, 123, 133, 92/2, 113, in favour of M/s IL & FS Trust Company Ltd., under Memorandum recording mortgage by deposit of title deeds dated 09.07.2015 (doc no.2969/2015-16). The said mortgage was initially discharged partially vide partial Release deed dated 13.01.2016 (doc no.9716) and later on discharged completely vide Deed of Release dated 26.06.2017 (doc no.2709/2017-18) executed by M/s Vistra ITCL (India) Ltd., (formerly IL & FS Trust Company Ltd.,) rep by its authorized signatory Sri.Murali Rajan in favour of M/s Ozone Urbana Infra Developers Private Ltd., rep by authorized signatory Sri.Shantha Kumar V..

The company application nos.430/2015 and 431/2015 filed by M/s Ozone City Developers Pvt. Ltd., under Section 391 of the Companies Act, 1956 read with rules 6 & 9 of the Companies (Court) Rules 1959 before the High Court of Karnataka at Bangalore praying for approving with or without modification (s) the scheme of amalgamation of Ozone Developers Bangalore Private Limited Private and Ozone City

Developers Private Limited (transferor company nos.1 & 2) with Ozone Urban Infra Developers Private Limited (transferee company) with their respective share holders and the applications were allowed vide its order/s both dated 09.06.2015.

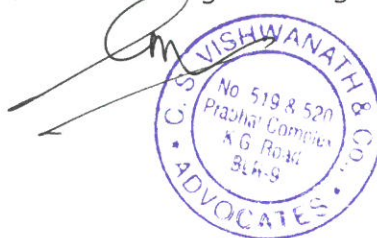
The COP filed under Section 391 to 394 of Companies Act, 1956 by Ozone Developers Bangalore Private Limited before High Court of Karnataka at Bangalore in company petition no.141/2015 c/w company petition no.142/2015 praying the Court for the scheme of amalgamation be sanctioned so as to be binding on the petitioner company and transferee company and its shareholders and creditor was allowed vide its Order dated 18.09.2015.

M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Vamsi D. Sai had mortgaged the land in Sy nos.115, 116, 117, 107/1, 108, 91/1, 91/2, 107/2, 152/1, 128, 129, 107/1, 16/1, 153, 93, 91/2, 91/4, 152/2, 151, 91/3, 106, 91/1, 91/4, 112, 89/1, 108, 16/1, 92, 16/1, 158, 123, 133, 92/2, 113, 108, 159, 76/1B, 86/1, 77/1, 75, 79, 80, 103/2, 79, 77/2, 77/3, 78, 87/3, 88/2, 81/2, 87/2, 87/4, 76/3, 76/4, 73/P2, 73/P2, 73/P5, 90/P1 (131), 90/PP2, 90/P1 (131), 90/P1 (154), 105, 161, 126, 127, 130, 79, 80, 102, 83/2, 100/3, 76/5, 87/1, 103/2, 83/3, 77/4, 74, 104/5A, 104-5B, 104/6, 103/1, 88/1, 86/2, 78, 83/5 & 83/6 of all situated at Kannamangala Village (except for Sy no.16/1 which is in Poojenahalli Village) in favour of M/s Alpex Corporate Services and Merchandising Private Ltd., under a Deed of mortgage deed dated 30.03.2016 (doc no.28/2016-17). The said mortgage was discharged vide Deed of Release dated 12.10.2017 (doc no.5725/2017-18).

The office of Tahsildar, Devanahalli Taluk, Devanahalli has issued a nil tenancy Endorsement dated 15.03.2008 bearing no.LRF.CR813/2007-08 in respect of Sy no.73/P2 measuring 4 acres, Sy no.112 measuring 2 acres, Sy no.113 measuring 2 acres, Sy no.123 measuring 6 acres, Sy no.128 measuring 6 acres, Sy no.130 measuring 2 acres, Sy no.133 measuring 1 acre 39 guntas, Sy no.159 measuring 2 acres 06 guntas, Sy no.90/P1 measuring 4 acres 14 guntas and Sy no.90/P2 measuring 1 acre among other lands of Kannamangala Village.

The office of Karnataka Housing Board has issued an Endorsement dated 09.06.2008 confirming that land bearing Sy no.73/P5, 73/P2, 90/P-P2, 112, 113, 123, 128, 130, 133, 154, 159 & 161 among other survey numbers of Kannamangala Village have not been notified for acquisition.

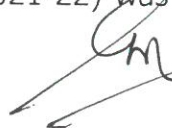
The office of Bangalore Metro Rail Corporation Ltd., has issued an Endorsement dated 03.06.2008 bearing no.BMRCL/LAQ/NOC/12/2008-09 confirming that land bearing Sy no.73/P5, 73/P2, 90/P-P2, 112, 113, 123, 128, 130, 133, 154, 159 & 161 among other survey numbers of Kannamangala Village have not been notified for acquisition.



The office of Special Land Acquisition Officer, Hyderabad-Bangalore Road (NH-7), National Highways, KR Circle, Bangalore has issued an Endorsement dated 04.11.2008 bearing no.LAQ/NH-7/GL no.2501/08-09 confirming that land bearing Sy nos.73, 90 & 115 of Kannamangala Village could be acquired for extension of national highway-7 .

Thereafter, Sri.Vamsi D. Sai on behalf of M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Realtors Private Ltd., and M/s Vivaan Properties India Private Ltd., had mortgaged land in Sy nos.115, 116, 117, 107/1, 108, 91/1, 91/2, 107/2, 152/1, 128, 129, 107/1, 16/1, 153, 93, 91/2, 91/4, 152/2, 151, 91/3, 106, 91/1, 91/4, 112, 89/1, 108, 16/1, 92, 16/1, 158, 123, 133, 92/2, 113, 108, 159, 76/1B, 86/1, 77/1, 75, 79, 80, 103/2, 79, 77/2, 77/3, 78, 87/3, 88/2, 81/2, 87/2, 87/4, 76/3, 76/4, 73/P2, 73/P5, 90/P1, 90/P1 (131), 90/PP2, 90/P1 (154), 105, 161, 126, 127, 130, 79, 80, 102, 115, 116, 117, 83/2, 100/3 (0-10 sold), 76/5, 87/1, 103/2, 83/3, 77/4, 74, 104/5A, 104-5B, 104/6, 103/1, 88/1, 86/2, 78, 83/5 & 83/6 all situated at Kannamangala Village (except of Sy no.16/1, which is in Poojenahalli Village) AND Sy no.78/5 of Nagawara Village in favour of M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agarwal under a Memorandum of entry dated 19.09.2016 (doc no.6665/2016-17). Further, Sri.Vamsi D. Sai on behalf of M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Realtors Private Ltd., and M/s Vivaan Properties India Private Ltd., also executed an Amendment agreement to memorandum of entry dated 28.02.2017 (doc no.3350/2016-17) in favour of M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agarwal. The said mortgage was discharged vide a Deed of partial Release dated 12.10.2017 (doc no.5729/2017-18) executed by M/s Piramal Realty Private Ltd., rep by its authorized signatory Sri.Vineet Agrawal in favour of M/s Ozone Urbana Infra Developers Pvt. Ltd., rep by its authorized signatory Sri.Shantha Kumar V, M/s Ozone Realtors Private Ltd., rep by its authorized signatory Sri.Shantha Kumar V. and M/s Vivaan Properties India Private Ltd., rep by its authorized Signatory Sri.Shantha Kumar V.

One Sri.Shantha Kumar V, in his capacity as the authorized representative of Ozone Infra Developers Pvt. Ltd., had mortgaged land bearing Sy nos.108, 112, 113, 123, 128, 129, 130, 151, 158, 161, 107/2, 152/2, 90/H9, 90/P1 (154), 90P1, 76/5, 76/1B, 76/3, 76/4, 115, 116, 117, 159, 73/P2, 73/P5 (166), 90P-P2 of Kannamangala Village among other properties in favour of Vistra ITCL (India) Ltd., under a Memorandum of entry by deposit of title deeds dated 26.06.2017 (doc no.2711/2017-18). The copy of Loan agreement dated 26.06.2017 executed by M/s Ozone Holdings Private Ltd., Sri.S.Vasudevan, M/s Ozone Urbana Infra Developers Private Ltd., M/s Ozone Propex Private Ltd., and Smt.Priya Vasudevan in favour of M/s Piramal Finance Ltd., is also produced. Further, a Supplementary Memorandum of entry by deposit of title deeds dated 17.12.2021 (doc no.8407/2021-22) was executed by M/s Ozone Urbana Infra



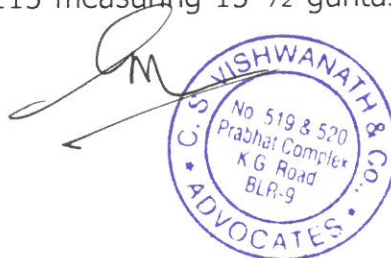

Developers Private Ltd., in favour of Vistra ITCL (India) Ltd., by creating additional mortgage of land in Sy nos.108, 112, 113, 123, 128, 129, 130, 151, 158, 161, 107/2, 152/2, 90/H9, 90/P1(154), 90/P1, 76/5, 76/1B, 76/3, 76/4, 159, 73/P2, 73/P5 (166), 90P-P2 totally measuring 56 acres 5.72 guntas of land at Kannamangala Village. The said mortgage was discharged partially as under :

- a) Deed of Partial Release/Discharge deed dated 06.02.2019 (doc no.5912/2018-19). The inadvertent error that had crept in the said partial Release/discharge deed came to be rectification Deed of Rectification to deed of partial release/discharge deed dated 27.07.2020 (doc no.899/2020-21) and confirmed the partial release over land bearing Sy nos.115 measuring 14 guntas + 15.5 guntas, Sy no.116 measuring 18 guntas + 26.5 guntas and Sy no.117 measuring 1 acre 28 guntas + 38 guntas of Kannamangala Village.
- b) Deed of partial release dated 06.08.2024 (doc no.7893/2024-25) for release of land bearing Sy nos.73/P2, 166 (73/P5), 90P-P2, 90/P1 (154), 130, 161, 112, 113, 123, 128 & 159 measuring 21 acres 32 guntas AND Sy no.112 measuring 2 acres, Sy no.113 measuring 2 acres 02 guntas, Sy no.123 measuring 6 acres, Sy no.128 measuring 6 acres, Sy no.159 measuring 2 acres of Kannamangala Village.

Piramal Capital & Housing Finance Ltd., had issued a Notice of assignment dated 24.08.2023 addressed to M/s Ozone Holdings Private Ltd., confirming assignment of its rupee facility of Rs.360,00,00,000/- and Rs.65,00,00,000/- including all the rights, title, benefits and interest thereto along with the security interest and the receivables in relation to the same in favour of assignee Asset Care and Reconstruction Enterprises Limited (Acre)

M/s Ozone Urbana Infra Developers (Private) Ltd., along with M/s Hansoge Enterprises Private Ltd., M/s Eco Global Urbana Infrastructure rep by its GPA holder M/s Ozone Urbana Infra Developers (Private) Ltd., Sri.Balakrishna and others rep by its GPA holder M/s Ozone Urbana Infra Developers (Private) Ltd., all represented by its authorized signatory Sri.Balaji V. executed a Relinquishment deed dated 17.01.2018 (doc no.8641/2017-18) in favour of Kannamangala Village Panchayath relinquishing 1985.92 Sq. Mtrs., (19.62 guntas) for National High way Road Margin, 723.76 Sq. Mtrs., (7.15 guntas) for 30.0 Mtrs., wide road and 1651.48 Sq. Mtrs., (16.32 guntas) for 24.30 Mtrs., of Axis Road

One Sri.M.S.Sounder Raajan, authorized representative of M/s Ozone Urbana Infra Developers Pvt. Ltd., in favour of M/s Vistra ITCL (India) Ltd., executed a Supplemental memorandum of entry dated 13.02.2019 (doc no.6037/2018-19) in addition to MOTD dated 13.12.2018 (doc no.4941/2018-19) by providing additional security of land bearing Sy no.115 measuring 15 ½ guntas + 14 guntas, Sy no.116



measuring 26 ½ guntas + 18 guntas and Sy no.117 measuring 38 guntas + 1 acre 28 guntas in all measuring 4 acres 20 guntas of Kannamangala Village.

The copy of Letter dated 02.02.2021 issued by KIADB addressed to Special Deputy Commissioner, KIADB, Bangalore giving details of payment of compensation to its respective owners/occupant/legal heirs/GPA concerning acquisition of land measuring 21 acres 35 guntas of land for the project of M/s Ozone Urbana Infra Developers Pvt. Ltd., is produced.

M/s Ozone Urbana Infra Developers Private Ltd., rep by its group COO and authorized signatory Sri.D.Vimal Sai entered into an Agreement to sell dated 30.06.2022 (doc no.4034/2022-23) with M/s Shirasa Hi-Rise Private Ltd., rep by its authorized signatory Sri.Surendra Kumar Bajaj for sale of land bearing Sy no.112 measuring 2 acres, Sy no.113 measuring 1 acre 37 guntas, Sy no.123 measuring 6 acres, Sy no.128 measuring 1 acre 22.5 guntas, Sy no.90/P1 measuring 36 guntas, Sy no.130 measuring 2 acres and Sy no.161 measuring 1 acre 18 guntas of Kannamangala Village. The said agreement was cancelled in terms of a Cancellation deed dated 03.08.2024 (doc no.7903/2024-25).

M/s Ozone Urbana Infra Developers Private Ltd., rep by its Senior Manager-Legal and authorized signatory Sri.Shantha Kumar V. entered into an Easementary rights agreement dated 03.08.2024 (doc no.7910/2024-25) with M/s Sattva Resi Private Ltd., rep by its authorized signatory Sri.Surendra Kumar Bajaj for providing access road of 30 Mtrs., wide CDP Road leading from Bellary Main Road (NH-7) to the property of M/s Sattva Resi Private Ltd., as depicted in the annexed sketch to the document.

The copies of Certificate of incorporation dated 13.01.2006 in favour of MFAR Infrastructure Development Private Ltd., Fresh certificate of incorporation consequent upon change of Name of MFAR Infrastructure Development Private Ltd., to M/s Ozone Urbana Land Development Private Ltd., dated 07.03.2008 and Fresh certificate of incorporation consequent upon change of Name of MFAR Infrastructure Development Private Ltd., to M/s Ozone Urbana Developers Private Ltd., dated 22.04.2008 issued by Registrar of Companies, Karnataka are produced.

The copies of Memorandum and Articles of Association of M/s Ozone Urbana Infra Developers Private Ltd., are given for perusal. It is also noticed that Sri.Y.Moideen Rizwan and Smt.Fathima Rizwan as its subscribers.

The copy of Search report dated 06.10.2021 of M/s Ozone Urbana Infra Developers Private Ltd., given by Vinayak Joshi, Company Secretary is also given for perusal.



IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of property in favour of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj

V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION AND VERIFICATION OF FOLLOWING DOCUMENTS :

1. REGISTRATION CERTIFICATE OF PROJECT UNDER RERA.
2. COPY OF APPROVED PLAN.
3. NIL ENCUMBRANCE CERTIFICATE FROM 08.01.2025 TILL DATE,

We are of the opinion that the title of M/s Sattva Resi Private Limited rep by its authorized signatory Sri.Surendra Kumar Bajaj in respect of property described supra is legally valid, clear and marketable.

NOTE :

1. IT IS ADVISABLE TO VERIFY ALL THE ORIGINAL DOCUMENTS OF TITLE.
2. COPIES OF DOCUMENTS PERUSED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,
For C.S.Vishwanath & Co.

Advocate.



