

JNANESH KUMAR K,
Advocate,

No.39/2, Chamber-67,
6th Floor, ASVNV Bhavan,
K.G.Road,
Bengaluru-560 009.
Mob.No. 9916420919.

Email: jnan_mathru75@yahoo.com

: LEGAL OPINION :

TO :-

18/09/2022

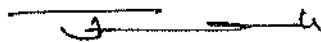
M/s. Sobha Limited,
"Sobha", No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sir/Madam,

SUB :- Legal Opinion relating to residentially converted land being a southern portion of Sy.No.46/4 (earlier portion of Sy.No. 46) situated at Panathur Village, Varthur Hobli, Bangalore East Taluk measuring about 123 square feet or 11.43 square meter ("**Property**" or "**Said Land**"), from and out of 20 ½ Guntas (there being ½ Guntas kharab), which is more fully set out in Para II below for scrutiny of title.

I.DOCUMENTS FURNISHED FOR SCRUTINY :

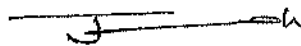
Sl. No.	Date	Particulars
1.		Index of Lands issued by office of the Amildar, Bangalore South Taluk with regard to Sy.No. 46;
2.	18.02.1943	Sale Deed executed by i) Kathleen Evans, ii) Alice Wimbushiii) Muriel Hutton, iv) Allan White, v) Doris Searle and vi) Henry White (both represented by their duly constitute agent Allan white) in favour of M.K.Jinachandran son of Manian Kode Krishna Gowder(registered as Document No. 2930/1942-43, in Book-I, Volume 621, at Pages 08 to 14, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;



3.	23.04.1946	Sale Deed executed by M.K.Jinachandran son of Manian Kode Krishna Gowder in favour of M/s. Hoody Pilla Reddy and son represented by H.P.Krishna Reddy son of Hoody Pilla Reddy (registered as Document No. 5457/1945-46, in Book-I, Volume 824, at Pages 70 to 75, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
4.	01.03.1947	Sale Deed executed by Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy in favour of P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy (registered on 03.03.1947, as Document No. 4959/ 1946-47, in Book-I, Volume 886, at Pages 165 to 170, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
5.	26.02.1970	Release Deed executed by Sowbhagyalakshmi wife of late Ramakrishna Reddy (3 rd son of late Yellappa Reddy) in favour of (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late Yellappa Reddy (iv) S.Y.Venugopal Reddy (son of late Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini, (ivc) Jagadish, (all minors, represented by their natural guardian and mother T.Sarojamma) (registered as Document No 27/1969-70, in Book-I, Volume 6, at Pages 1 to 3, in office of the Sub-Registrar Bangalore South Taluk);
6.		Inheritance Register Extract bearing IHC No.4/1983-84, issued by office of the Tahsildar, Grade-2, Bangalore East Taluk, discloses Chandramma as khatedar of 20 Guntas in Sy.No. 46 under Schedule E;
7.		Mutation Register Extract bearing MR No. 23/2004-05, issued by office of the Village Accountant, Computerized Pahani Distribution

— 3 —

		Centre, Bangalore East Taluk, Krishnarajapuram discloses H.G Thimma Reddy son of Gopalaiah as khatedar of portion of Sy.No. 46 measuring about 20 Guntas;
8.	18.12.2004	General Power of Attorney executed by M. Mallaveeraiah son of late Mallappa in favour of B.M Karunesh son of late B.M. Madaiah (registered as Document No. BAS-4-00795, in Book-IV, stored in CD No. BASD 120, in office of the Sub-Registrar, Bangalore South Taluk);
9.	29.06.2005	Sale Deed executed by (i) H.G.Thimma Reddy alias Thimmaiah son of late Gopalaiah, his children (ii) Kanta C.M. Reddy wife of C.Manohar Reddy represented by her attorney holder T.Rajashekar Reddy, (iii) T.Saroja wife of late Venugopal Reddy, (iv) T.Savithri wife of late S.Anantharama Reddy, (v) T. Venugopal Reddy son of H.G Thimma Reddy, (vi) T.Suresh son of H.G Thimma Reddy, (vii) T.Indumathi wife of P.Venkatashiva Reddy and (viii) T.Rajashekar Reddy son of P.Venkatashiva Reddy in favour of M.Mallaveeraiah son of late Mallappa, represented by his attorney holder B.M.Karunesh son of late B.M.Madaiah (registered as Document No. BAS-1-04709/2005-06, Book-I, stored in CD No. BASD 173, in office of the Senior Sub-Registrar, Bangalore South Taluk) with regard to Sy.No. 46 measuring about 20 Guntas and other lands;
10.		Mutation Register Extract bearing M.R No. 6/2007-08, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram, discloses M. Mallaveeraiah son of late Mallappa, as khatedar of portion of Sy.No. 46 measuring about 20 Guntas;
11.	19.01.2006	Special Power of Attorney executed by B.M Karunesh son of late B.M Madaiah in favour of Kiran Kumar P son of Prabhakar Rao (registered on 25.01.2006 as Document No. BAS-4-00962/2005-06, Book-IV, stored in C.D No. BASD208, in office of the Senior Sub-Registrar, Bangalore South Taluk);



12.	09.10.2006	Special Power of Attorney executed by B.M Karunesh son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj (registered as Document No. BASD-4-00699/2006-07, Book-IV, stored in C.D No. BASD278, in office of the Sub-Registrar, Bangalore South Taluk);
13.	18.10.2006	Special Power of Attorney executed by B.M Jayeshankar son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao (registered on 19.10.2006 as Document No. BAS-4-00737/2006-07, Book-IV, stored in C.D No. BASD280, in office of the Sub-Registrar, Bangalore South Taluk);
14.	15.10.2008	Official Memorandum bearing No. ALN (E.V.H) SR: 64/2008-09 issued by office of the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore to Mallaveeraiah son of late Mallappa, recording the conversion of 20 Guntas in Sy.No. 46 from agricultural to non-agricultural residential purposes;
15.	15.04.2009	Agreement to Sale executed by M. Mallaveeraiah son of late Mallappa in favour of M/s. Adarsh Developers represented by its partner B.M Karunesh with regard to Sy.No. 46 measuring about 20 Guntas and other lands;
16.	24.10.2009	Board Resolution passed by the Company Secretary and Compliance officer, Sobha Limited authorizing N.B Ashok Kumar and D.S Patil severally to purchase immovable properties on behalf of the company;
17.	12.08.2011	Agreement to Sale executed by M. Mallaveeraiah son of late Mallappa duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh as confirming party in favour of M/s. Shivakar Infra Private Limited represented by its

—————

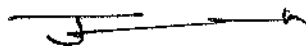
		Director B.M Jayeshankar with regard to Sy.No. 46 measuring about 20 Guntas and other lands;
18.	06.12.2018	Sale Deed executed by M. Mallaveeraiah son of late Mallappa represented by his attorney holder B. M. Karunesh represented by his special attorney holder P. Kiran Kumar duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh represented by his special power of attorney holder P. Kiran Kumar as confirming party in favour of M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar represented by his special power of attorney holder P. Kiran Kumar (registered on 31.08.2021 as Document No. VRT-1-02516/2021-22, Book-I stored in C.D No. VRTD1015, in office of the Sub-Registrar, Varthur, Bangalore Urban District), with regard to Sy.No. 46 measuring about 20 Guntas;
19.	17.03.2021	A Lost Article Report bearing No. 075705/2021 filed by Mallaveeraiah son of late Mallappa represented by his attorney holder B.M Karunesh, with regard to Survey Nos. 46 and 47/2;
20.	18.03.2021	Public Notice published in the Kannada Prabha (Kannada edition) for loss of original document with regard to Survey Nos. 46 and 47/2;
21.		Computerized copy of Mutation Register Extract bearing M.R No. T1/2021-22, issued by office of the Village Accountant, which discloses the Phodi of Sy.No. 46;
22.	30.12.2021	Sale Deed dated M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar represented by his special power of attorney holder Chikkaswamy S.T along with adjoining land owners (i) Yellappa Reddy son of late S.Y Jayram alias S.Y Jayarama Reddy, his wife (ii) N. Aruna Kumari and his daughter (iii) Keerthan Reddy duly confirmed by (i) B.M Karunesh son of late B.M Madaiah (ii) M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar and (iii) M/s. Adarsh Developers represented by its Managing partner

— — — — —

		B.M Jayeshankar all represented by their special power of attorney holder Chikkaswamy S.T as confirming parties in favour of M/s. Sobha Limited represented by its authorised signatory N.B Ashok Kumar (registered as Document No. VRT-105700/2021-22, Book-I stored in C.D No. VRTD1101, in office of the Senior Sub-Registrar, Varthur, Bangalore Urban District), with regard to southern portion of Sy.No. 46/4 measuring about 123 square feet or 11.43 square meter along with other lands;
Re: Documents relating to Shivakar Infra Private Limited, a company:		
23.	29.07.2011	Memorandum of Association of Shivakar Infra Private Limited;
24.	29.07.2011	Articles of Association of Shivakar Infra Private Limited;
25.	04.08.2011	Certificate of Incorporation, issued by the Registrar of Companies, Karnataka, with regard to Shivakar Infra Private Limited bearing Corporate Identity No. U45200KA2011PTC059868 discloses that of Shivakar Infra Private Limited was incorporated under the Companies Act, 1956 as the Private Limited Company;
Re: Documents relating to M/s. Adarsh Developers, a partnership firm:		
26.	10.07.2000	Form A, issued by the Registrar of Firms, Shivajinagar, Bangalore District to M/s. Adarsh Developers;
27.	19.07.2000	Partnership Deed effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) Prathibha Karunesh wife of B.M Karunesh in the name and style of M/s. Adarsh Developers;
28.	10.08.2012	Deed of Retirement and Reconstitution effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii)

— J —

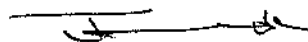
		B.M Karunesh son of B.M Madaiah, (iv) Nischay Jayeshankar and (v) Nidhi B.J children of B.M Jayashankar as " Continuing Partners ", and Prathibha Karunesh wife of B.M Karuneshas " Retiring Partner " of M/s. Adarsh Developers Partnership;
29.	03.04.2017	Supplementary Deed of Partnership effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah, (iv) Nischay Jayeshankar and (v) Nidhi B.J children of B.M Jayashankar;
Re: Endorsements:		
30.	06.06.2020	Endorsement bearing R.K.C.R: 145/2020-21 issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram with regard to Sy.No. 46;
Re: RTCs with regard to Sy.No. 46:		
31.		Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for as set out below with regard to Sy.No. 46 discloses the total extent as 9 Acres 15 Guntas and actual extent as 9 Acres, there being 15 Guntas kharab;
		a) 1967-68 to 1971-72, 1977-78 to 2001-02, issued by office of the Taluk Sheristhedar, Bangalore East Taluk, Krishnarajapuram
		b) 2002-03 to 2020-21, computerized copy;
Re: RTC with regard to Sy.No. 46/4:		
32.		Computerized copy of Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period 2021-22, with regard to Sy.No. 46/4 discloses the total extent as 20 ½ Guntas and actual extent as 20 Guntas, there being ½ Gunta kharab;
Re: Survey Records:		
33.		Village Map of Panathur issued by office of the



		Assistant Director of Land Records, Bangalore Sub-Division, Bangalore;
34.		Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram with regard to Sy.No. 46;
35.		Hissa Survey Tippani Nakal, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Sy.No. 46;
36.		Atlas, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Sy.No. 46 into Sy.No. 46/1 to 46/6;
37.		R.R Balabthagada Nakal, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Sy.No. 46;
38.		Karnataka Revision Settlement Akarband (E.O) issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Sy.No. 46/4;

Re: Search Report relating to Sy.No. 46:

39.	30.05.2020	Search Report bearing S A No. 212/2020-2021, covering the period from 01.04.1960 to 31.03.2004, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Sy.No. 46 measuring 9 Acres 15 Guntas;
40.	19.03.2021	Search Report bearing S A No. 15339/2020-21, covering the period from 01.04.2004 to 18.03.2021, issued by office of the Senior Sub-Registrar, Shivajinagar, Bangalore, with regard to Sy.No.46;
41.	15.06.2021	Search Report bearing S A No. 4447/2021-22, covering the period from 01.04.2019 to 14.06.2021, issued by office of the Sub-Registrar, Krishnarajapuram, Bangalore, with regard to Sy.No.46;
42.	29.07.2021	Search Report bearing S A No. 4321/2021-22,



		covering the period from 14.06.2021 to 27.07.2021, issued by office of the Sub-Registrar, Indiranagar, Bangalore, with regard to Sy.No. 46 measuring about 9 Acres 15 Guntas;
Re: Search Report relating to Sy.No. 46/4:		
43.	10.05.2022	Search Report bearing SA No. 1839/2022-23, covering the period from 01.07.2021 to 09.05.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Sy.No. 46/4;
44.	17.09.2022	Search Report bearing SA No. 8794/2022-23, covering the period from 01.05.2022 to 17.09.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Sy.No. 46/4 measuring about 123 square feet;

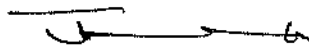
II. PROPERTY DETAILS :-

All that piece and parcel of residentially converted land being a southern portion of Sy.No.46/4 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk (earlier portion of Sy.No. 46) measuring about 123 square feet or 11.43 square meter (from and out of 20 ½ Guntas, there being ½ Guntas kharab) and bounded on as under:

EAST	:	Land bearing Sy.No. 46/5;
WEST	:	Land bearing Sy.No. 47/7;
NORTH	:	Remaining portion of Sy.No. 46/4;
SOUTH	:	Land bearing Survey Nos. 47/7 and 46/8;

III. FLOW OF TITLE:

1. All that piece and parcel of agricultural land bearing Sy.No. 46, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 9 Acres along with 15 Guntas of kharab, in all measuring about 9 Acres 15 Guntas ("**Sy.No.46**"), was earlier part of the larger extent of land comprised in Survey Nos.44, 45, 46 & 47 of Panathur Village, Varthur Hobli, Bangalore East Taluk, in all measuring about 76 Acres ("**Larger Property**"), originally belonged to one M.K.Jinachandran son of Manian



Kode Krishna Gowder, he having acquired the same under a Deed of Sale dated 18.02.1943 (Document No.2).

2. M.K.Jinachandran son of Manian Kode Krishna Gowder by a Deed of Sale dated 23.04.1946 (Document No. 3) sold the Larger Property including Sy.No.46 to M/s. Hoody Pilla Reddy and son, represented by H.P.Krishna Reddy son of Hoody Pilla Reddy.

3. Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy by a Deed of Sale dated 01.03.1947 (Document No.4) sold the Larger Property including Sy.No.46 to P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy.

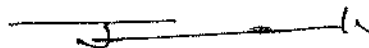
4. We are informed that on an oral partition being effected between the said P.N.Appanna Reddy and S.Yellappa Reddy sometime during the year 1948, of their joint properties including portion of the Larger Property, i.e., Sy.No.46, S.Yellappa Reddy was allotted with Sy.No.46 towards his share. S.Yellappa Reddy was accordingly registered as khathedar of Sy.No.46 as may be gathered from the Index of Lands Register Extract (Document No.0) and was also in continuous possession and occupation of the same as may be gathered from the RTC/Pahani for the period from 1967-68 onwards (Document No.31).

5. It is gathered from records that S.Yellappa Reddy has 10 children namely (i) S.Y.Ramachandra Reddy, (ii) S.Y.Krishna Reddy, (iii) S.Y.Ramakrishna Reddy, (iv) S.Y.Jayarama Reddy, (v) Venugopal Reddy, (vi) Rathnamma, (vii) Jayalakshamma, (viii) Chandamma (ix) Anusuyamma and (x) Kamalamma. It is gathered from the Release Deed dated 26.02.1970 (Document No.5), that S.Yellappa Reddy and his sons S.Y.Ramakrishna Reddy and S.Y.Venugopala Reddy are died prior to 1970.

6. S.Y.Ramakrishna Reddy, 3rd son of late S.Yellappa Reddy died issueless on 03.11.1967 and was survived by his wife Sowbhagyalakshmi as may be gathered from the Deed of Release dated 26.02.1970 (Document No. 5).

7. Sowbhagyalakshmi wife of late Ramakrishna Reddy released her share in the joint family properties including Sy.No.46 to (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late S.Yellappa Reddy (iv) S.Y.Venugopal Reddy (son of late S.Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini and (ivc) Jagadish (all minors, represented by their natural guardian and mother T.Sarojamma) under a Deed of Release dated 26.02.1970 (Document No. 5).

8. S.Y.Ramachandra Reddy, S.Y.Krishna Reddy, S.Y.Jayarama Reddy,



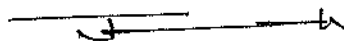
Rathnamma, Jayalakshamma, Chandramma and Anusuyamma, children of late S.Yellappa Reddy and T.Sarojamma wife of late Venugopal Reddy (daughter-in-law of late S.Yellappa Reddy), effected a partition of their joint family properties which interalia included Sy.No.46, in the presence of Panchayatdars on 10.04.1973, as could be gathered from the Inheritance Register Extract bearing IHC No.4/1983-84 (Document No.6), wherein (i) T.Sarojamma was allotted 1 Acre 37 Guntas, (ii) Rathnamma was allotted 2 Acres (iii) Jayamma alias Jayalakshamma was allotted 1 Acre 20 Guntas, (iv) S.Y.Jayaram was allotted 3 Acres 19 Guntas which portions are not the subject matter of this title report and (v) Chandramma was allotted 20 Guntas in Sy.No.46 (**"Chandramma's Portion"**). It is observed that Kamalamma daughter of late Yellappa Reddy has not been made party to the aforesaid partition and more than 49 years have elapsed since the oral partition and without any claim being made by Kamalamma, it is capable of being presumed that she has accepted the partition and has no claims.

9. Thereafter acting upon the said oral partition, khatha was sought to be transferred and accordingly on an application made by them Chandramma was registered as khathedar of 20 Guntas i.e., Chandramma's Portion in the revenue records of Sy.No. 46 by way of Inheritance Register Extract bearing IHC No. 4/1983-84 (Document No. 6) and was in continuous possession and occupation of the portion of which she was registered as khathedar as may be gathered from the RTC/Pahani for the period from 1983-84 onwards (Document No.31).

10. Chandramma wife of H.G.Thimma Reddy (daughter of late S.Yellappa Reddy) died on 09.10.1969 as could be gathered from the Sale Deed dated 29.06.2005 (Document No. 9), left behind her husband H.G.Thimma Reddy, children Kanta C.M. Reddy, T.Saroja, T.Savithri, T. Venugopala Reddy, T.Suresh, T.Indumathi and T. Rajashekar Reddy as her only surviving legal heirs. On an application being made for transfer of khata, H.G Thimma Reddy son of Gopalaiah (husband of late Chandramma) was registered as khathedar of Chandramma's Portion i.e., 20 Guntas in the revenue records of Sy.No. 46 by way of Mutation Register Extract bearing MR No. 23/2004-05 (Document No. 7).

11. M.Mallaveeraiah son of late Mallappa by a General Power of Attorney dated 18.12.2004 (Document No.8) nominated and appointed B.M.Karunesh son of late B.M.Madaiah as his attorney holder interalia authorizing him to purchase lands and to obtain deeds of conveyance in his name and to deal with and dispose off lands on his behalf.

12. B.M Karunesh son of late B.M Madaiah by a Special Power of Attorney dated 19.01.2006 (Document No.11) appointed and nominated Kiran Kumar P son of Prabhakar Rao as his attorney holders interalia authorizing



him to represent him and to present the documents already signed and executed by him for the registration.

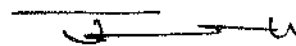
13. B.M Karunesh son of late B.M Madaiah by a Special Power of Attorney dated 09.10.2006 (Document No.12) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj, as his attorney holders inter alia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

14. B.M Jayeshankar son of late B.M Madaiah by a Special Power of Attorney dated 18.10.2006 (Document No.13) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao, as his attorney holders inter alia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

15. (i) H.G.Thimma Reddy alias Thimmaiah son of late Gopalaiah, his children (ii) Kanta C.M. Reddy wife of C.Manohar Reddy represented by her attorney holder T.Rajashekar Reddy, (iii) T.Saroja wife of late Venugopal Reddy, (iv) T.Savithri wife of late S.Anantharama Reddy, (v) T. Venugopal Reddy son of H.G Thimma Reddy, (vi) T.Suresh son of H.G Thimma Reddy, (vii) T.Indumathi wife of P.Venkatashiva Reddy and (viii) T.Rajashekar Reddy son of P.Venkatashiva Reddy by a Deed of Sale dated 29.06.2005 (Document No. 9) sold Chandramma's Portion to M.Mallaveeraiah son of late Mallappa, represented by his attorney holder B.M.Karunesh son of late B.M.Madaiah. On an application being made for transfer of khata, M.Mallaveeraiah son of late Mallappa was registered as khatedar of Chandramma's Portion in the revenue records of Sy.No.46, by way of Mutation Register Extract bearing MR No. 06/2007-08 (Document No. 10).

16. The original document relating to Power of Attorney executed by Kanta C.M. Reddy wife of C.Manohar Reddy in favour of T.Rajashekar Reddy son of P.Venkatashiva Reddy in respect of land measuring 20 in Sy.No. 46 situated at Panathur Village was lost by M. Mallaveeraiah son of late Mallappa. A Lost Article Report bearing No. 075705/2021 dated 17.03.2021 was filed with Crime Branch, Bengaluru City Police by Mallaveeraiah son of late Mallappa represented by attorney holder B.M Karunesh and Public Notice dated 18.03.2021 was issued in Bangalore edition of local daily newspaper Kannada Prabha (Document Nos. 19&20) declaring the loss of the aforesaid original document of title.

17. M.Mallaveeraiah son of late Mallappa made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Chandramma's Portion from agricultural to non-agricultural



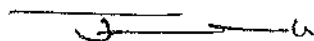
use and the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore pursuant to receipt of the requisite conversion fine by way of Official Memorandum bearing No.ALN (E.V.H) SR: 64/2008-09 dated 15.10.2008 (Document No.14), converted Chandramma's portion i.e., 20 Guntas in Sy.No.46 from agricultural to non-agricultural residential purposes.

18. M. Mallaveeraiah son of late Mallappa by an Agreement to Sale dated 15.04.2009 (Document No.15) agreed to sell the Chandramma's portion to M/s. Adarsh Developers represented by its partner B.M Karunesh and subsequently M. Mallaveeraiah son of late Mallappa by an Agreement to Sale dated 12.08.2012 (Document No.17) duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh as confirming party agreed to sell Chandramma's portion to M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar.

19. M. Mallaveeraiah son of late Mallappa represented by his attorney holder B. M. Karunesh duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh as confirming party by a Deed of Sale dated 06.12.2018 (Document No. 18) sold Chandramma's portion i.e., 20 Guntas to M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar. In the aforesaid Sale Deed dated 06.12.2018, B. M. Karunesh and B.M.Jayeshankar were represented by his special power of attorney holder P. Kiran Kumar, authorized under a Power of Attorney dated 19.01.2006 and 18.10.2006 (Document Nos.11&13) respectively.

20. On phodi/sub-division being effected by the Survey Department on 22.06.2021, Sy.No. 46 measuring in all about 9 Acre 15 Guntas, inclusive of 15 Guntas of kharab was phodied/subdivided into six portions i.e., Sy.No. 46/1 to 46/6. On such phodi/sub-division, portion of Sy.No. 46 measuring about 20 Guntas, along with ½ Guntakharab in all measuring about 20 ½ Guntas was assigned Sy.No. 46/4 ("**Sy.No. 46/4**"). Pursuant thereto, M. Mallaveeraiah has been registered as khatedar in the revenue records of Sy.No. 46 by way of Mutation Register bearing M.R No. T1/2021-22 (Document No.21).

21. M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar along with the owners of adjoining lands i.e., Yellappa Reddy son of late S.Y Jayram alias S.Y Jayarama Reddy, his wife N. Aruna Kumari and his daughter Keerthan Reddy duly confirmed by (i) B.M Karunesh son of late B.M Madaiah (ii) M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar and (iii) M/s. Adarsh Developers represented by its Managing partner B.M Jayeshankar as confirming parties by a Deed of Sale dated 30.12.2021 (Document No. 22) sold southern portion of Sy.No. 46/4 measuring about 123 square



feet or 11.43 square metre to M/s. Sobha Limited represented by its authorised signatory N.B Ashok Kumar under a Board Resolution dated 24.10.2009 (Document No. 16). In the aforesaid Sale Deed dated 30.12.2021, B.M.Jayeshankar was represented by his special power of attorney holder Chikkaswamy S.T, who was authorized under a Power of Attorney dated 18.10.2006 (Document No.13).

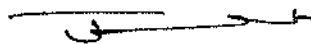
22. All that piece and parcel of residentially converted land being southern portion of Sy.No. 46/4 (earlier portion of Sy.No. 46), situated Panathur Village, Varthur Hobli, Bangalore East Taluk measuring about 123 square feet or 11.43 square metre is hereinafter referred to as **"Said Land"**.

23. As the Said Land has come under the jurisdiction of the Bruhat Bangalore Mahanagara Palike, the same needs to be assessed to non-agricultural tax by paying required charges and the Special Notice along with the Khata Extract and Khata Certificate recording M/s. Sobha Limited as the khatedar of the Said Land and up to date tax paid receipts be obtained.

24. The Memorandum of Association and Articles of Association of Shivakar Infra Private Limited dated 29.07.2011 (Document Nos.23&24) discloses the aims and objectives of Shivakar Infra Private Limited. The Certificate of Incorporation issued by the Registrar of Companies, Karnataka, incorporating "Shivakar Infra Private Limited" was incorporated under the Companies Act, 1956 as a Private Limited Company on 04.08.2011 (Document No.25).

25. (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) Prathibha Karunesh wife of B.M Karunesh constituted themselves into a Partnership firm to carry on the business under the name and style of **"Adarsh Developers"** under a Deed of Partnership dated 30.06.2000 with effect from 01.07.2000 as could be gathered from the Partnership Deed dated 19.07.2000 read with Partnership Deed dated 19.07.2000 (Document No.27), which was reconstituted under a two Deeds of Reconstitution of Partnership wherein Nischay Jayeshankar and Nidhi B.J children of B.M Jayeshankar were admitted as incoming partners under Deed of Reconstitution dated 27.06.2007 as could be gathered from the Deed of Retirement and Reconstitution dated 10.08.2012 and Prathibha Karunesh wife of B.M Karunesh was retired from **"M/s. Adarsh Developers"** under a Deed of Retirement and Reconstitution dated 10.08.2012 (Document No. 28) read with the Supplemental Deed of Partnership dated 03.04.2017 (Document No. 29).

26. The Form A Extract dated 10.07.2000, issued by the Registrar of Firms, Shivajinagar, Bangalore (Document No.26), discloses that (i) B.M



Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah (iv) Nischay Jayashankar and (v) Nidhi B.J children of B.M Jayashankar are the partners of the Said Firm as on 22.08.2012.

27. The Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period with regard to Sy.No. 46 discloses the total extent as 9 Acres 15 Guntas and actual extent as 9 Acres, there being 15 Guntas kharab(Document No. 31).

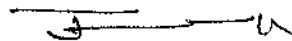
28. The Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike, with regard to Sy.No. 46/4, furnished corroborate with the documents of title furnished.

29. The Village Map of Panathur issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore and Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram,(Document Nos.33&34) show the location, shape and boundaries of Sy.No. 46. As per the Village Map, Sy.No. 46 is bounded on the East by Balagere Village Boundary, West by Sy.No. 47, North by Sy.No. 45 and South by Sy.No. 51.

30. The Hissa Survey Tippani Nakal and Atlas both issued by office of the Superintendent Bangalore East Taluk, Krishnarajapuram (Document Nos. 35&36) shows the shape, boundaries, sub-divisions of Sy.No. 46. On a Phodi being effected by the Survey Department on 22.06.2021, Sy.No. 46 measuring about 9 Acres 15 Guntas, there being 15 Guntas of kharab was sub-divided/Phodied into six portions i.e Sy.No. 46/1 to 46/6. On such Phodi, portion of Sy.No. 46 measuring about 20 Guntas along with ½ Gunta kharab in all measuring about 20 ½ Guntas was assigned Sy.No. 46/4. As per the Hissa Survey Tippani Nakal, Sy.No. 46/4 is bounded on the East by Sy.No. 46/5, West by Sy.No. 47/7, North by Sy.No. 46/3 and South by Survey Nos .47/7 and 46/5. The R.R Balabthagada Nakal issued by office of the Superintendent Bangalore East Taluk, Krishnarajapuram (Document No. 37) further discloses that M. Mallaveeraiah son of late Mallappa as the khatedar of Sy.No. 46/4 measuring 20 ½ Guntas, there being ½ Gunta kharab.

31. The Karnataka Revision Settlement Akarband issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura (Document No.38) discloses the total extent as 20 ½ Guntas and actual extent as 20 Guntas, there being ½ Gunta kharab, with regard to Sy.No. 46/4.

32. The Search Reports furnished do not disclose any existing encumbrances or charges with respect to said land.

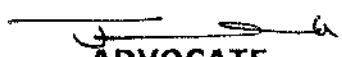


IV.CONCLUSION/OPINION:

Taking into consideration the documents and information furnished, we are of the opinion that M/s. Sobha Limited., has got marketable title with respect to all that piece and parcel of residentially converted land being southern portion of Sy.No.46/4, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk (earlier portion of Sy.No. 46) measuring about 123 square feet or 11.43 square metre (from and out of 20 ½ Guntas, there being ½ Gunta of kharab)("Said Land").

V. DISCLAIMER:

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


ADVOCATE.

JNANESH KUMAR K,
Advocate,

No.39/2, Chamber-67,
6th Floor, ASVNV Bhavan,
K.G.Road,
Bengaluru-560 009.
Mob.No. 9916420919.
Email: jnan_mathru75@yahoo.com

: LEGAL OPINION :

TO :-

18.09.2022

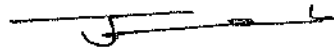
M/s. Sobha Limited,
'Sobha', No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sir/Madam,

SUB :- Legal Opinion relating to all that piece and parcel of residentially converted land bearing Survey No. 46/7(earlier portion of Survey No. 46/6), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 12 Guntas along with ½ Guntakharab, in all measuring about 12 ½ Guntas ("**Property**" or "**Said Land**") which is more fully set out in Para II below for scrutiny of title.

I. DOCUMENTS FURNISHED:

SL. NO.	DATE	PARTICULARS
1.		Index of Lands issued by office of the Amildar, Bangalore South Taluk with regard to Survey No. 46;
2.	18.02.1943	Sale Deed executed by i) Kathleen Evans, ii) Alice Wimbush iii) Muriel Hutton, iv) Allan White, v) Doris Searle and vi) Henry White (both represented by their duly constitute agent Allan white) in favour of M.K.Jinachandran son of Manian Kode Krishna Gowder(registered as Document No. 2930/1942-43, in Book-I, Volume 621, at Pages 08 to 14, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
3.	23.04.1946	Sale Deed executed by M.K.Jinachandran son of



		Manian Kode Krishna Gowder in favour of M/s. Hoody Pilla Reddy and son represented by H.P.Krishna Reddy son of Hoody Pilla Reddy (registered as Document No. 5457/1945-46, in Book-I, Volume 824, at Pages 70 to 75, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
4.	01.03.1947	Sale Deed executed by Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy in favour of P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy (registered on 03.03.1947, as Document No. 4959/ 1946-47, in Book-I, Volume 886, at Pages 165 to 170, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
5.	26.02.1970	Release Deed executed by Sowbhagyalakshmi wife of late Ramakrishna Reddy (3 rd son of late Yellappa Reddy) in favour of (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late Yellappa Reddy (iv) S.Y.Venugopal Reddy (son of late Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini, (ivc) Jagadish, (all minors, represented by their natural guardian and mother T.Sarojamma) (registered as Document No 27/1969-70, in Book-I, Volume 6, at Pages 1 to 3, in office of the Sub-Registrar Bangalore South Taluk);
6.		Inheritance Register Extract bearing IHC No.4/1983-84, issued by office of the Tahsildar, Grade-2, Bangalore East Taluk, discloses S.Y.Jayaram as khatedar of 3 Acres 19 Guntas, Rathnamma as khatedar of 2 Acres and Jayalakshmmamma as khatedar of 1 Acre 20 Guntas in Survey No. 46;
7.	08.12.1988	Sale Deed executed by Rathnamma wife of K.Narayan Reddy in favour of J.Rathnakar son of S.Y.Jayaram (registered on 17.01.1989, as Document No. 11363/ 1988-89, in Book-I, Volume-3007, at Pages 51 to 54, in office of the Sub-Registrar) with regard to portion of Survey No. 46 measuring about 2 Acres;

— J —

8.		Mutation Register Extract bearing MR No. 25/2000-01 issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram discloses J.Rathnakar son of S.Y.Jayaramas khatedar of portion of Survey No. 46 measuring about 2 Acres;
9.	06.09.2001	Sale Deed executed by Jayamma alias Jayaalakshamma wife of late Gopalaiah in favour of Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy (registered as Document No. 5620/2001-02, in Book-I, Volume 5016, at Pages 76 to 82, in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 46 measuring about 1 Acre 20 Guntas;
10.		Mutation Register Extract bearing MR No. 26/2001-02, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram, discloses Ankamma wife of late S.Y.Jayaram as khatedar of portion of Survey No. 46 measuring about 1 Acre 20 Guntas;
11.	19.09.2001	Partition Deed executed by and between (i) Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy, (ii) Sunandamma wife of late Srinivas Reddy (son of late S.Y.Jayaram), (iii) Rathnakar, (iv) Yellappa Reddy, (v) J.Manjunath all sons of late S.Y.Jayaram and (vi) Shakunthala wife of N.Manjunath Reddy (daughter of late S.Y.Jayaram) (registered on 20.09.2001, as Document No. 5968/2001-02, in Book-I, Volume 5026, at Pages 170 to 188, in office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 46 measuring about 6 Acres 39 Guntas and other lands;
12.		Mutation Register Extract bearing MR No. 8/2005-06, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram discloses G.Rathnakar as khatedar of portion of Survey No. 46 measuring about 2 Acres;
13.	30.06.2003	General Power of Attorney executed by A.Vishalakshi wife of late AmbliKotrappa in favour of B.M. Karunesh son of late B.M. Madaiah (registered as Document No. BAS-4-00250/2004-05, in Book-IV,

— J —

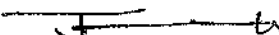
		stored in CD No. BASD 75, in office of the Sub-Registrar, Bangalore South Taluk);
14.	10.11.2003	General Power of Attorney executed by Ambli Yogesh alias A Yogesh son of late AmbliKotrappa in favour of B.M Karunesh son of late B.M Madaiah (registered on 17.11.2003 as Document No. 448/2003-04 in Book IV, stored in CD. No. 120 in office of the Senior Sub-Registrar, Bangalore South Taluk);
15.	17.11.2005	Sale Deed executed by (i) Rathnakar son of late S.Y.Jayarama Reddy, representing himself as karta of his HUF and as natural guardian his minor children Harini and Harsha, (ii) Shaila wife of Rathnakar, (iii) Sunandamma wife of late Srinivasa Reddy (for self as mother and natural guardian of her daughter Swetha.S. Reddy) in favour of A.Vishalakshi wife of late AmbliKotrappa, represented by her attorney holder B.M.Karunesh son of late B.M.Madiah (registered as Document No. BAS-1-09990/2005-06, Book-I, stored in CD No. BASD 194, in office of the Senior Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No. 46 measuring about 2 Acres and other lands;
16.		Mutation Register Extract bearing MR No. 59/2005-06 issued by office of the Village Accountant, ComputerizedPahani Distribution, Bangalore East Taluk, Krishnarajapuram discloses A.Vishalakshi wife of late AmbliKotrappa as khatedarof portion of Survey No. 46 measuring about 1 Acre 20 Guntas;
17.	09.10.2006	Special Power of Attorney executed by B.M Karunesh son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj (registered as Document No. BASD-4-00699/2006-07, Book-IV, stored in C.D No. BASD278, in office of the Sub-Registrar, Bangalore South Taluk);

—————
J —————

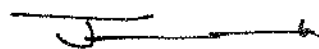
18.	18.10.2006	Special Power of Attorney executed by B.M Jayeshankar son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao (registered on 19.10.2006 as Document No. BAS-4-00737/2006-07, Book-IV, stored in C.D No. BASD280, in office of the Sub-Registrar, Bangalore South Taluk);
19.	13.11.2007	Rectification Deed executed by 1) Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy, 2) Sunandamma wife of late Srinivas Reddy (son of late S.Y.Jayaram), 3) Rathnakar son of late S.Y.Jayaram, representing as kartha of his HUF, consisting of himself and his children Harini and Harsh, 4) Yellappa Reddy son of late S.Y.Jayaram, representing as kartha of his HUF, consisting of himself and his minor daughter Keerthana S. Reddy, J.Manjunath son of late S.Y.Jayaram, representing as kartha of his HUF, consisting of himself and his minor children Likitha and Pranav and Shakunthala wife of N.Manjunath Reddy (daughter of late S.Y.Jayaram) (registered on 30.11.2007, as Document No. VRT-1-04501-2007-08, in Book-I, stored in CD No. VRTD 16, in office of the Sub Registrar, Varthur, Bangalore Urban District) with regard to (a) portion of Survey No. 46 measuring about 3 Acres 25 Guntas and (b) portion of Survey No. 46 measuring about 3 Acres 10 Guntas;
20.	06.05.2009	Agreement to Sale executed by A. Vishalakshi wife of late AmbliKotrappa in favour of M/s. Adarsh Developers represented by its partner B.M Karunesh, with regard to portion of Survey No. 46 measuring about 02 Acres and with other lands;
21.	12.08.2011	Agreement to Sale executed by A. Vishalakshi wife of late AmbliKotrappa duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh as confirming party in favour of M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar, with regard to portion of Survey No. 46 measuring about 02 Acres and other lands;
22.	06.04.2013	Special Power of Attorney executed by Ambli Yogesh son of late AmbliKotrappa in favour of Kiran Kumar P son of late Prabhakar Rao (registered as Document

— 3 —

		No. HRP-4-00004/2013-14, Book-I, stored in C.D No. HRPD49, in office of the Sub-Registrar, Harappanahalli);
23.	29.06.2019	Gift Deed executed by A. Vishalakshi wife of late AmbliKotrappa duly consented by PrathibaKarunesh and A. Sangeetha both daughters of A. Vishalakshi as consenting witnesses in favour of her son Ambli Yogesh represented by his special power of attorney holder Kiran Kumar P (registered on 09.01.2020 as Document No. KRI-1-09120/2019-20, Book-I, stored in C.D No. KRID905, in office of the Additional Sub-Registrar, Krishnarajapuram, Bengaluru), with regard to portion of Survey No. 46 measuring about 2 Acres;
24.	02.07.2020	Death Certificate of Vishalakshi, issued by office of the Chief Registrar of Births & Deaths;
25.		Computerized copy of Mutation Register Extract bearing M.R No. T1/2021-22, issued by office of the Village Accountant, which discloses the Phodi of Survey No. 46;
26.	06.09.2021	Sale Deed executed by Ambli Yogesh son of late AmbliKotrappa represented by his attorney holder B.M Karunesh represented by his special power of attorney holder Chikka Swamy S.T duly confirmed by M/s. Adarsh Developers represented by its managing partner B.M Jayeshankar represented by his special power of attorney holder Chikka Swamy S.T and M/s. Shivakar Infra Private Limited represented by its director B.M Jayeshankar represented by his special power of attorney holder Chikka Swamy S.T as confirming parties in favour of M/s. Sobha Limited represented by its authorized signatory N.B Ashok Kumar (registered as Document No. BNS-1-06569/2021-22, Book-I, stored in C.D No. BNSD1339, in office of the Sub-Registrar, Banasavadi, Bangalore), with regard to southern portion of Survey No. 46/6 measuring about 12 Guntas along with 0.5 Guntakharab measuring in all about 12.5 Guntas (from and out of 2 Acre 03 Guntas);
27.	02.02.2022	Official Memorandum bearing No. 288916, issued by



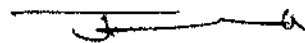
		office of the Deputy Commissioner, Bangalore Urban District to M/s. Sobha Limited recording the conversion of Survey No. 46/7 measuring about 12 Guntas from agricultural to non-agricultural residential use;
Re: Documents relating to Shivakar Infra Private Limited, a company:		
28.	29.07.2011	Memorandum of Association of Shivakar Infra Private Limited;
29.	29.07.2011	Articles of Association of Shivakar Infra Private Limited;
30.	04.08.2011	Certificate of Incorporation, issued by the Registrar of Companies, Karnataka, with regard to Shivakar Infra Private Limited bearing Corporate Identity No. U45200KA2011PTC059868 discloses that of ShivakarInfra Private Limited was incorporated under the Companies Act, 1956 as the Private Limited Company;
Re: Documents relating to M/s. Adarsh Developers, a partnership firm:		
31.	10.07.2000	Form A, issued by the Registrar of Firms, Shivajinagar, Bangalore District to M/s. Adarsh Developers;
32.	19.07.2000	Partnership Deed effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) PrathibhaKarunesh wife of B.M Karuneshin the name and style of M/s. Adarsh Developers;
33.	10.08.2012	Deed of Retirement and Reconstitution effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah, (iv) NischayJayeshankar and (v) Nidhi B.J children of B.M Jayashankar as " Continuing Partners " and PrathibhaKarunesh wife of B.M Karuneshas " Retiring Partner " of M/s. Adarsh Developers Partnership;



34.	03.04.2017	Supplementary Deed of Partnership effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah, (iv) NischayJayeshankar and (v) Nidhi B.J children of B.M Jayashankar;
Re: Endorsements:		
35.	06.06.2020	Endorsement bearing R.K.C.R: 145/2020-21 issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 46;
36.	03.03.2021	Endorsement bearing No. PTCL/BE/CR:483/2020-21, issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No. 46 measuring 2 Acres;
37.	16.03.2021	Endorsement bearing No. RD0039271033541, issued by office of the Tahsildar, Bangalore East Taluk, Bangalore District, with regard to Survey No. 46 measuring 2 Acres;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ PahaniPatrike with regard to Survey No. 46:		
38.		Record of Rights, Tenancy and Crops (RTC) Extract/PahaniPatrike for as set out below with regard to Survey No. 46 discloses the total extent as 9 Acres 15 Guntas and actual extent as 9 Acres, there being 15 Guntaskharab;
		(a) 1967-68 to 1971-72, 1977-78 to 2001-02, issued by office of the Taluk Sheristhedar, Bangalore East Taluk, Krishnarajapuram
		(b) 2002-03 to 2020-21, computerized copy;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ PahaniPatrike with regard to Survey No. 46/6:		
39.		Computerized copy of Record of Rights, Tenancy and Crops (RTC) Extract/PahaniPatrike for the period 2021-22, with regard to Survey No. 46/6 discloses the total extent as 2 Acres 03 Guntas and actual extent as 2 Acres, there being 03 Guntaskharab;



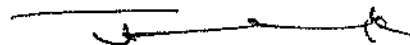
Re: Survey Records with regard to Survey No.46:		
40.		Village Map of Panathur issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore;
41.		Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 46;
42.		Hissa Survey Tippani Nakal, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 46;
43.		Atlas, issued by office of the Assistant Director of Land Records, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 46;
44.		R.R Balabagada Nakal, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 46;
45.		Karnataka Revision Settlement Akarband issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 46/6;
Re: Survey Records with regard to Survey No.46/6:		
46.		Hissa Survey Tippani, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 46/6;
47.		R.R Pakka Book Nakal, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 46/6;
48.		Karnataka Revision Settlement Akarband issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 46/7;
Re: Search Report relating to Survey No. 46:		
49.	30.05.2020	Search Report bearing S A No. 212/2020-2021, covering the period from 01.04.1960 to 31.03.2004, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard



		to Survey No. 46 measuring 9 Acres 15 Guntas;
50.	19.03.2021	Search Report bearing S A No. 15339/2020-21, covering the period from 01.04.2004 to 18.03.2021, issued by office of the Senior Sub-Registrar, Shivajinagar, Bangalore, with regard to Survey No. 46;
51.	15.06.2021	Search Report bearing S A No. 4447/2021-22, covering the period from 01.04.2019 to 14.06.2021, issued by office of the Sub-Registrar, Krishnarajapuram, Bangalore, with regard to Survey No. 46;
52.	29.07.2021	Search Report bearing S A No. 4321/2021-22, covering the period from 14.06.2021 to 27.07.2021, issued by office of the Sub-Registrar, Indiranagar, Bangalore, with regard to Survey No. 46 measuring about 9 Acres 15 Guntas;
Re: Search Report relating to Survey No. 46/6:		
53.	10.05.2022	Search Report bearing SA No. 1837/2022-23, covering the period from 01.07.2021 to 09.05.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 46/6;
Re: Search Report relating to Survey No. 46/7:		
54.	17.09.2022	Search Report bearing SA No. 8797/2022-23, covering the period from 01.06.2021 to 17.09.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 46/7 measuring about 12 Guntas;

II. PROPERTY DETAILS :-

All that piece and parcel of residentially converted land bearing Survey No. 46/7 (earlier portion of Survey No. 46/6), situated at Panathur Village, VarthurHobli, Bangalore East Taluk measuring about 12 Guntas along with ½ Guntakharab, in all measuring about 12 ½ Guntas and bounded on as under:



EAST	:	Balagere Village Boundary;
WEST	:	Land bearing Survey No. 46/8
NORTH	:	Land bearing Survey No. 46/6;
SOUTH	:	Land bearing Survey No.51;

III. FLOW OF TITLE:

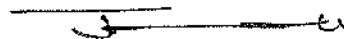
1. All that piece and parcel of agricultural land bearing Survey No. 46, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 9 Acres along with 15 Guntas of kharab, in all measuring about 9 Acres 15 Guntas ("**Survey No.46**"), was earlier part of the larger extent of land comprised in Survey Nos.44, 45, 46 & 47 of Panathur Village, Varthur Hobli, Bangalore East Taluk, in all measuring about 76 Acres ("**Larger Property**"), originally belonged to one M.K.Jinachandran son of Manian Kode Krishna Gowder, he having acquired the same under a Deed of Sale dated 18.02.1943 (Document No.2).

2. M.K.Jinachandran son of Manian Kode Krishna Gowder by a Deed of Sale dated 23.04.1946 (Document No. 3) sold the Larger Property including Survey No.46 to M/s. Hoody Pilla Reddy and son, represented by H.P.Krishna Reddy son of Hoody Pilla Reddy.

3. Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy by a Deed of Sale dated 01.03.1947 (Document No. 4) sold the Larger Property including Survey No.46 to P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy.

4. It is gathered from the records that on an oral partition being effected between the said P.N.Appanna Reddy and S.Yellappa Reddy sometime during the year 1948, of their joint properties including portion of the Larger Property, i.e., Survey No.46, S.Yellappa Reddy was allotted with Survey No.46 towards his share. S.Yellappa Reddy was accordingly registered as khathedar of Survey No.46 as may be gathered from the Index of Lands Register Extract (Document No.0) and was also in continuous possession and occupation of the same as may be gathered from the RTC/Pahani for the period from 1967-68 onwards (Document No.38).

5. It is gathered from records that S.Yellappa Reddy has 10 children namely (i) S.Y.Ramachandra Reddy, (ii) S.Y.Krishna Reddy, (iii) S.Y.Ramakrishna Reddy, (iv) S.Y. Jayarama Reddy, (v) Venugopal Reddy,



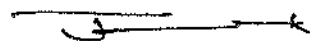
(vi) Rathnamma, (vii) Jayalakshamma, (viii) Chandramma (ix) Anusuyamma and (x) Kamalamma. It is gathered from the Release Deed dated 26.02.1970 (Document No.5), that S.Yellappa Reddy and his sons S.Y.Ramakrishna Reddy and S.Y Venugopala Reddy are died prior to 1970.

6. S.Y.Ramakrishna Reddy, 3rd son of late S.Yellappa Reddy died issueless on 03.11.1967 and was survived by his wife Sowbhagyalakshmi may be gathered from the Deed of Release dated 26.02.1970 (Document No. 5).

7. Sowbhagyalakshmi wife of late Ramakrishna Reddy released her share in the joint family properties including Survey No.46 to (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late S.Yellappa Reddy and (iv) S.Y.Venugopal Reddy (son of late S.Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini and (ivc) Jagadish(all minors, represented by their natural guardian and mother T.Sarojamma) under a Deed of Release dated 26.02.1970 (Document No. 5).

8. S.Y.Ramachandra Reddy, S.Y.Krishna Reddy, S.Y Jayarama Reddy, Rathnamma, Jayalakshamma, Chandramma and Anusuyamma, children of late S.Yellappa Reddy and T.Sarojamma wife of late Venugopal Reddy (daughter-in-law of late S.Yellappa Reddy), effected a partition of their joint family properties which interalia included Survey No.46, in the presence of Panchayatdars on 10.04.1973, as could be gathered from the Inheritance Register Extract bearing IHC No.4/1983-84 (Document No. 6), wherein (i) T.Sarojamma was allotted 1 Acre 37 Guntas, (ii) Chandramma was allotted 20 Guntas, which portions are not the subject matter of this title report, (iii) Rathnamma was allotted 2 Acres (**"Rathnamma's Portion"**) (iv) Jayamma alias Jayalakshamma was allotted 1 Acre 20 Guntas (**"Jayamma's Portion"**) and (v) S.Y.Jayaram was allotted 3 Acres 19 Guntas (**"S.Y.Jayaram's Portion"**) in Survey No.46. It is observed that Kamalamma daughter of late Yellappa Reddy has not been made party to the aforesaid partition and more than 49 years have elapsed since the oral partition and without any claim being made by Kamalamma and thus it is capable of being presumed that she has accepted the partition and has no claims.

9. Thereafter acting upon the said oral partition, khatha was sought to be transferred and accordingly on an application made by (i) Rathnamma was registered as khathedar of Rathnamma's portion i.e 2 Acres (ii) Jayamma alias Jayalakshamma was registered as khathedar of Jayamma's portion i.e 1 Acre 20 Guntas and (iii) S.Y.Jayaram was registered as khathedar of S.Y Jayaram's portion i.e 3 Acres 19 Guntas respectively in the revenue records of Survey No. 46 by way of Inheritance Register Extract bearing IHC No. 4/1983-84 (Document No. 6)



and each of them were in continuous possession and occupation of the portions of which they were registered as kathedars as may be gathered from the RTC/Pahanifor the period from 1983-84 onwards (Document No. 38).

10. Rathnamma wife of K.Narayan Reddy by a Deed of Sale dated 08.12.1988 (Document No. 7) sold Rathnamma's Portion to J.Rathnakar son of S.Y.Jayaram. On an application being made for the transfer of khata, J.Rathnakar son of S.Y.Jayaram was registered as khatedar of Rathnamma's Portion, in the revenue records of Survey No. 46, by way of Mutation Register Extract bearing MR No. 8/2005-06 in terms of Order dated 27.07.2005 in case bearing No. RRT(1) CR 767/2005-06 and Mutation Register Extract bearing MR No. 25/2000-01 (Document Nos. 8 & 12).

11. Jayamma alias Jayalakshamma wife of late Gopalaiah by a Deed of Sale dated 06.09.2001 (Document No. 9) sold Jayamma's portion to Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy. On an application being made for the transfer of khata, Ankamma wife of late S.Y.Jayaram was registered as khatedar of Jayamma's portion, in the revenue records of Survey No. 46, by way of Mutation Register Extract bearing MR No. 26/2001-02 (Document No. 10).

12. S.Y.Jayaram alias S.Y.Jayarama Reddy died and left behind his wife Ankamma, children Rathnakar, Yellappa Reddy, J.Manjunath, Shakunthala and grandchildren Harsha, Harini, Keerthana S Reddy as his only surviving legal heirs as could be gathered from the Partition Deed dated 19.09.2001 and Sale Deed dated 17.11.2005 (Document Nos. 11 & 15). Upon the death of S.Y. Jayaram alias S.Y.Jayaram Reddy, his share in S.Y.Jayaram's Portion devolved upon the aforesaid legal heirs by virtue of personal law of inheritance governing them.

13. Srinivas Reddy son of late S.Y.Jayarama Reddy died and left behind his wife Sunandamma and daughter Shwetha Reddy as his only surviving legal heirs as could be gathered from the Sale Deed dated 17.11.2005 (Document No. 15). Upon the death of S.Y. Jayaram alias S.Y.Jayaram Reddy, his share in S.Y.Jayaram's Portion devolved upon the aforesaid legal heirs by virtue of personal law of inheritance governing them.

14. Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy, Sunandamma wife of late Srinivas Reddy, Rathnakar, Yellappa Reddy, J.Manjunath all sons of late S.Y.Jayaram and Shakunthala wife of N.Manjunath Reddy (daughter of late S.Y.Jayaram) effected a partition amongst themselves of their joint family properties which inter alia included S.Y.Jayaram's Portion, Jayamma's Portion and Rathnamma's Portion



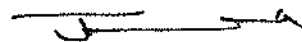
under a Deed of Partition dated 19.09.2001 read with Rectification Deed dated 13.11.2007 (Document Nos.11&19), wherein Jayamma's Portion, Rathnamma's Portion and S.Y.Jayaram's Portion were partitioned and allotted amongst themselves as set out in the table herein below:

Sy No	Extent		Name of the Allottees	Hereinafter referred to as
	A	G		
46	01	25	Rathnakar ('B' Schedule)	"Portion A"
	01	30	Yellappa Reddy ('C' Schedule)	"Portion B"
	02	00	Rathnakar ('B' Schedule)	"Portion C"
	01	20	Yellappa Reddy ('C' Schedule)	"Portion D"
Total	06	35		

15. It is observed that, the total extent of 6 Acres 39 Guntas in Survey No.46 (i.e the entire of Jayamma's Portion, Rathnamma's Portion and S.Y.Jayaram's Portion) which was originally partitioned under a Partition Deed dated 19.09.2001 (Document Nos. 11), was subsequently reduced to 6 Acres 35 Guntas by a Rectification Deed dated 13.11.2007 (Document No. 19) and each of Rathnakar and Yellappa Reddy were allotted 2 Guntas less. Though the rectification is silent as to the location of the remaining 4 Guntas, on our seeking for clarification, we have been informed that the remaining portion of Survey No.46 is now part of the road to the east of Survey No.46 and that hence only the available land being 6 Acres 35 Guntas was partitioned.

16. A.Vishalakshi wife of late AmbliKotrappa by a General Power of Attorney dated 30.06.2003 (Document No. 13) nominated and appointed B.M.Karunesh son of late B.M.Madaiah as her attorney holder inter alia authorizing him to obtain deeds of conveyance in her name and on her behalf with regard to the property situated in and around Bangalore and the outskirts of Bangalore and to deal with and dispose off the lands on her behalf.

17. Ambli Yogesh son of AmbliKotrappa by a Power of Attorney dated 10.11.2003 (Document No.14) appointed and nominated B.M.Karunesh son of late B.M.Madaiah as his attorney holder inter alia authorizing him to purchase, deal with and dispose off lands on his behalf.



18. B.M Karunesh son of late B.M Madaiah by a Special Power of Attorney dated 09.10.2006 (Document No.17) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj, as his attorney holders inter alia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

19. B.M Jayeshankar son of late B.M Madaiah by a Special Power of Attorney dated 18.10.2006 (Document No.18) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao as their attorney holders inter alia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

20. (i) Rathnakar son of late S.Y.Jayarama Reddy, representing himself as karta of his HUF and as natural guardian his minor children Harini and Harsha, (ii) Shaila wife of Rathnakar, (iii) Sunandamma wife of late Srinivasa Reddy (for self as mother and natural guardian of her daughter Swetha.S. Reddy) for the better assurance of title, by a Deed of Sale dated 17.11.2005 (Document No. 15) sold portion of Survey No.46 measuring about 2 Acres i.e Portion C to A.Vishalakshi wife of late AmbliKotrappa, represented by her attorney holder B.M.Karunesh son of late B.M.Madaiah. On an application being made for the transfer of khata, A.Vishalakshi wife of late AmbliKotrappa was registered as khatedar of Portion C which includes the southern portion measuring 12 Guntas of Portion C in the revenue records of Survey No.46 by way of Mutation Register Extract bearing MR No. 59/2005-06 (Document No.16).

21. A. Vishalakshi wife of late AmbliKotrappa by an Agreement of Sale dated 06.05.2009 (Document No. 20) agreed to sell portion of Survey No.46 measuring about 2 Acres i.e Portion C to M/s. Adarsh Developers represented by its partner B.M Karunesh; and subsequently A. Vishalakshi wife of late AmbliKotrappa duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh as confirming party by an Agreement of Sale dated 12.08.2011 (Document No. 21) agreed to sell Portion C to M/s. Shivakar Infra Private Limited represented by its partner B.M Jayeshankar.

22. It is gathered from the Gift Deed dated 29.06.2019 (Document No. 23) that A. Vishalakshi and her husband AmbliKotrappa (late) have three children namely Prathibha Karunesh, A. Sangeetha and Ambli Yogesh.

23. During the pendency of the aforesaid agreements of sale, A. Vishalakshi wife of late AmbliKotrappa duly consented by her daughters Prathibha Karunesh and A. Sangeetha as consenting witnesses by a Deed

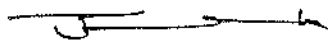


of Gift dated 29.06.2019 (Document No. 23) gifted portion of Survey No. 46 measuring 2 Acres i.e., Portion C to her son Ambli Yogesh. The aforesaid Gift Deed dated 29.06.2019 was presented and admitted execution of the same by Kiran Kumar P, the attorney holder of Ambli Yogesh who was authorized under a Special Power of Attorney dated 06.04.2013 (Document No. 22). We observe that A. Vishalakshi wife of late AmbliKotrappa died on 06.07.2019 as could be gathered from the Death Certificate dated 02.07.2020 (Document No. 24) after executing the gift deed but before presenting the document before the sub-registrar and the gift deed was admitted for registration on 09.01.2020 and the presentation was identified by Manohara V. son of Venkatesh and Praveen A son of Akkannappa

24. On Phodi/sub-division being effected by the Survey Department on 22.06.2021, Survey No. 46 measuring in all about 9 Acre 15 Guntas, there being 15 Guntas of kharab was phodied/subdivided into six portions i.e., 46/1 to 46/6. On such Phodi/sub-division, portion of Survey No. 46 measuring 2 Acres 03 Guntas, there being 03 Guntaskharab was assigned with new Survey No. 46/6 ("**Survey No. 46/6**"). The said Phodi has been recorded in the revenue records by way of Mutation Register bearing M.R No. T1/2021-22 (Document No. 25).

25. Ambli Yogesh son of late AmbliKotrappa represented by his attorney holder B.M Karunesh represented by his special power of attorney holder Chikka Swamy S.T duly confirmed by (i) M/s. Adarsh Developers represented by its managing partner B.M Jayeshankar represented by his special power of attorney holder Chikka Swamy S.T and (ii) M/s. Shivakar Infra Private Limited represented by its director B.M Jayeshankar represented by his special power of attorney holder Chikka Swamy S.T as confirming parties by way of Deed of Sale dated 06.09.2021 (Document No. 26) sold the southern portion of Survey No. 46/6 measuring about 12 Guntas along with ½ Guntakharab measuring in all about 12 ½ Guntas to M/s. Sobha Limited represented by its authorized signatory N.B Ashok Kumar under a Board Resolution dated 24.10.2009. In the aforesaid Sale Deed dated 30.12.2021, B.M Karunesh and B.M.Jayeshankar were represented by their special power of attorney holder Chikkaswamy S.T, who was authorized under a Power of Attorney dated 09.10.2006 and 18.10.2006 (Document Nos.17&18) respectively.

26. On a Phodi being effected by the survey department on 22.06.2021, Survey No. 46/6 measuring about 2 Acres 03 Guntas, inclusive of 03 Guntas of kharab, was Phodied/sub-divided into two portions i.e., Survey Nos. 46/6 and 46/7. On such Phodi/sub-division, the southern portion of Survey No. 46/6 measuring about 12 Guntas along with ½ Guntaskharab in all measuring about 12 ½ Guntas belonging to M/s. Sobha Limited was assigned Survey No. 46/7 ("**Survey No. 46/7**")



and the remaining portion was retained with Survey No. 46/6.

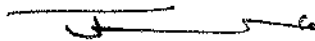
27. M/s Sobha Limited made an application to the Deputy Commissioner, Bangalore Urban District for conversion of Survey No. 46/7 from agricultural to non-agricultural use and upon the payment of the requisite conversion fines, the Deputy Commissioner, Bangalore Urban District by way of Official Memorandum bearing No. 288916 dated 02.02.2022 sanctioned the conversion of Survey No. 46/7 measuring about 12 Guntas from agricultural purposes to non-agricultural Personal-Housing-Residential purposes (Document No.27).

28. All that piece and parcel of residentially converted land bearing Survey No. 46/7 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk (earlier portion of Survey No. 46/6), measuring about 12 Guntas along with ½ Guntakharab, in all measuring about 12 ½ Guntas, is hereinafter referred to as "**Said Land**".

29. As the Said Land has come under the jurisdiction of the Bruhat Bangalore Mahanagara Palike, the same needs to be assessed to non-agricultural tax by paying required charges and the Special Notice along with the Khata Extract and Khata Certificate recording M/s. Sobha Limited as the khatedar of the Said Land and up to date tax paid receipts be obtained.

30. The Memorandum of Association and Articles of Association of Shivakar Infra Private Limited dated 29.07.2011 (Document Nos. 28&29) discloses the aims and objectives of Shivakar Infra Private Limited. The Certificate of Incorporation issued by the Registrar of Companies, Karnataka, incorporating "Shivakar Infra Private Limited" was incorporated under the Companies Act, 1956 as a Private Limited Company on 04.08.2011 (Document No. 30).

31. (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) Prathibha Karunesh wife of B.M Karunesh constituted themselves into a Partnership firm to carry on the business under the name and style of "**Adarsh Developers**" under a Deed of Partnership dated 30.06.2000 with effect from 01.07.2000 as could be gathered from the Partnership Deed dated 19.07.2000 read with Partnership Deed dated 19.07.2000 (Document No. 32), which was reconstituted under a two Deeds of Reconstitution of Partnership wherein Nischay Jayeshankar and Nidhi B.J children of B.M Jayeshankar were admitted as incoming partners under Deed of Reconstitution dated 27.06.2007 as could be gathered from the Deed of Retirement and Reconstitution dated 10.08.2012 and Prathibha Karunesh wife of B.M Karunesh was retired from the "M/s. Adarsh Developers" under the Deed of Retirement and Reconstitution



dated 10.08.2012(Document No. 33) read with the Supplemental Deed of Partnership dated 03.04.2017 (Document No. 34).

32. The Form A Extract dated 10.07.2000, issued by the Registrar of Firms, Shivajinagar, Bangalore (Document No. 31), discloses that (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah (iv) NischayJayeshankar and (v) Nidhi B.J children of B.M Jayashankar are the partners of the Said Firm as on 22.08.2012.

33. The Endorsement bearing No. PTCL/BE/CR:483/2020-21 dated 03.03.2021 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 36.) confirms that no proceedings have been initiated with regard to Survey No. 46 measuring 2 Acres under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

34. Endorsement bearing No. RD0039271033541 dated 16.03.2021 issued by office of the Tahsildar, Bangalore East Taluk, Bangalore (Document No.37) confirms that no tenancy application have been filed with regard to Survey No. 46 measuring 2 Acres in Form 7 and 7A under sections 48A and 77A of the Karnataka Land Reforms Act, 1961.

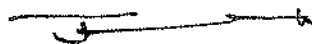
35. The Record of Rights, Tenancy and Crops (RTC) Extract/PahaniPatrikewith regard toSurvey No. 46 discloses the total extent as 9 Acres 15 Guntas and actual extent as 9 Acres, there being 15 Guntaskharab(Document No. 38).

36. The Record of Rights, Tenancy and Crops (RTC) Extract/PahaniPatrike with regard to Survey No. 46/6 discloses the total extent as 2 Acres 03 Guntas and actual extent as 2 Acres, there being 03 Guntaskharab (Document No.39).

37. The Record of Rights, Tenancy and Crops (RTC) Extract/PahaniPatrike, with regard to Survey No. 46/6, corroborate with the documents of title furnished.

38. The Village Map of Panathur issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore and Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram,(Document Nos. 40&41) show the location, shape and boundaries of Survey No. 46. As per the Village Map, Survey No. 46 is bounded on the East by Balagere Village Boundary, West by Survey No. 47, North by Survey No. 45 and South by Survey No. 51.

39. The Hissa Survey TippaniNakal and Atlas both issued by office of



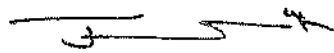
the Assistant Director of Land Records, Bangalore East Taluk, Krishnarajapuram(Document Nos.42&43) shows the shape, boundaries, sub-divisions of Survey No. 46. On a Phodi being effected by the Survey Department on 22.06.2021, Survey No. 46 measuring about 9 Acres 15 Guntas, inclusive of 15 Guntas of kharab was sub-divided/Phodied into six portions i.e Survey No. 46/1 to 46/6. On such Phodi, portion of Survey No. 46 measuring about 2 Acres along with 03 Guntas of kharab in all measuring about 2 Acres 03 Guntas was assigned Survey No. 46/6. As per the Hissa Survey TippaniNakal, Survey No. 46/6 is bounded on the East by Balagere village boundary, West by Survey Nos. 46/5 and 46/2, North by Survey No. 46/1 and South by Survey No. 51. The R.R BalabhagadaNakal issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram(Document No.44) further discloses thatAmbli Yogesh son of late AmbliKotrappa as the khatedar of Survey No. 46/6 measuring 2 Acres 03 Guntas, therebeing 03 Guntas of kharab.

40. The Karnataka Revision Settlement Akarband, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram (Document No. 45) discloses the total extent of Survey No. 46/6 as 2 Acres03Guntas and actual extent as 02 Acres, there being 03Guntas of kharab.

41. The Hissa Survey TippaniNakal and R.R Pakka Book Nakal both issued by office of the Superintendent Bangalore East Taluk, Krishnarajapuram(Document Nos. 46&47) shows the shape, boundaries, sub-divisions of Survey No. 46/6. On a Phodi being effected by the Survey Department on 22.06.2021, Survey No. 46/6 measuring about 2 Acres 03 Guntas, inclusive of 03 Guntas of kharab was sub-divided/Phodied into two portions i.e Survey No. 46/6 and 46/7. On such Phodi, portion of Survey No. 46/6 measuring about 12 Guntas along with ½ Guntakharab in all measuring about 12 ½ Guntas was assigned Survey No. 46/7. As per the Hissa Survey TippaniNakal, Survey No. 46/7 is bounded on the East by Balagere village boundary, West by Survey No. 46/8, North by Survey No. 46/6 and South by Survey No. 51. The R.R Pakka Book Nakalfurther discloses that Sobha Limited as the khatedar of Survey No. 46/7 measuring 12/ ½ Guntas, there being ½ Guntakharab.

42. The Karnataka Revision Settlement Akarband, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram (Document No. 48) discloses the total as 12 ½ Guntas and actual extent as 12Guntas, there being ½ Guntakharab, with regard Survey No. 46/7.

43. The Search Reports with regard to Survey No. 46/7 situated at Panathur Village, VarthurHobli, Bangalore East Taluk, measuring about 12 Guntas, issued by the concerned Sub-Registrar (Document No.54) donot disclose any existing encumbrances or charges.

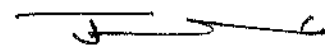


IV. CONCLUSION/OPINION :

Taking into consideration the documents and information furnished, we are of the opinion that M/s Sobha Limited has got marketable title with respect to all that piece and parcel of residentially converted land bearing Survey No. 46/7 (earlier portion of Survey No. 46/6), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk measuring about 12 Guntas along with ½ Guntakharab, in all measuring about 12 ½ Guntas (**"Said Land"**)

V. DISCLAIMER/NOTE:

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


ADVOCATE.

JNANESH KUMAR K,
Advocate,

No.39/2, Chamber-67,
6th Floor, ASVNV Bhavan,
K.G.Road,
Bengaluru-560 009.
Mob.No. 9916420919.

Email: jnan_mathru75@yahoo.com

: LEGAL OPINION :

TO :-

18.09.2022

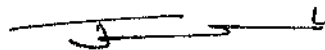
M/s. Sobha Limited,
'Sobha', No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sir/Madam,

Sub :- Legal Opinion relating to all that piece and parcel of residentially converted land bearing Survey No. 46/8 (earlier portion of Survey No. 46/5), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 10 ¼ Guntas along with ½ Guntakharab in all measuring about 10 ¾ Guntas ("**Property**" or "**Said Land**") which is more fully set out in Para II below for scrutiny of title:

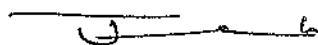
I. DOCUMENTS FURNISHED FOR SCRUTINY :

Sl. No.	Date	Particulars
1.		Index of Lands issued by office of the Amildar, Bangalore South Taluk with regard to Survey No. 46;
2.	18.02.1943	Sale Deed executed by i) Kathleen Evans, ii) Alice Wimbushiii) Muriel Hutton, iv) Allan White, v) Doris Searle and vi) Henry White (both represented by their duly constitute agent Allan white) in favour of M.K.Jinachandran son of Manian Kode Krishna Gowder(registered as Document No. 2930/1942-43, in Book-I, Volume 621, at Pages 08 to 14, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
3.	23.04.1946	Sale Deed executed by M.K.Jinachandran son of



		Manian Kode Krishna Gowder in favour of M/s. Hoody Pilla Reddy and son represented by H.P.Krishna Reddy son of Hoody Pilla Reddy (registered as Document No. 5457/1945-46, in Book-I, Volume 824, at Pages 70 to 75, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
4.	01.03.1947	Sale Deed executed by Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy in favour of P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy (registered on 03.03.1947, as Document No. 4959/ 1946-47, in Book-I, Volume 886, at Pages 165 to 170, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
5.	26.02.1970	Release Deed executed by Sowbhagyalakshmi wife of late Ramakrishna Reddy (3 rd son of late Yellappa Reddy) in favour of (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late Yellappa Reddy (iv) S.Y.Venugopal Reddy (son of late Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini, (ivc) Jagadish, (all minors, represented by their natural guardian and mother T.Sarojamma) (registered as Document No 27/1969-70, in Book-I, Volume 6, at Pages 1 to 3, in office of the Sub-Registrar Bangalore South Taluk);
6.		Inheritance Register Extract bearing IHC No.4/1983-84, issued by office of the Tahsildar, Grade-2, Bangalore East Taluk, discloses S.Y.Jayaram as khatedar of 3 Acres 19 Guntas, Rathnamma as khatedar of 2 Acres and Jayalakshamma as khatedar of 1 Acre 20 Guntas in Survey No. 46;
7.	08.12.1988	Sale Deed executed by Rathnamma wife of K.Narayan Reddy in favour of J.Rathnakar son of S.Y.Jayaram (registered on 17.01.1989, as Document No. 11363/ 1988-89, in Book-I, Volume- 3007, at Pages 51 to 54, in office of the Sub-Registrar) with regard to portion of Survey

		No. 46 measuring about 2 Acres;
8.		Mutation Register Extract bearing MR No. 25/2000-01 issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram discloses J.Rathnakar son of S.Y.Jayaramas khatedar of portion of Survey No. 46 measuring about 2 Acres;
9.	06.09.2001	Sale Deed executed by Jayamma alias Jayalakshamma wife of late Gopalaiah in favour of Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy (registered as Document No. 5620/2001-02, in Book-I, Volume 5016, at Pages 76 to 82, in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 46 measuring about 1 Acre 20 Guntas;
10.		Mutation Register Extract bearing MR No. 26/2001-02, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram, discloses Ankamma wife of late S.Y.Jayaram as khatedar of portion of Survey No. 46 measuring about 1 Acre 20 Guntas;
11.	19.09.2001	Partition Deed executed by and between (i) Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy, (ii) Sunandamma wife of late Srinivas Reddy (son of late S.Y.Jayaram), (iii) Rathnakar, (iv) Yellappa Reddy, (v) J.Manjunath all sons of late S.Y.Jayaram and (vi) Shakunthala wife of N.Manjunath Reddy (daughter of late S.Y.Jayaram) (registered on 20.09.2001, as Document No. 5968/2001-02, in Book-I, Volume 5026, at Pages 170 to 188, in office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 46 measuring about 6 Acres 39 Guntas and other lands;
12.		Mutation Register Extract bearing MR No. 8/2005-06, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram discloses G.Rathnakar as khatedar of portion of Survey No. 46 measuring about 2 Acres;
13.	09.10.2006	Special Power of Attorney executed by B.M



		Karunesh son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj (registered as Document No. BASD-4-00699/2006-07, Book-IV, stored in C.D No. BASD278, in office of the Sub-Registrar, Bangalore South Taluk);
14.	18.10.2006	Special Power of Attorney executed by B.M Jayeshankar son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao (registered on 19.10.2006 as Document No. BAS-4-00737/2006-07, Book-IV, stored in C.D No. BASD280, in office of the Sub-Registrar, Bangalore South Taluk);
15.	11.07.2007	Agreement to Sale executed by Yellappa Reddy son of late S.Y.Jayaram alias S.Y.Jayarama Reddy, representing as kartha as HUF consisting of himself and his minor daughter Keerthana S.Reddy, his wife N.Aruna Kumari in favour of B.M.Karunesh son of late B.M.Madaiah with regard to portion of Survey No. 46 measuring about 1 Acre 20 Guntas and other lands;
16.	18.09.2007	Receipt by Yellappa Reddy son of late S.Y.Jayaram alias S.Y.Jayarama Reddy to B.M.Karunesh son of late B.M.Madaiah;
17.	13.11.2007	Rectification Deed executed by 1) Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy, 2) Sunandamma wife of late Srinivas Reddy (son of late S.Y.Jayaram), 3) Rathnakar son of late S.Y.Jayaram, representing as kartha of his HUF, consisting of himself and his children Harini and Harsh, 4) Yellappa Reddy son of late S.Y.Jayaram, representing as kartha of his HUF, consisting of himself and his minor daughter Keerthana S. Reddy, J.Manjunath son of late S.Y.Jayaram, representing as kartha of his HUF, consisting of himself and his minor children Likitha and Pranav and Shakunthala wife of N.Manjunath Reddy (daughter of late S.Y.Jayaram) (registered on 30.11.2007, as Document No. VRT-1-04501-2007-08, in Book-I, stored in CD No. VRTD 16, in office of the Sub Registrar, Varthur, Bangalore Urban District) with regard to portion of Survey No. 46 measuring about 1 Acre 25 Guntas and 1 Acre 30

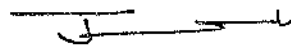
— J —

		Guntas;
18.	24.10.2009	Board Resolution passed by the Company Secretary and Compliance officer, Sobha Limited authorizing N.B Ashok Kumar and D.S Patil severally to purchase immovable properties on behalf of the company;
19.		Computerized copy of Mutation Register Extract bearing M.R No. T1/2021-22, issued by office of the Village Accountant, discloses the Phodi of Survey No. 46;
20.	30.12.2021	Sale Deed dated (i) Yellappa Reddy son of late S.Y Jayram alias S.Y Jayarama Reddy, his wife (ii) N. Aruna Kumari and his daughter Keerthana Reddy along with adjoining land owner (iv) M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar represented by his special power of attorney holder Chikkaswamy S.T duly confirmed by (i) B.M Karunesh son of late B.M Madaiah (ii) M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar and (iii) M/s. Adarsh Developers represented by its Managing partner B.M Jayeshankar all represented by their special power of attorney holder Chikkaswamy S.T as confirming parties in favour of M/s. Sobha Limited represented by its authorised signatory N.B Ashok Kumar (registered as Document No. VRT-1-05700/2021-22, Book-I stored in C.D No. VRTD1101, in office of the Senior Sub-Registrar, Varthur, Bangalore Urban District), with regard to southern portion of Survey No. 46/5 measuring about 10.75 Guntas (inclusive of 0.5 Guntakharab) and other lands;
21.	27.04.2022	Official Memorandum bearing No. 335449, issued by office of the Deputy Commissioner, Bangalore Urban District to M/s. Sobha Limited recording the conversion of Survey No. 46/8 measuring about 10 ¼ Guntas from agricultural to non-agricultural residential use;
Re: Documents relating to Shivakar Infra Private Limited, a		

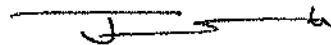
company:		
22.	29.07.2011	Memorandum of Association of Shivakar Infra Private Limited;
23.	29.07.2011	Articles of Association of Shivakar Infra Private Limited;
24.	04.08.2011	Certificate of Incorporation, issued by the Registrar of Companies, Karnataka, with regard to Shivakar Infra Private Limited bearing Corporate Identity No. U45200KA2011PTC059868 discloses that of Shivakar Infra Private Limited was incorporated under the Companies Act, 1956 as the Private Limited Company;
Re: Documents relating to M/s. Adarsh Developers, a partnership firm:		
25.	10.07.2000	Form A, issued by the Registrar of Firms, Shivajinagar, Bangalore District to M/s. Adarsh Developers;
26.	19.07.2000	Partnership Deed effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) PrathibhaKarunesh wife of B.M Karuneshin the name and style of M/s. Adarsh Developers;
27.	10.08.2012	Deed of Retirement and Reconstitution effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah, (iv) NischayJayeshankar and (v) Nidhi B.J children of B.M Jayashankar as "Continuing Partners" , andPrathibhaKarunesh wife of B.M Karuneshas "Retiring Partner" of M/s. Adarsh Developers Partnership;
28.	03.04.2017	Supplementary Deed of Partnership effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah, (iv) NischayJayeshankar and (v) Nidhi B.J children of B.M Jayashankar;

— J —

Re: Endorsements:		
29.	06.06.2020	Endorsement bearing R.K.C.R: 145/2020-21 issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 46;
30.	03.03.2021	Endorsement bearing No. PTCL/BE/CR:482/2020-21, issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No. 46 measuring about 1 Acre 20 Guntas;
31.	16.03.2021	Endorsement bearing No. RD0039271033542, issued by office of the Tahsildar, Bangalore East Taluk, Bangalore District, with regard to Survey No. 46 measuring 1 Acre 20 Guntas;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ PahaniPatrike with regard to Survey No. 46:		
32.		Record of Rights, Tenancy and Crops (RTC) Extract/PahaniPatrike for the period as set out below with regard to Survey No. 46 having the total extent as 9 Acres 15 Guntas and actual extent as 9 Acres, there being 15 Guntaskharab;
		(a) 1967-68 to 1971-72, 1977-78 to 2001-02, issued by office of the Taluk Sheristhedar, Bangalore East Taluk, Krishnarajapuram
		(b) 2002-03 to 2020-21, computerized copy;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ PahaniPatrike with regard to Survey No. 46/5:		
33.		Computerized copy of Record of Rights, Tenancy and Crops (RTC) Extract/PahaniPatrike for the period 2021-22, with regard to Survey No. 46/5 discloses the total extent as 1 Acre 23 Guntas and actual extent as 1 Acre 20 Guntas, there being 03 Guntas of kharab;
Re: Survey Records with regard to Survey No. 46:		
34.		Village Map of Panathur issued by office of the Assistant Director of Land Records, Bangalore Sub-



		Division, Bangalore;
35.		Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 46;
36.		Hissa Survey TippaniNakal, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 46;
37.		Atlas, issued by office of the Assistant Director of Land Records, Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 46;
38.		R.R Balabhadgadanakal, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 46;
39.		Karnataka Revision Settlement Akarband issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 46/5;
Re: Survey Records with regard to Survey No. 46/5:		
40.		Hissa Survey Tippani, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 46/5;
41.		R.R Pakka Book Nakal, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 46/5;
42.		Karnataka Revision Settlement Akarband issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 46/8;
Re: Search Report relating to Survey No. 46:		
43.	30.05.2020	Search Report bearing S A No. 212/2020-2021, covering the period from 01.04.1960 to 31.03.2004, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No. 46 measuring 9 Acres 15 Guntas;
44.	19.03.2021	Search Report bearing S A No. 15339/2020-21,

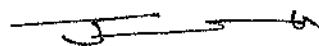


		covering the period from 01.04.2004 to 18.03.2021, issued by office of the Senior Sub-Registrar, Shivajinagar, Bangalore, with regard to Survey No. 46;
45.	15.06.2021	Search Report bearing S A No. 4447/2021-22, covering the period from 01.04.2019 to 14.06.2021, issued by office of the Sub-Registrar, Krishnarajapuram, Bangalore, with regard to Survey No. 46;
46.	29.07.2021	Search Report bearing S A No. 4321/2021-22, covering the period from 14.06.2021 to 27.07.2021, issued by office of the Sub-Registrar, Indiranagar, Bangalore, with regard to Survey No. 46 measuring about 9 Acres 15 Guntas;
Re: Search Report relating to Survey No. 46/5:		
47.	10.05.2022	Search Report bearing SA No. 1838/2022-23, covering the period from 01.07.2021 to 09.05.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 46/5;
Re: Search Report relating to Survey No. 46/8:		
48.	17.09.2022	Search Report bearing SA No. 8796/2022-23, covering the period from 01.06.2021 to 17.09.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 46/8 measuring about 10 $\frac{3}{4}$ Guntas;

II. PROPERTY DETAILS :

All that piece and parcel of residentially converted land bearing Survey No. 46/8 (earlier portion of Survey No. 46/5), situated at Panathur Village, VarthurHobli, Bangalore East Taluk, measuring about 10 $\frac{1}{4}$ Guntas along with $\frac{1}{2}$ Guntakharab in all measuring about 10 $\frac{3}{4}$ Guntas and bounded on as under:

EAST	:	Land bearing Survey No. 46/7;
------	---	-------------------------------



WEST	:	Land bearing Survey Nos. 46/4 and 47/7;
NORTH	:	Land bearing Survey No. 46/5;
SOUTH	:	Land bearing Survey No.51;

III. FLOW OF TITLE:

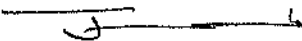
1. All that piece and parcel of agricultural land bearing Survey No. 46, situated at Panathur Village, VarthurHobli, Bangalore East Taluk, measuring in all about 9 Acres along with 15 Guntas of kharab, in all measuring about 9 Acres 15 Guntas ("**Survey No.46**"), was earlier a part of the larger extent of land comprised in Survey Nos.44, 45, 46 & 47 of Panathur Village, VarthurHobli, Bangalore East Taluk, in all measuring about 76 Acres ("**Larger Property**"), originally belonged to one M.K.Jinachandran son of Manian Kode Krishna Gowder, he having acquired the same under a Deed of Sale dated 18.02.1943 (Document No. 2).

2. M.K.Jinachandran son of Manian Kode Krishna Gowder by a Deed of Sale dated 23.04.1946 (Document No. 3) sold the Larger Property including Survey No.46 to M/s. Hoody Pilla Reddy and son, represented by H.P.Krishna Reddy son of Hoody Pilla Reddy.

3. Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy by a Deed of Sale dated 01.03.1947 (Document No. 4) sold the Larger Property including Survey No.46 to P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy.

4. It is gathered from the records that on an oral partition being effected between the said P.N.Appanna Reddy and S.Yellappa Reddy sometime during the year 1948, of their joint properties including a portion of the Larger Property i.e., Survey No. 46, S.Yellappa Reddy was allotted with Survey No.46 towards his share. S.Yellappa Reddy was accordingly registered as khathedar of Survey No.46 as may be gathered from the Index of Lands Register Extract (Document No.0) and was also in continuous possession and occupation of the same as may be gathered from the RTC/Pahani for the period from 1967-68 onwards (Document No.32).

5. It is gathered from the records that S.Yellappa Reddy has 10 children namely (i) S.Y.Ramachandra Reddy, (ii) S.Y.Krishna Reddy, (iii) S.Y.Ramakrishna Reddy, (iv) S.Y.Jayarama Reddy, (v) Venugopal Reddy, (vi) Rathnamma, (vii) Jayalakshamma, (viii) Chandramma (ix) Anusuyamma and (x) Kamalamma. It is gathered from the Release Deed dated 26.02.1970 (Document No.5), that S.Yellappa Reddy and his sons



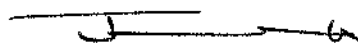
S.Y.Ramakrishna Reddy and S.Y Venugopala Reddy are died prior to 1970.

6. S.Y.Ramakrishna Reddy, 3rd son of late S.Yellappa Reddy died on 03.11.1967 and was survived by his wife Sowbhagyalakshmi. The details may be gathered from the Deed of Release dated 26.02.1970 (Document No. 5).

7. Sowbhagyalakshmi wife of late Ramakrishna Reddy released her share in the joint family properties including Survey No.46 to (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late S.Yellappa Reddy and (iv) S.Y.Venugopal Reddy (son of late S.Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini and (ivc) Jagadish (all minors, represented by their natural guardian and mother T.Sarojamma) under a Deed of Release dated 26.02.1970 (Document No. 5).

8. S.Y.Ramachandra Reddy, S.Y.Krishna Reddy, S.Y Jayarama Reddy, Rathnamma, Jayalakshamma, Chandamma and Anusuyamma, children of late S.Yellappa Reddy and T.Sarojamma wife of late Venugopal Reddy (daughter-in-law of late S.Yellappa Reddy), effected a partition of their joint family properties which inter-alia included Survey No.46, in the presence of Panchayatdars on 10.04.1973, as could be gathered from the Inheritance Register Extract bearing IHC No.4/1983-84 (Document No. 6), wherein (i) T.Sarojamma was allotted 1 Acre 37 Guntas, (ii) Chandamma was allotted 20 Guntas which portions are not the subject matter of this title report, (iii) Rathnamma was allotted 2 Acres (**"Rathnamma's Portion"**), (iv) Jayamma alias Jayalakshamma was allotted 1 Acre 20 Guntas (**"Jayamma's Portion"**) and (v) S.Y.Jayaram was allotted 3 Acres 19 Guntas (**"S.Y.Jayaram's Portion"**) in Survey No.46. It is observed that Kamalamma daughter of late Yellappa Reddy has not been made party to the aforesaid partition and more than 49 years have elapsed since the oral partition and without any claim being made by Kamalamma and thus it is capable of being presumed that she has accepted the partition and has no claims.

9. Thereafter acting upon the said oral partition, khatha was sought to be transferred and accordingly on application made by them (i) Rathnamma was registered as khathedar of Rathnamma's portion i.e 2 Acres, (ii) Jayamma alias Jayalakshamma registered as khathedar of Jayamma's portion i.e 1 Acre 20 Guntas and (iii) S.Y.Jayaram registered as khathedar of S.Y Jayaram's portion i.e 3 Acres 19 Guntas respectively in the revenue records of Survey No. 46 by way of Inheritance Register Extract bearing IHC No. 4/1983-84 (Document No. 6) and each of them were in continuous possession and occupation of the portions of which they were registered as kathedars as may be gathered from the RTC/Pahanifor the period from 1983-84 onwards (Document No. 32).



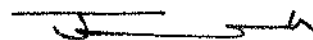
10. Rathnamma wife of K.Narayan Reddy by a Deed of Sale dated 08.12.1988 (Document No. 7) sold Rathnamma's Portion to J.Rathnakar son of S.Y.Jayaram. On an application being made for the transfer of khata, J.Rathnakar son of S.Y.Jayaram was registered as khatedar of Rathnamma's Portion, in the revenue records of Survey No. 46, by way of Mutation Register Extract bearing MR No. 8/2005-06 in terms of Order dated 27.07.2005 in case bearing No. RRT(1) CR 767/2005-06 and Mutation Register Extract bearing MR No. 25/2000-01 (Document Nos. 8&12).

11. Jayamma alias Jayalakshamma wife of late Gopalaiah by a Deed of Sale dated 06.09.2001 (Document No. 9) sold Jayamma's Portion to Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy. On an application being made for the transfer of khata, Ankamma wife of late S.Y.Jayaram was registered as khatedar of Jayamma's Portion, in the revenue records of Survey No. 46, by way of Mutation Register Extract bearing MR No. 26/2001-02 (Document No. 10).

12. S.Y.Jayaram alias S.Y.Jayarama Reddy died and left behind his wife Ankamma, children Rathnakar, Yellappa Reddy, J.Manjunath, Shakunthala and grandchildren Harsha, Harini, Keerthana S Reddy as his only surviving legal heirs as could be gathered from the Partition Deed dated 19.09.2001 and Sale Deed dated 30.12.2021 (Document No.11&20). Upon the death of S.Y.Jayaram alias S.Y.Jayaram Reddy, his share in S.Y.Jayaram's Portion devolved upon the aforesaid legal heirs by virtue of personal law of inheritance governing them.

13. Srinivas Reddy son of late S.Y.Jayarama Reddy died and left behind his wife Sunandamma and daughter Shwetha Reddy as his only surviving legal heirs as could be gathered from the Sale Deed dated 17.11.2005 of other portion of Survey No. 46 executed by Rathnakar son of late S.Y.Jayarama Reddy and others. Upon the death of S.Y.Jayaram alias S.Y.Jayaram Reddy, his share in S.Y.Jayaram's Portion devolved upon the aforesaid legal heirs by virtue of personal law of inheritance governing them.

14. Ankamma wife of late S.Y.Jayaram alias S.Y.Jayarama Reddy, Sunandamma wife of late Srinivas Reddy, Rathnakar, Yellappa Reddy, J.Manjunath all sons of late S.Y.Jayaram and Shakunthala wife of N.Manjunath Reddy (daughter of late S.Y.Jayaram) effected a partition amongst themselves of their joint family properties which inter-alia included S.Y.Jayaram's Portion, Jayamma's Portion and Rathnamma's Portion under a Deed of Partition dated 19.09.2001 read with Rectification Deed dated 13.11.2007 (Document Nos.11&17), wherein Jayamma's Portion,



Rathnamma's Portion and S.Y.Jayaram's Portion were partitioned and allotted amongst themselves as set out in the table herein below:

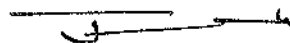
Sy No	Extent		Name of the Allottees	Hereinafter referred to as
	A	G		
46	01	25	Rathnakar('B' Schedule)	"Portion A"
	01	30	Yellappa Reddy ('C' Schedule)	"Portion B"
	02	00	Rathnakar ('B' Schedule)	"Portion C"
	01	20	Yellappa Reddy('C' Schedule)	"Portion D"
Total	06	35		

15. It is observed that the total extent of 6 Acres 39 Guntas in Survey No.46(i.e the entire Jayamma's Portion, Rathnamma's Portion and Jayaram's Portion) which was originally partitioned under a Partition Deed dated 19.09.2001 (Document Nos. 11), was subsequently reduced to 6 Acres 35 Guntas by a Rectification Deed dated 13.11.2007 (Document Nos. 17) and each of Rathnakar and Yellappa Reddy were allotted 2 Guntas less. Though the rectification is silent as to the location of the remaining 4 Guntas, on our seeking for clarification, we have been informed that the remaining portion of Survey No.46 is now part of the road to the east of Survey No.46 and that hence only the available land being 6 Acres 35 Guntas was partitioned.

16. B.M Karunesh son of late B.M Madaiah by a Special Power of Attorney dated 09.10.2006 (Document No.13) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj, as his attorney holders inter-alia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

17. B.M Jayeshankar son of late B.M Madaiah by a Special Power of Attorney dated 18.10.2006 (Document No. 14) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao as their attorney holders inter-alia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

18. Yellappa Reddy son of late S.Y.Jayaram alias S.Y.Jayarama Reddy (in his capacity as kartha of his HUF consisting of himself and his minor



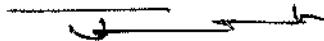
daughter Keerthana S.Reddy), his wife N.Aruna Kumari by an Agreement of Sale dated 11.07.2007 read with Receipt dated 18.09.2007 (Document Nos. 15&16) agreed to sell portion of Survey No.46 measuring about 1 Acre 20 Guntas i.e. Portion D to B.M.Karunesh son of late B.M.Madaiah.

19. On Phodi/sub-division being effected by the Survey Department on 22.06.2021, Survey No. 46 measuring in all about 9 Acre 15 Guntas, there being 15 Guntas of kharab was phodied/subdivided into six portions i.e., Survey No. 46/1 to 46/6. On such Phodi/sub-division, portion of Survey No. 46 measuring about 1 Acre 20 Guntas along with 03 Guntas of kharab in all measuring about 1 Acre 23 Guntas, was assigned Survey No. 46/5 ("**Survey No. 46/5**"). The said Phodi has been recorded in the revenue records by way of Mutation Register bearing M.R No. T1/2021-22 (Document No. 19).

20. Yellappa Reddy son of late S.Y Jayram alias S.Y Jayarama Reddy, his wife N. Aruna Kumari and his daughter Keerthana Reddy along with the owners of adjoining lands i.e., M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar duly confirmed by (i) B.M Karunesh son of late B.M Madaiah (ii) M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar and (iii) M/s. Adarsh Developers represented by its Managing partner B.M Jayeshankar. as confirming parties by a Deed of Sale dated 30.12.2021 (Document No. 20) sold southern portion of Survey No. 46/5 measuring about 10 $\frac{1}{4}$ Guntas along with $\frac{1}{2}$ Guntakharab in all measuring about 10 $\frac{3}{4}$ Guntas, to M/s. Sobha Limited represented by its authorised signatory N.B Ashok Kumar under a Board Resolution dated 24.10.2009 (Document No.18). Further, B.M Karunesh and B.M.Jayeshankar were represented by their special power of attorney holder Chikkaswamy S.T, who was authorized under a Power of Attorney dated 09.10.2006 and 18.10.2006 (Document Nos.13&14) respectively.

21. On a Phodi being effected by the survey department on 08.10.2021, Survey No. 46/5 measuring about 1 Acre 23 Guntas, inclusive 03 Guntas of kharab was Phodied/sub-divided into two portions i.e., Survey Nos. 46/5 and 46/8. On such Phodi, the southern portion of Survey No. 46/5 measuring about 10 $\frac{1}{4}$ Guntas along with $\frac{1}{2}$ Guntakharab in all measuring about 10 $\frac{3}{4}$ Guntas belonging to M/s. Sobha Limited was assigned Survey No. 46/8 ("**Survey No. 46/8**") and the remaining portion was retained Survey No. 46/5.

22. M/s Sobha Limited made an application to the Deputy Commissioner, Bangalore Urban District for conversion of Survey No. 46/8 from agricultural to non-agricultural use and upon the payment of the requisite conversion fines, the Deputy Commissioner, Bangalore Urban District by way of Official Memorandum bearing No.335449 dated



27.04.2022 sanctioned the conversion of Survey No. 46/8 measuring about 10 ¼ Guntas from agricultural purposes to non-agricultural Personal- Housing-Residential purposes (Document No.21).

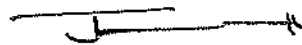
23. All that piece and parcel of residentially converted land bearing Survey No. 46/8(earlier portion of Survey No. 46/5), situated at Panathur Village, VarthurHobli, Bangalore East Taluk, measuring about 10 ¼ Guntas along with ½ Guntakharab in all measuring about 10 ¾ Guntas hereinafter referred to as "**Said Land**".

24. As the Said Land has come under the jurisdiction of the Bruhat Bangalore MahanagaraPalike, the same needs to be assessed to non-agricultural tax by paying required charges and the Special Notice along with the Khata Extract and Khata Certificate recording M/s. Sobha Limited as the khatedar of the Said Land and up to date tax paid receipts be obtained.

25. The Memorandum of Association and Articles of Association of Shivakar Infra Private Limited dated 29.07.2011 (Document Nos. 22&23) discloses the aims and objectives of Shivakar Infra Private Limited. The Certificate of Incorporation issued by the Registrar of Companies, Karnataka, incorporating "Shivakar Infra Private Limited" was incorporated under the Companies Act, 1956 as a Private Limited Company on 04.08.2011 (Document No.24).

26. (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) PrathibhaKarunesh wife of B.M Karunesh constituted themselves into a Partnership firm to carry on the business under the name and style of "**Adarsh Developers**" under a Deed of Partnership dated 30.06.2000 with effect from 01.07.2000 as could be gathered from the Partnership Deed dated 19.07.2000 read with Partnership Deed dated 19.07.2000 (Document No.26), which was reconstituted under a two Deeds of Reconstitution of Partnership wherein NischayJayeshankar and Nidhi B.J children of B.M Jayeshankar were admitted as incoming partners under Deed of Reconstitution dated 27.06.2007 as could be gathered from the Deed of Retirement and Reconstitution dated 10.08.2012 and PrathibhaKarunesh wife of B.M Karunesh was retired from the "M/s. Adarsh Developers" under the Deed of Retirement and Reconstitution dated 10.08.2012(Document No.27) read with the Supplemental Deed of Partnership dated 03.04.2017 (Document No.28).

27. The Form A Extract dated 10.07.2000, issued by the Registrar of Firms, Shivajinagar, Bangalore (Document No.25), discloses that (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah (iv)



NischayJayeshankar and (v) Nidhi B.J children of B.M Jayashankar are the partners of the Said Firm as on 22.08.2012.

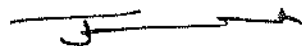
28. The Endorsement bearing No. PTCL/BE/CR:482/2020-21 dated 03.03.2021 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 30) confirms that no proceedings have been initiated with regard to Survey No. 46 measuring about 1 Acre 20 Guntas under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

29. The Endorsement bearing No. RD0039271033542 dated 16.03.2021 issued by office of the Tahsildar, Bangalore East Taluk, Bangalore (Document No. 31) confirms that no tenancy application have been filed with regard to Survey No. 46 measuring about 1 Acre 20 Guntas in Form 7 and 7A under sections 48A and 77A of the Karnataka Land Reforms Act, 1961.

30. The Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike corroborate with the documents of title furnished.

31. The Village Map of Panathur issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore and Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram (Document Nos. 34 & 35) show the location, shape and boundaries of Survey No. 46. As per the Village Map, Survey No. 46 is bounded on the East by Balagere Village Boundary, West by Survey No. 47, North by Survey No. 45 and South by Survey No. 51.

32. The Hissa Survey Tippani Nakal and Atlas both issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram (Document Nos. 36 & 37) shows the shape, boundaries, sub-divisions of Survey No. 46. On a Phodi being effected by the Survey Department on 22.06.2021, Survey No. 46 measuring about 9 Acres 15 Guntas, inclusive of 15 Guntas of kharab was sub-divided/Phodied into six portions i.e Survey No. 46/1 to 46/6. On such Phodi, portion of Survey No. 46 measuring about 1 Acre 20 Guntas along with 03 Guntas kharab in all measuring about 1 Acre 23 Guntas was assigned Survey No. 46/5. As per the Hissa Survey Tippani Nakal, Survey No. 46/5 is bounded on the East by Survey No. 46/6, West by Survey No. 46/4 and 47/7, North by Survey No. 46/2 and South by Survey No. 51. The R.R Balabhadra Nakal issued by office of the Superintendent Bangalore East Taluk, Krishnarajapuram (Document No. 38) further discloses that Ankamma wife of late S.Y Jayaram as the khatedar of Survey No. 46/5 measuring 1 Acre 23 Guntas, there being 03 Guntas of kharab.



33. The Karnataka Revision Settlement Akarband, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram (Document No. 39) discloses the total as 1 Acre 23 Guntas and actual extent as 1 Acre 20 Guntas, there being 03 Guntas of kharab, with regard Survey No. 46/5.

34. The Hissa Survey TippaniNakal and R.R Pakka Book Nakal both issued by office of the Superintendent Bangalore East Taluk, Krishnarajapuram(Document Nos. 40&41) shows the shape, boundaries, sub-divisions of Survey No. 46/5. On a Phodi being effected by the Survey Department on 08.10.2021, Survey No. 46/5 measuring about 1 Acre 23Guntas, inclusive of 03Guntas of kharab was sub-divided/Phodied into two portions i.e Survey No. 46/5and 46/8. On such Phodi, portion of Survey No. 46/5 measuring about 10 ¼ Guntas along with ½ Guntakharab in all measuring about 10 ¾ Guntas was assigned Survey No. 46/8. As per the Hissa Survey TippaniNakal, Survey No. 46/8 is bounded on the East by Survey No. 46/7, West by Survey No. 46/4 and 47/7, North by Survey No. 46/5 and South by Survey No. 51. The R.R Pakka Book Nakalfurther discloses that Sobha Limited as the khatedar of Survey No. 46/8 measuring 10 ¾ Guntas, there being ½ Guntakharab.

35. The Karnataka Revision Settlement Akarband, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram (Document No.42) discloses the total as 10 ¾ Gunta and actual extent as 10 ¼ Guntas, there being ½ Guntakharab, with regard Survey No. 46/8.

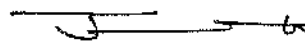
36. The Search Reports with regard to Survey No. 46/5 and 46/8 situated at Panathur Village, VarthurHobli, Bangalore East Taluk,do not disclose any existing charges or encumbrances.

IV. CONCLUSION/OPINION :

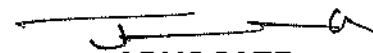
Taking into consideration the documents and information furnished, we are of the opinion thatM/s Sobha Limited has got the marketable title in relation to residentially converted land bearing Survey No. 46/8 (earlier portion of Survey No. 46/5), situated at Panathur Village, VarthurHobli, Bangalore East Taluk, measuring about 10 ¼ Guntas along with ½ Guntakharab in all measuring about 10 ¾ Guntas(**"Said Land"**).

V. DISCLAIMER/NOTE:

This Report has been prepared for our client M/s. Sobha Limited (**'Client'**). The said Report has been prepared in the context of our Client's ownership of the property detailed in the Property Details above and



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


ADVOCATE.

JNANESH KUMAR.K
Advocate

No.39/2, Chamber-67,
6th Floor, ASVNV Bhavan,
K.G.Road,
Bengaluru-560 009.
Mob.No. 9916420919.
Email: jnan_mathru75@yahoo.com

: LEGAL OPINION :

TO :-

18.09.2022

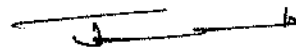
M/s. Sobha Limited,
'Sobha', No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sir/Madam,

Sub :- Legal Opinion relating to all that piece and parcel of residentially converted land bearing Survey No. 47/6 (earlier portion of Survey No. 47/2), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre 02 Guntas along with 20 Guntas of kharab, in all measuring about 1 Acre 22 Guntas ("**Property**" or "**Said Land**"), which is more fully set out in Para II below for scrutiny of title:

I.DOCUMENTS FURNISHED FOR SCRUTINY :

Sl. No.	Date	Particulars
1.	18.02.1943	Sale Deed executed by i) Kathleen Evans, ii) Alice Wimbush iii) Muriel Hutton, iv) Allan White, v) Doris Searle and vi) Henry White (both represented by their duly constitute agent Allan White) in favour of M.K.Jinachandran son of Manian Kode Krishna Gowder (registered as Document No. 2930/1942-43, in Book-I, Volume 621, at Pages 08 to 14, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
2.	23.04.1946	Sale Deed executed by M.K.Jinachandran son of Manian Kode Krishna Gowder in favour of M/s. Hoody Pilla Reddy and son represented by H.P.Krishna



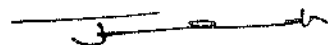
		Reddy son of Hoody Pilla Reddy (registered as Document No. 5457/1945-46, in Book-I, Volume 824, at Pages 70 to 75, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
3.	01.03.1947	Sale Deed executed by Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy in favour of P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy (registered on 03.03.1947, as Document No. 4959/ 1946-47, in Book-I, Volume 886, at Pages 165 to 170, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
4.	26.02.1970	Release Deed executed by Sowbhagyalakshmi wife of late Ramakrishna Reddy (3 rd son of late Yellappa Reddy) in favour of (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late Yellappa Reddy (iv) S.Y.Venugopal Reddy (son of late Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini, (ivc) Jagadish, (all minors, represented by their natural guardian and mother T.Sarojamma) (registered as Document No 27/1969-70, in Book-I, Volume-6, at Pages 1 to 3, in office of the Sub-Registrar, Bangalore South Taluk);
5.		Inheritance Register Extract bearing IHC No.4/1983-84, issued by office of the Tahsildar, Grade-2, Bangalore East Taluk, which discloses discloses Anusuyamma as khatedar of 1 Acre 20 Guntas in Survey No. 47/2 under Schedule E;
6.	30.06.2003	General Power of Attorney executed by A.Vishalakshi wife of late Ambli Kotrappa in favour of B.M.Karunesh son of late B.M.Madaiah (registered as Document No. BAS-4-00250/2004-05, in Book-IV, stored in CD No. BASD 75, in office of the Sub-Registrar, Bangalore South Taluk) with regard to the property situated in and around Bangalore and on the outskirts of Bangalore;
7.	10.11.2003	General Power of Attorney executed by Ambli Yogesh alias A Yogesh son of late Ambli Kotrappa in favour of B.M Karunesh son of late B.M Madaiah (registered on

— J —

		17.11.2003 as Document No. 448/2003-04 in Book IV, stored in CD. No. 120 in office of the Senior Sub-Registrar, Bangalore South Taluk);
8.	22.12.2004	Sale Deed executed by Anusuyamma wife of late Nararyan Reddy and her children Rajamma, Shanthamma and Keshava Reddy in favour of A.Vishalakshi wife of late Ambli Kotrappa, represented by her attorney holder B.M.Karunesh son of late B.M.Madaiah (registered as Document No. BAS-1-24034/2004-05, in Book-1, stored in CD No. BASD 122, in office of the Sub Registrar, Bangalore South Taluk) with regard to portion of Survey No. 47/2 measuring about 1 Acre 20 Guntas;
9.	24.02.2005	Confirmation Deed executed by H.N.Gopal Reddy son of late Narayana Reddy in favour of A.Vishalakshi wife of late Ambli Kotrappa, represented by her attorney holder B.M.Karunesh son of late B.M.Madaiah (registered as Document No. BAS-1-29941/2004-05, in Book-I, stored in CD No. BASD 141, in office of the Sub-Registrar, Bangalore South Taluk) with regard to portion of Survey No. 47/2P measuring about 1 Acre 20 Guntas;
10.		Mutation Register Extract bearing MR No. 4/2007-08, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram discloses A.Vishalakshi wife of late Ambli Kotrappa, as khatedar of portion of Survey No. 47/2 measuring about 1 Acre 20 Guntas;
11.	09.10.2006	Special Power of Attorney executed by B.M Karunesh son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj (registered as Document No. BASD-4-00699/2006-07, Book-IV, stored in C.D No. BASD278, in office of the Sub-Registrar, Bangalore South Taluk);
12.	18.10.2006	Special Power of Attorney executed by B.M Jayeshankar son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao (registered on 19.10.2006 as Document No. BAS-4-00737/2006-07, Book-IV, stored in C.D No. BASD280, in office of the

— 3 —

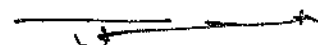
		Sub-Registrar, Bangalore South Taluk);
13.	06.05.2009	Agreement to Sale executed by A. Vishalakshi wife of late Ambli Kotrappa in favour of M/s. Adarsh Developers represented by its partner B.M Karunesh, with regard to Survey No. 47/2P measuring about 1 Acre 20 Guntas along with other lands;
14.	24.10.2009	Board Resolution passed by the Company Secretary and Compliance officer, Sobha Limited authorizing N.B Ashok Kumar and D.S Patil severally to purchase immovable properties on behalf of the company;
15.	12.08.2011	Agreement to Sale executed by A. Vishalakshi wife of late Ambli Kotrappa duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh as confirming party in favour of M/s. Shivankar Infra Private Limited represented by its Director B.M Jayeshankar, with regard to Survey No. 47/2P measuring about 1 Acre 20 Guntas along with other lands;
16.	06.04.2013	Special Power of Attorney executed by Ambli Yogesh son of late Ambli Kotrappa in favour of Kiran Kumar P son of late Prabhakar Rao (registered as Document No. Document No. HRP-4-00004/2013-14, Book-I, stored in C.D No. HRPD49, in office of the Sub-Registrar, Harappanahalli);
17.	14.06.2019	Certified copy of Order in case bearing No. R. A (BE):107/2019, passed by Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru filed by Mallaveeraiah son of late Mallaiah and A.Vishalakshi wife of late Ambali Kotrappa against The Tahsildar, Bengaluru East Taluk, with regard to Survey No. 47/2;
18.		Computerized copy of Mutation Register Extract bearing MR No. H2/2019-20 discloses A.Vishalakshi wife of late Ambli Kotrappa as the khatedar of portion of Survey No. 47/2 measuring about 1 Acre 02 Guntas;



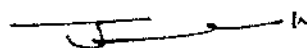
19.	29.06.2019	Gift Deed executed by A. Vishalakshi wife of late Ambli Kotrappa in favour of her son Ambli Yogesh represented by his special power of attorney holder Kiran Kumar P and duly consented by Prathiba Karunesh and A. Sangeetha both daughters of A. Vishalakshi (registered on 09.01.2020 as Document No. KRI-1-09120/2019-20, Book-I, stored in C.D No. KRID905, in office of the Additional Sub-Registrar, Krishnarajapuram, Bangalore), with regard to portion of Survey No. 47/2 measuring about 1 Acre 02 Guntas;
20.	02.07.2020	Death Certificate of Vishalakshi, issued by office of the Chief Registrar of Births & Deaths;
21.		Computerized Mutation Register Extract bearing M.R No. H8/2020-21, with regard to Survey No. 47/2;
22.		Computerized Mutation register Extract bearing MR No.T9/2020-21 records thePhodi of survey No. 47/2 into 47/2, 47/6 and 47/7;
23.	07.08.2021	Official Memorandum bearing No. ALN(V2P)SR:37/2021-22, issued by office of the Deputy Commissioner, Bangalore Urban District, to Ambli Yogesh son of late Ambli Kotrappa recording the conversion of Survey No. 47/6 measuring about 01 Acre 02 Guntas from agricultural to non-agricultural residential-group housing/apartment use;
24.		Computerized Mutation Register Extract bearing M.R No. T3/2021-22, records the conversion of Survey No. 47/6;
25.	14.09.2021	Sale Deed executed by Ambli Yogesh son of late Ambli Kotrappa represented by his attorney holder B.M Karunesh represented by his special attorney holder Chikkaswamy S.T duly confirmed by M/s. Adarsh Developers represented by its managing partner B.M Jayeshankar represented by his special attorney holder Chikkaswamy S.T and M/s. Shivakar Infra Private Limited represented by its director B.M Jayeshankar represented by his special attorney holder Chikkaswamy S.T as confirming parties in favour of M/s. Sobha Limited represented by its



		authorized signatory N.B Ashok Kumar (registered as Document No BNS-1-06985/2021-22, Book-I, stored in C.D No.BNSD1344, in office of the Sub-Registrar, Banasavadi, Bangalore), with regard to Survey No. 47/6 measuring about 1 Acre 02 Guntas along with 20 Guntas of kharab in all measuring about 1 Acre 22 Guntas;
Re: Documents relating to Shivakar Infra Private Limited, a company:		
26.	29.07.2011	Memorandum of Association of Shivakar Infra Private Limited;
27.	29.07.2011	Articles of Association of Shivakar Infra Private Limited;
28.	04.08.2011	Certificate of Incorporation, issued by the Registrar of Companies, Karnataka, with regard to Shivakar Infra Private Limited bearing Corporate Identity No. U45200KA2011PTC059868 discloses that of Shivakar Infra Private Limited was incorporated under the Companies Act, 1956 as the Private Limited Company;
Re: Partnership Documents:		
29.	10.07.2000	Form A, issued by the Registrar of Firms, Shivajinagar, Bangalore District to M/s. Adarsh Developers;
30.	10.07.2000	Form C, issued by the Registrar of Firms, Shivajinagar, Bangalore District to M/s. Adarsh Developers;
31.	19.07.2000	Partnership Deed effected amongst (i) B.M Jayeshankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayeshankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) Prathibha Karunesh wife of B.M Karuneshin the name and style of M/s. Adarsh Developers;
32.	10.08.2012	Deed of Retirement and Reconstitution effected amongst (i) B.M Jayeshankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayeshankar, (iii) B.M Karunesh son of B.M Madaiah, (iv) Nischay Jayeshankar and (v) Nidhi B.J children of B.M Jayeshankar as " Continuing Partners ", and



		Prathibha Karunesh wife of B.M Karuneshas "Retiring Partner" of M/s. Adarsh Developers Partnership;
33.	03.04.2017	Supplementary Deed of Partnership effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah, (iv) Nischay Jayeshankar and (v) Nidhi B.J children of B.M Jayashankar;
Re: Endorsements:		
34.	06.06.2020	Endorsement bearing No. RK.CR: 146/2020-21, issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47/2 along with other land;
35.	17.06.2020	Endorsement bearing No. P.T.C.L.(BE) CR: 40/2020-21, issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to portion of Survey No. 47/2 measuring about 2 Acres 24 Guntas;
36.	18.06.2020	Endorsement bearing No. 79(A) (B)/CR (BE): 38/2020-21, issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to portion of Survey No. 47/2 measuring about 1 Acre 02 Guntas;
37.	23.06.2020	Endorsement bearing No. RD0038113128986, issued by office of the Tahsildar, Bangalore East Taluk, Bangalore with regard to portion of Survey No. 47/2 measuring about 1 Acre 02 Guntas;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike with regard to Survey No. 47/2:		
38.		Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period as set out below with regard to Survey No. 47/2 discloses the total extent as 5 Acres 16 Guntas and actual extent as 3 Acres 38 Guntas and there being 1 Acre 18 Guntas kharab; (a) 1967-68 to 1971-72, 1977-78 to 1986-87, 1992-93 to 1996-97, issued by office of the Taluk Sheristedar, Bangalore East Taluk,



		Krishnarajapuram;
		(b) 1997-98 to 2001-02 issue by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram;
		(c) 2002-03 to 2020-21, computerized copy;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike with regard to Survey No. 47/6:		
39.		Computerized Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period 2020-21 with regard to Survey No. 47/6 discloses the total extent as 1 Acre 22 Guntas and actual extent as 1 Acre 02 Guntas, there being 20 Guntas of kharab;
Re: Survey Records with regard to Survey No. 47:		
40.		Village Map of Panathur issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore;
41.		Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47;
42.		Hissa Survey Tippani Nakal issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47;
43.		Secondary Re-classification Tippani issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47;
44.		Karnataka Revision Settlement Akarband issued on behalf of the Tahsildar, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47/2;
Re: Survey Records with regard to Survey No. 47/2:		
45.		Hissa Survey Tippani Nakal issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/2;
46.		Atlas, issued by office of the Superintendent (E.O),

J S 6

		Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/2;
47.		R.R Balabhagada Nakal, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/2;
48.		Karnataka Revision Settlement Akarband, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/6;
Re : Search Report relating to Survey No. 47/2:		
49.	30.05.2020	Search Report bearing S A No. 213/2020-2021, covering the period from 01.04.1960 to 31.03.2004, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No. 47/2 measuring 5 Acres 16 Guntas;
50.	19.03.2021	Search Report bearing S A No. 15338/2020-21, covering the period from 01.04.2004 to 18.03.2021, issued by office of the Senior Sub-Registrar, Shivajinagar, Bangalore, with regard to Survey No. 47/2;
51.	20.07.2021	Search Report bearing S.A No. 2532/2021-22, covering the period from 01.04.2019 to 05.08.2020, issued by office of the Senior Sub-Registrar, Indiranagar, Bangalore, with regard to Survey No. 47;
52.	29.07.2021	Search Report bearing S A No. 4318/2020-21, covering the period from 18.03.2021 to 27.07.2021, issued by office of the Senior Sub-Registrar, Indiranagar, Bangalore, with regard to Survey No. 47/2;
Re : Search Report relating to Survey No. 47/6:		
53.	07.09.2021	Search Report bearing S A No.8292/2021-22, covering the period from 10.03.2021 to 04.09.2021, issued by office of the Senior Sub-Registrar, Shivajinagar, Bangalore, with regard to Survey No. 47/6 measuring about 1 Acre 22 Guntas;

— J — a

54.	15.12.2021	Search Report bearing S A No. 10459/2021-22, covering the period from 01.09.2021 to 14.12.2021, issued by office of the Senior Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 47/6 measuring about 1 Acre 22 Guntas;
55.	10.05.2022	Search Report bearing S A No. 1836/2022-23, covering the period from 01.12.2021 to 09.05.2022, issued by office of the Senior, Mahadevapura, Bangalore, with regard to Survey No. 47/6 measuring about 1 Acre 22 Guntas;
56.	17.09.2022	Search Report bearing SA No. 8792/2022-23, covering the period from 01.05.2022 to 17.09.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 47/6 measuring about 1 Acre 22 Guntas;

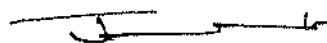
II. PROPERTY DETAILS:

All that piece and parcel of residentially converted land bearing Survey No. 47/6 (earlier portion of Survey No. 47/2), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre 02 Guntas along with 20 Guntas of kharab measuring in all about 1 Acre 22 Guntas (**"Said Land"**) and bounded on as under:

EAST	:	Land bearing Survey No. 47/7;
WEST	:	Land bearing Survey No. 47/5;
NORTH	:	Land bearing Survey No. 47/2;
SOUTH	:	Land bearing Survey No.48;

III. FLOW OF TITLE:

1. All that piece and parcel of agricultural land bearing Survey No.47, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 23 Acres 39 Guntas there being 1 Acre 19 Guntas of kharab, in all measuring about 25 Acres 18 Guntas (**"Survey No.47"**), was earlier a part of larger extent of land comprised in Survey Nos.44, 45, 46 & 47 of Panathur Village, Varthur Hobli, Bangalore East Taluk, in all measuring about 76 Acres (**"Larger Property"**). The Larger



Property originally belonged to one M.K.Jinachandran son of Manian Kode Krishna Gowder, he having acquired the same under a Deed of Sale dated 18.02.1943 (Document No.0).

2. M.K.Jinachandran son of Manian Kode Krishna Gowder by a Deed of Sale dated 23.04.1946 (Document No. 0) sold the Larger Property including Survey No.47 to M/s. Hoody Pilla Reddy and sons, represented by H.P.Krishna Reddy son of Hoody Pilla Reddy.

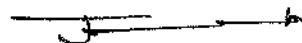
3. Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy by a Deed of Sale dated 01.03.1947 (Document No. 0) sold the Larger Property including Survey No.47 to P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy.

4. It is gathered from records that on an oral partition being effected between the said P.N.Appanna Reddy and S.Yellappa Reddy sometime during the year 1948, of their joint properties including a portion of the Larger Property i.e., Survey No. 47, S.Appanna Reddy was allotted 20 Acres 2 Guntas (inclusive of 1 Gunta Kharab) and S.Yellappa Reddy was allotted the remaining 5 Acres 16 Guntas (inclusive of 1 Acre 18 Guntas of kharab) in Survey No.47.

5. On survey, Phodi and sub-division of the lands in Survey No.47, pursuant to such partition being effected by the Survey Department on 20.02.1948, the portion of Survey No.47 measuring about 20 Acres 02 Guntas, inclusive of 01 Gunta kharab was assigned Survey No.47/1 (which portion is not the subject matter of this title report) and the remaining portion of Survey No.47 measuring about 5 Acres 16 Guntas (inclusive of 1 Acre 18 Guntas), which was allotted to the share of S Yellappa Reddy was assigned Survey No.47/2 ("**Survey No.47/2**") and S.Yellappa Reddy was registered as hissedar of Survey No.47/2 as could be gathered from the Hissa SurveyTippani Nakal (Document No.0).

6. We gather from the records that S.Yellappa Reddy has 10 children namely (i) S.Y.Ramachandra Reddy, (ii) S.Y.Krishna Reddy, (iii) S.Y.Ramakrishna Reddy, (iv) S.Y Jayarama Reddy, (v) Venugopal Reddy, (vi) Rathnamma, (vii) Jayalakshmamma, (viii) Chandramma and (ix) Anusuyamma and (x) Kamalamma. Release Deed dated 26.02.1970 (Document No.0) discloses that S.Yellappa Reddy and his 2 of his sons S.Y.Ramakrishna Reddy and S.Y Venugopala Reddy died prior to 1970.

7. S.Y.Ramakrishna Reddy, 3rd son of late S.Yellappa Reddy died issueless on 03.11.1967 and was survived by his wife Sowbhagyalakshmi as may be gathered from the Deed of Release dated 26.02.1970 (Document No. 0).



8. Sowbhagyalakshmi wife of late Ramakrishna Reddy released her share in the joint family properties including Survey No.47/2 to (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late S.Yellappa Reddy (iv) S.Y.Venugopal Reddy (son of late S.Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini and (ivc) Jagadish (all minors, represented by their natural guardian and mother T.Sarojamma) under a Deed of Release dated 26.02.1970 (Document No. 0).

9. S.Y.Ramachandra Reddy, S.Y.Krishna Reddy, S.Y Jayarama Reddy, Rathnamma, Jayalakshmmamma, Chandramma and Anusuyamma, children of late S.Yellappa Reddy and T.Sarojamma wife of late Venugopal Reddy (daughter-in-law of late S.Yellappa Reddy), effected a partition of their joint family properties which interalia included Survey No.47/2, in the presence of Panchayatdars on 10.04.1973, as could be gathered from the Inheritance Register Extract bearing IHC No.4/1983-84 (Document No. 0). In the said partition (i) T.Sarojamma was allotted 2 Acres 8 Guntas in Survey No.47/2, (ii) Chandramma was allotted 1 Acre 20 Guntas in Survey No.47/2 which portions are not the subject matter of this title report and (iii) Anusuyamma was allotted 1 Acre 20 Guntas in Survey No.47/2 (**"Anusuyamma's Portion"**). It is observed that Kamalamma daughter of late Yellappa Reddy has not been made party to the aforesaid partition and more than 49 years have elapsed since the oral partition and without any claim being made by Kamalamma, it is capable of being presumed that she has accepted the partition and has no claims. We observe that though S.Yellappa Reddy was allotted 5 Acre 16 Guntas as it was inclusive of 1 Acre 18 Guntas of kharab, his family members ought to have partitioned for 3 Acres 38 Guntas instead of 5 Acres 8 Guntas, which error was subsequently rectified in the Assistant Commissioner order dated 14.06.2019, hence we have not sought for any further clarifications.

10. Thereafter acting upon the said oral partition, khatha was sought to be transferred and accordingly on an application made by them, Anasuyamma was registered as khathedar of 1 Acre 20 Guntas i.e Anasuyamma's portion, in the revenue records by way of Inheritance Register Extract bearing IHC No. 4/1983-84 (Document No. 0) and was in continuous possession and occupation of the portions of which she was registered as khatedar as may be gathered from the RTC/Pahani from 1983-84 onwards (Document No.0).

11. A.Vishalakshi wife of late Ambli Kotrappa by a General Power of Attorney dated 30.06.2003 (Document No. 0) appointed and nominated B.M.Karunesh son of late B.M.Madaiah as her attorney holder interalia authorizing him to obtain deeds of conveyance in her name and on her behalf with regard to the property situated in and around Bangalore and



on the outskirts of Bangalore and to deal with and dispose off the lands on her behalf.

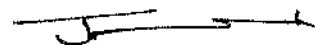
12. Ambli Yogesh son of Ambli Kotrappa by a Power of Attorney dated 10.11.2003 (Document No.0) appointed and nominated B.M.Karunesh son of late B.M.Madaiah as his attorney holder interalia authorizing him to purchase, deal with and dispose off lands on his behalf.

13. B.M Karunesh son of late B.M Madaiah by a Special Power of Attorney dated 09.10.2006 (Document No.0) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj, as his attorney holders interalia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

14. B.M Jayeshankar son of late B.M Madaiah by a Special Power of Attorney dated 18.10.2006 (Document No.0) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao, as their attorney holder interalia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

15. Anasuyammawife of late Narayana Reddy, her children Rajamma, Shanthamma and Keshava Reddy by a Deed of Sale dated 22.12.2004 (Document No.0) sold Anusuyamma's Portion to A.Vishalakshi wife of late Ambli Kotrappa, represented by her attorney holder B.M.Karunesh son of late B.M.Madaiah. The said sale was confirmed and consented by Anasuyamma's son H.N.Gopal Reddy subsequently by way of by way of a Deed of Consent dated 24.02.2005 (Document No.0) executed in favour of A.Vishalakshi wife of late Ambli Kotrappa, who was represented by her attorney holder B.M.Karunesh son of late B.M.Madaiah. On an application being made for transfer of khata, A.Vishalakshi wife of late Ambli Kotrappa was registered as khatedar of Anasuyamma's Portion, in the revenue records, by way of Mutation Register Extract bearing MR No. 04/2007-08 (Document No.0).

16. A. Vishalakshi wife of late Ambli Kotrappa by an Agreement of Sale dated 06.05.2009 (Document No.0) agreed to sell Survey No.47/2Pmeasuring about 1 Acre 20 Guntas to M/s. Adarsh Developers represented by its partner B.M Karunesh; and subsequently A. Vishalakshi wife of late Ambli Kotrappa duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh as confirming party by an Agreement of Sale dated 12.08.2011 (Document No. 0) agreed to sell Survey No. 47/2P measuring about 1 Acre 20 Guntas to M/s. Shivakar Infra Private Limited represented by its partner B.M Jayeshankar.

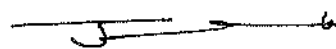


17. A.Vishalakshi wife of late Ambli Kotrappa along with the owner of adjoining lands i.e., M. Mallaveeraiah, filed an appeal under section 136(2) of the Karnataka Land Revenue Act, 1964 in case bearing No. RA.BE. 107/2019, on the file of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore against the Tahsildar, Bangalore East Taluk, seeking rectification of extents in column 9 of the RTC/Pahani. The Assistant Commissioner by way of an order in case bearing No. RA.BE. 107/2019, dated 14.06.2019 (Document No.0), based on their physical possession, rectified the extents and directed the Tahsildar to register A.Vishalakshi wife of late Ambli Kotrappa as khatedar of 1 Acre 2 Guntas in Survey No.47/2 and accordingly A. Vishalakshi wife of late Ambli Kotrappa was registered as khatedar of 1 Acre 02 Guntas in Survey No. 47/2 in the revenue records, by way of Mutation Register Extract bearing M.R.No.H2/2019-20 read with M.R No. H8/2020-21 (Document Nos.0&0).

18. It is gathered from the Gift Deed dated 29.06.2019 (Document No. 0) that A. Vishalakshi and her husband Ambli Kotrappa (late) have three children namely Prathibha Karunesh, A. Sangeetha and Ambli Yogesh.

19. During the pendency of the aforesaid agreements, A. Vishalakshi wife of late Ambli Kotrappa duly consented by her daughters Prathibha Karunesh and A. Sangeetha as consenting witnesses by a Deed of Gift dated 29.06.2019 (Document No. 0) gifted a portion of Survey No. 47/2 measuring 1 Acre 02 Guntas to her son Ambli Yogesh. The aforesaid Gift Deed dated 29.06.2019 was presented and admitted execution of the same by Kiran Kumar P, the attorney holder of Ambli Yogesh who was authorized under a Special Power of Attorney dated 06.04.2013 (Document No. 0). We observe that A. Vishalakshi wife of late Ambli Kotrappa died on 06.07.2019 as could be gathered from the Death Certificate dated 02.07.2020 (Document No. 0) after executing the gift deed but before presenting the document before the sub-registrar; and the gift deed was admitted for registration on 09.01.2020 and the presentation was identified by Manohara V. son of Venkatesh and Praveen A son of Akkannappa.

20. On Phodi/sub-division being effected by the Survey Department on 10.03.2021, Survey No. 47/2 measuring about 5 Acres 16 Guntas, inclusive of 1 Acre 18 Guntas of kharab was Phodied/subdivided into three portions i.e., 47/2, 47/6 and 47/7. On such Phodi/sub-division, portion of Survey No. 47/2 measuring 1 Acre 22 Guntas, there being 20 Guntas of kharab belonged to Ambli Yogesh son of late Ambli Kotrappa was assigned new Survey No. 47/6 ("**Survey No. 47/6**") and the balance portion of Survey No. 47/2 was assigned Survey No. 47/2 & 47/7. The said Phodi has been recorded in the revenue records by way of Mutation Register bearing M.R No. T9/2020-21 (Document No. 0).



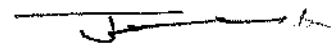
21. Ambli Yogesh son of late Ambli Kotrappa made an application to the Deputy Commissioner, Bangalore Urban District, for the conversion of Survey No.47/6 from agricultural to non-agricultural use and the Deputy Commissioner, Bangalore Urban District, pursuant to receipt of the requisite conversion fine by way of Official Memorandum bearing No. ALN(V2P)SR:37/2021-22, dated 07.08.2021 (Document No. 0), converted Survey No.47/6 measuring 1 Acre 02 Guntas from agricultural to non-agricultural residential group housing/apartment purpose. The said fact of conversion is recorded in the revenue records of Survey No. 47/6 by way of M.R No. T3/2021-22 (Document No. 0).

22. Ambli Yogesh son of late Ambli Kotrappa represented by his attorney holder B.M Karunesh represented by his special power of attorney holder Chikka Swamy S.T duly confirmed by M/s. Adarsh Developers represented by its managing partner B.M Jayeshankar represented by his special power of attorney holder Chikka Swamy S.T and M/s. Shivakar Infra Private Limited represented by its director B.M Jayeshankar represented by his special power of attorney holder Chikka Swamy S.T as confirming parties by way of Deed of Sale dated 14.09.2021 (Document No.0) sold Survey No. 47/6 measuring about 1 Acre 02 Guntas along with 20 Guntas of kharab in all measuring about 1 Acre 22 Guntas to M/s. Sobha Limited represented by its authorized signatory N.B Ashok Kumar under Board Resolution dated 24.10.2009 (Document No.0). In the aforesaid Sale Deed dated 14.09.2021, B.M. Karunesh was represented by his special power of attorney holder Chikkaswamy S.T, who was authorized under a Power of Attorney dated 09.10.2006 (Document No.0).

23. All that Piece and parcel of residentially converted land bearing Survey No. 47/6 situated Panathur Village, Varthur Hobli, Bangalore East Taluk (earlier portion of Survey No. 47/2), measuring about 1 Acre 02 Guntas along with 20 Guntas of kharab, measuring in all about 1 Acre 22 Guntas, is hereinafter referred to as "**Said Land**".

24. As the Said Land has come under the jurisdiction of the Bruhat Bangalore Mahanagara Palike, the same needs to be assessed to non-agricultural tax by paying required charges and the Special Notice along with the Khata Extract and Khata Certificate recording M/s. Sobha Limited as the khatedar of the Said Land and up to date tax paid receipts be obtained.

25. The Memorandum of Association and Articles of Association of Shivakar Infra Private Limited dated 29.07.2011 (Document Nos.0&0) discloses the aims and objectives of Shivakar Infra Private Limited. The Certificate of Incorporation issued by the Registrar of Companies, Karnataka, incorporating "Shivakar Infra Private Limited" was



incorporated under the Companies Act, 1956 as a Private Limited Company on 08.08.2011 (Document No. 0).

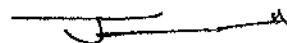
26. (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) Prathibha Karunesh wife of B.M Karunesh constituted themselves into a Partnership firm to carry on the business under the name and style of **"Adarsh Developers"** under a Deed of Partnership dated 30.06.2000 with effect from 01.07.2000 as could be gathered from the Partnership Deed dated 19.07.2000 read with Partnership Deed dated 19.07.2000 (Document No.0), which was reconstituted under a two Deeds of Reconstitution of Partnership wherein Nischay Jayeshankar and Nidhi B.J children of B.M Jayeshankar were admitted as incoming partners under Deed of Reconstitution dated 27.06.2007 as could be gathered from the Deed of Retirement and Reconstitution dated 10.08.2012 and Prathibha Karunesh wife of B.M Karunesh was retired from the "M/s. Adarsh Developers" under the Deed of Retirement and Reconstitution dated 10.08.2012 (Document No. 0) read with the Supplemental Deed of Partnership dated 03.04.2017 (Document No. 0).

27. The Form A and Form C Extract both dated 10.07.2000, issued by the Registrar of Firms, Shivajinagar, Bangalore (Document Nos. 0&0), discloses that (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah (iv) Nischay Jayeshankar and (v) Nidhi B.J children of B.M Jayashankar are the partners of the Said Firm as on 22.08.2012.

28. The Endorsement bearing No. P.T.C.L.(BE) CR: 40/2020-21 dated 17.06.2020 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 0) confirms that no proceedings have been initiated with regard to Survey No. 47/2 measuring 2 Acres 24 Guntas under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

29. The Endorsement bearing No. 79(A) (B)/CR (BE): 38/2020-21 dated 18.06.2020 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No.0) confirms that no proceedings have been initiated with regard to Survey No. 47/2 measuring 1 Acre 02 Guntas under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961.

30. The Endorsement bearing No. RD0038113128986 dated 23.06.2020 issued by office of the Tahsildar, Bangalore East Taluk, Bangalore (Document No.0) confirms that no tenancy application have been filed with regard to Survey No. 47/2 measuring 1 Acre 02 Guntas in Form 7



and 7A under sections 48A and 77A of the Karnataka Land Reforms Act, 1961.

31. The Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period set out below with regard to Survey No. 47/2 discloses the total extent as 5 Acres 16 Guntas and actual extent as 3 Acres 38 Guntas and there being 1 Acre 18 Guntas kharab(Document No.0).

32. The Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike corroborate with the documents of title furnished.

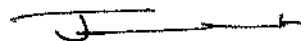
33. The Village Map of Panathur issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore (Document No. 0) and Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram,(Document No.0) show the location, shape and boundaries of Survey No. 47. As per the Village Map, Survey No. 47 is bounded on the East by: Survey No. 46, West by: Survey No. 43, North by: Survey Nos. 44 and 45 and South by: Survey Nos. 49 and 48.

34. The Hissa Survey Tippani Nakal issued by office of the Superintendent (Ka.Ni), Bangalore East Taluk, Krishnarajapuram (Document No.0) shows the shape, boundaries and sub-divisions of Survey No. 47. On a Phodibeing effected by the Survey Department on 20.07.1948, Survey No. 47 measuring 25 Acres 18 Guntas,there being 1 Acre 18 Guntas of kharab was Phodied/sub-divided into two portions i.e., Survey No. 47/1 and 47/2.As per Hissa Survey Tippani, Survey No. 47/2 is bounded on the East by Survey No.46, West by Survey No. 47/1, North by Survey No.45 and South by Survey No.48.

35. Second Re-classification Extract, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura(Document No. 0) discloses that on Secondary Re-Classification being conducted by the Survey Department on 23.05.1958, 1 Acre 18 Guntas of kharab was increased to 1 Acre 19 Guntas there being actual extent of 24 Acres was reduced to 23 Acres 39 Guntas and total extent retains as same as 25 Acres 18 Guntas, with regard to Survey No. 47.

36. The Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram (Document No.0) discloses the total extent as 5 Acres 16 Guntas and actual extent as 3 Acres 38 Guntas, there being 1 Acre 18 Guntas of kharab with regard to Survey No. 47/2.

37. The Hissa Survey Tippani Nakal, Atlasboth issued by office of the



Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram (Document Nos.0&0) shows the shape, boundaries and sub-division of Survey No. 47/2. On a Phodi being effected by the Survey Department on 10.03.2021, Survey No. 47/2 measuring about 5 Acres 16 Guntas, inclusive of 1 Acre 18 Guntas of kharab was sub-divided/Phodied into three portions i.e., 47/2, 47/6 and 47/7. On such Phodi, portion of Survey No. 47/2 measuring about 1 Acre 02 Guntas along with 20 Guntas kharab in all measuring about 1 Acre 22 Guntas was assigned Survey No. 47/6. As per Hissa Survey Tippani Nakal, Survey No. 47/6 is bounded on the East by Survey No. 47/7, West by Survey No. 47/5, North by Survey No. 47/2 and South by Survey No. 48. The R.R Balabhagada Nakal, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram (Document No. 0) further discloses that Ambli Yogesh son of late Ambli Kotrappa was registered as khatedar of Survey No. 47/6 measuring about 1 Acre 22 Guntas, there being 20 Guntas of kharab.

38. The Karnataka Revision Settlement Akarband, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram (Document No. 0) discloses the total extent of Survey No. 47/6 as 1 Acre 22 Guntas and actual extent as 1 Acre 02 Guntas, there being 20 Guntas of kharab.

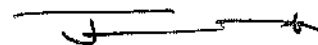
39. The Search Reports issued by the concerned Sub-Registrar (Document Nos.0to0) do not disclose any existing encumbrances or charges on the said land.

III. CONCLUSION/OPINION :-

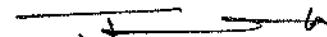
Taking into consideration the documents and information furnished, we are of the opinion that M/s Sobha Limited has got marketable title with respect to residentially converted land bearing Survey No. 47/6 (earlier portion of Survey No. 47/2), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre 02 Guntas along with 20 Guntas of kharab measuring in all about 1 Acre 22 Guntas (**"Said Land"**).

IV. DISCLAIMER/NOTE:

This Report has been prepared for our client M/s. Sobha Limited ('Client'). The said Report has been prepared in the context of our Client's ownership of the property detailed in the Property Details above and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or relied upon by any other entity or referred to in any public document, or filed with any government authority, agency or court proceedings or other



official body. We accept no responsibility or legal liability to any person even if the contents of this Report have been disclosed, with our consent. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes. In the course of the investigation of title, we have (a) not issued public notice (b) not inspected any original documents of title and (c) not obtained any search reports from the concerned sub-registrar offices. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and all searches furnished to us are accurate and complete. Our observation would undergo a change in the event of fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report.


ADVOCATE.

JNANESH KUMAR.K
Advocate

No.39/2, Chamber-67,
6th Floor, ASVNV Bhavan,
K.G.Road,
Bengaluru-560 009.
Mob.No. 9916420919.

Email: jnan_mathru75@yahoo.com

: LEGAL OPINION :

18.09.2022

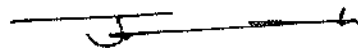
M/s. Sobha Limited,
'Sobha', No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sir/Madam,

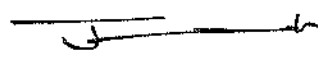
Sub :- Legal Opinion relating to all that piece and parcel of residentially converted land bearing Survey No. 47/7 (earlier portion of Survey No. 47/2), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre 14 Guntas along with 08 Guntas of Kharab, in all measuring about 1 Acre 22 Guntas ("**Property**" or "**Said Land**"), which is more fully set out in Para II below for scrutiny of title.

I. DOCUMENTS FURNISHED:

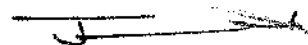
Sl. No.	Date	Particulars
1.	18.02.1943	Sale Deed executed by i) Kathleen Evans, ii) Alice Wimbush iii) Muriel Hutton, iv) Allan White, v) Doris Searle and vi) Henry White (both represented by their duly constitute agent Allan White) in favour of M.K.Jinachandran son of Manian Kode Krishna Gowder (registered as Document No. 2930/1942-43, in Book-I, Volume 621, at Pages 08 to 14, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
2.	23.04.1946	Sale Deed executed by M.K.Jinachandran son of Manian Kode Krishna Gowder in favour of M/s. Hoody Pilla Reddy and sons, represented by H.P.Krishna Reddy son of Hoody Pilla Reddy (registered as Document No. 5457/1945-46, in Book-I, Volume 824, at Pages 70 to 75, in office of



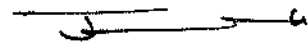
		the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
3.	01.03.1947	Sale Deed executed by Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy in favour of P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy (registered on 03.03.1947, as Document No. 4959/ 1946-47, in Book-I, Volume 886, at Pages 165 to 170, in office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 44, 45, 46 and 47 together measuring about 76 Acres;
4.	26.02.1970	Release Deed executed by Sowbhagyalakshmi wife of late Ramakrishna Reddy (3 rd son of late Yellappa Reddy) in favour of (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late Yellappa Reddy (iv) S.Y.Venugopal Reddy (son of late Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini, (ivc) Jagadish, (all minors, represented by their natural guardian and mother T.Sarojamma) (registered as Document No 27/1969-70, in Book-I, Volume-6, at Pages 1 to 3, in office of the Sub-Registrar, Bangalore South Taluk);
5.		Inheritance Register Extract bearing IHC No.4/1983-84, issued by office of the Tahsildar, Grade-2, Bangalore East Taluk, discloses Chandramma as khatedar of 1 Acre 20 Guntas in Survey No. 47/2 under Schedule E;
6.		Mutation Register Extract bearing MR No. 23/2004-05, issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram discloses H.G Thimma Reddy son of Gopalaiah as khatedar of portion of Survey No. 47/2 measuring about 1 Acre 20 Guntas;
7.	18.12.2004	General Power of Attorney executed by M. Mallaveeraiah son of late Mallappa in favour of B.M Karunesh son of late B.M. Madaiah (registered as Document No. BAS-4-00795, in Book-IV, stored in CD No. BASD 120, in office of the Sub-Registrar,



		Bangalore South Taluk);
8.	29.06.2005	Sale Deed executed by (i) H.G.Thimma Reddy alias Thimmaiah son of late Gopalaiah, his children (ii) Kanta C.M. Reddy wife of C.Manohar Reddy represented by her attorney holder T.Rajashekar Reddy, (iii) T.Saroja wife of late Venugopal Reddy, (iv) T.Savithri wife of late S.Anantharama Reddy, (v) T. Venugopal Reddy son of H.G Thimma Reddy, (vi) T.Suresh son of H.G Thimma Reddy, (vii) T.Indumathi wife of P.Venkatashiva Reddy and (viii) T.Rajashekar Reddy son of P.Venkatashiva Reddy in favour of M.Mallaveeraiah son of late Mallappa, represented by his attorney holder B.M.Karunesh son of late B.M.Madaiah (registered as Document No. BAS-1-04709/2005-06, in Book-I, stored in CD No. BASD 173, in office of the Senior Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 47/2 measuring about 01 Acre 20 Guntas and other lands;
9.		Mutation Register Extract bearing MR No. 10/2005-06 issued by office of the Village Accountant, Computerised Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram which discloses M.Mallaveeraiah son of late Mallappa as khatedar of portion of Survey No. 47/2 measuring about 1 Acre 20 Guntas;
10.	19.01.2006	Special Power of Attorney executed by B.M Karunesh son of late B.M Madaiah in favour of Kiran Kumar P son of Prabhakar Rao (registered on 25.01.2006 as Document No. BAS-4-00962/2005-06, Book-IV, stored in C.D No. BASD208, in office of the Senior Sub-Registrar, Bangalore South Taluk);
11.	09.10.2006	Special Power of Attorney executed by B.M Karunesh son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj (registered as Document No. BASD-4-00699/2006-07, Book-IV, stored in C.D No. BASD278, in office of the Sub-Registrar, Bangalore South Taluk);
12.	18.10.2006	Special Power of Attorney executed by B.M Jayeshankar son of late B.M Madaiah in favour of



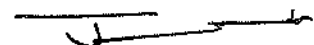
		Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao (registered on 19.10.2006 as Document No. BAS-4-00737/2006-07, Book-IV, stored in C.D No. BASD280, in office of the Sub-Registrar, Bangalore South Taluk);
13.	15.04.2009	Agreement to Sale executed by M. Mallaveeraiah son of late Mallappa in favour of M/s. Adarsh Developers represented by its partner B.M Karunesh with regard to Survey No. 47/2 measuring about 1 Acre 20 Guntas and other lands;
14.	24.10.2009	Board Resolution passed by the Company Secretary and Compliance officer, Sobha Limited authorizing N.B Ashok Kumar and D.S Patil severally to purchase immovable properties on behalf of the company;
15.	24.03.2010	Official Memorandum bearing No. ALN (E.V.H) SR: 588/2007-08 issued by office of the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore to M.Mallaveeraiah son of late Mallappa recording the conversion of portion of Survey No. 47/2 measuring about 1 Acre 20 Guntas from agricultural to non-agricultural residential purposes;
16.		Mutation Register Extract bearing MR No. 38/2009-10 issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/2 measuring about 1 Acre 20 Guntas;
17.	12.08.2011	Agreement to Sale executed by M. Mallaveeraiah son of late Mallappa duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh as confirming party in favour of M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar with regard to Survey No. 47/2 measuring about 1 Acre 20 Guntas and other lands;
18.	27.03.2017	Memorandum of Entry executed by (i) Shivankar Infra Private Limited represented by its authorized person B.M Karunesh, (ii) Akarsha Realty Private Limited, (iii) Earnest Construction Private Limited, (iv) A. Vishalakshi wife of Ambli Kotrappa, (v) M.



		Mallaveeraiah son of late Mallappa both represented by their attorney holder B.M Karunesh represented by his special power of attorney holder Chikkaswamy in favour of Catalyst Trusteeship Limited represented by Swathi Ajit Gupte (registered on 28.03.207 as Document No. INR-1-10004/2016-17, Book-I, stored in C.D No. INRD187, in office of the Senior Sub-Registrar, Indiranagar, Bangalore), with regard to portion of Survey 47/2 measuring about 1 Acre 20 Guntas and other lands;
19.	05.10.2018	Release Deed executed by Catalyst Trusteeship Limited in favour of (i) Shivankar Infra Private Limited and Shivankar Developers Private Limited (ii) Akarsha Realty Private Limited, (iii) M/s. Adarsh Developers (iv) Earnest Construction Private Limited, (v) A. Vishalakshi wife of Ambli Kotrappa, (vi) M. Mallaveeraiah son of late Mallappa both represented by their attorney holder B.M Karunesh represented by his attorney holder Kiran Kumar P (registered as Document No. INR-1-06678/2018-19, Book-I, stored in C.D No. INRD229, in office of the Senior Sub-Registrar, Indiranagar, Bangalore), with regard to portion of Survey 47/2 measuring about 1 Acre 20 Guntas and other lands;
20.	09.10.2018	Memorandum of Entry by Deposit of Title Deeds executed by (i) B.M.Jayeshankar, managing partner of M/s. Adarsh Developers, (ii) B.M. Jayeshankar, director of Shivakar Infra Private Limited, (iii) B.M.Karunesh, Director of Akarsha Realty Private Limited, (iv) A.Vishalakshi wife of Ambli Kotrappa, represented by attorney holder B.M.Karunesh, (v) Mallaveeraiah son of late Mallappa, represented by attorney holder B.M.Karunesh in favour of Vistra ITCL (India) Limited, represented by Prince Kartikay (registered on 10.10.2018, as Document No. INR-1-06729/2018-19, in Book-I, stored in CD No. INRD229, in office of the Senior Sub-Registrar, Indiranagar, Bangalore) with regard to portion of Survey No. 47/2 measuring about 1 Acre 20 Guntas;

J S

21.	06.12.2018	Sale Deed executed by M. Mallaveeraiah son of late Mallappa represented by his attorney holder B.M Karunesh represented by his special power of attorney P Kiran Kumar duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh represented by his special power of attorney P Kiran Kumar P as confirming party in favour of M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar represented by his special power of attorney P Kiran Kumar (registered on 31.08.2021 as Document No. VRT-1-02519/2021-22, Book-I, stored in C.D No. VRTD1015, in office of the Sub-Registrar, Varthur, Bangalore Urban District), with regard to portion of Survey No. 47/2 measuring about 1 Acre 20 Guntas;
22.	14.06.2019	Certified copy of Order in case bearing No. R.A (BE):107/2019, passed by Assistant Commissioner, Bengaluru North Sub-Division, Bengaluru filed by Mallaveeraiah son of late Mallaiah and A.Vishalakshi wife of late Ambali Kotrappa against The Tahsildar, Bengaluru East Taluk, with regard to Survey No. 47/2;
23.		Computerized copy of Mutation Register Extract bearing MR No. H2/2019-20 issued by the Village Accountant discloses M.Mallaveeraiah son of late Mallappa as the khatedar of portion of Survey No.47/2 measuring about 1 Acre 14 Guntas;
24.		Computerized Mutation Register Extract bearing M.R No. H8/2020-21, with regard to Survey No. 47/2;
25.		Computerized Mutation register Extract bearing MR No.T9/2020-21 records the Phodi of survey No. 47/2 into 47/2, 47/6 and 47/7;
26.	17.03.2021	A Lost Article Report bearing No. 075705/2021 filed by Mallaveeraiah son of late Mallappa represented by his attorney holder B.M Karunesh, with regard to Survey No. 47/2;

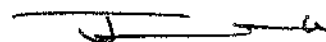


27.	18.03.2021	Public Notice published in the Kannada Prabha (Kannada edition) for loss of original document with regard to Survey Nos. 46 and 47/2;
28.	01.09.2021	Agreement to Sale executed by M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar in favour of M/s. Sobha Limited represented by its authorized signatory N.B Ashok Kumar, with regard to Survey No. 47/7 (old No. 47/2), measuring about 1 Acre 14 Guntas along with 08 Guntas of kharab in all measuring about 1 Acre 22 Guntas ;
29.	15.09.2021	Release Deed executed by Vistra ITCL (India) Limited represented by its authorized signatory Palash Singh in favour of Shivakar Infra Private Limited represented by its director Jayeshankar special power of attorney holder Chikkaswamy S.T (registered as Document No. INR-1-04898/2021-22, Book-I, stored in C.D No. INRD898, in office of the Sub-Registrar, Shivajinagar (Indiranagar), Bangalore), with regard to Survey No. 47/7 (old No. 47/2) measuring about 1 Acre 14 Guntas, along with 08 Guntas of kharab (earlier 1 Acre 20 Guntas);
30.	16.09.2021	Sale Deed executed by M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar represented by his special power of attorney holder Kiran Kumar P in favour of M/s. Sobha Limited represented by its authorized signatory N.B Ashok Kumar (registered as Document No. BNS-1-07107/2021-22, Book-I, stored in C.D No.BNSD1346, in office of the Sub-Registrar, Banasavadi, Bangalore), with regard to Survey No. 47/7, measuring about 1 Acre 14 Guntas along with 08 Guntas of kharab);
Re: Documents relating to Shivakar Infra Private Limited, a company:		
31.	29.07.2011	Memorandum of Association of Shivakar Infra Private Limited;
32.	29.07.2011	Articles of Association of Shivakar Infra Private Limited;

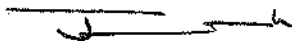
33.	04.08.2011	Certificate of Incorporation, issued by the Registrar of Companies, Karnataka, with regard to Shivakar Infra Private Limited bearing Corporate Identity No. U45200KA2011PTC059868 discloses that of Shivakar Infra Private Limited was incorporated under the Companies Act, 1956 as the Private Limited Company;
Re: Documents relating to M/s. Adarsh Developers, a partnership firm:		
34.	10.07.2000	Form A, issued by the Registrar of Firms, Shivajinagar, Bangalore District to Adarsh Developers;
35.	10.07.2000	Form C, issued by the Registrar of Firms, Shivajinagar, Bangalore District to M/s. Adarsh Developers;
36.	19.07.2000	Partnership Deed effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) Prathibha Karunesh wife of B.M Karuneshin the name and style of M/s. Adarsh Developers;
37.	10.08.2012	Deed of Retirement and Reconstitution effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah, (iv) Nischay Jayeshankar and (v) Nidhi B.J children of B.M Jayashankar as " Continuing Partners ", and Prathibha Karunesh wife of B.M Karuneshas " Retiring Partner " to M/s. Adarsh Developers Partnership;
38.	03.04.2017	Supplementary Deed of Partnership effected amongst (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah, (iv) Nischay Jayeshankar and (v) Nidhi B.J children of B.M Jayashankar;
Re: Endorsements:		
39.	06.06.2020	Endorsement bearing No. RK.CR: 146/2020-21, issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram with regard to Survey

		No. 47/2 along with other land;
40.	17.06.2020	Endorsement bearing No. P.T.C.L.(BE) CR: 41/2020-21, issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to portion of Survey No. 47/2 measuring about 1 Acre 14 Guntas;
41.	18.06.2020	Endorsement bearing No. 79(A) (B)/CR (BE): 37/2020-21, issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore with regard to portion of Survey No. 47/2 measuring about 1 Acre 14 Guntas;
42.	23.06.2020	Endorsement bearing No. RD0038113128984, issued by office of the Tahsildar, Bangalore East Taluk, Bangalore with regard to portion of Survey No. 47/2 measuring about 1 Acre 14 Guntas;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike with regard to Survey No. 47/2:		
43.		Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period as set out below with regard to Survey No. 47/2 discloses the total extent as 5 Acres 16 Guntas and actual extent as 3 Acres 38 Guntas, there being 1 Acre 18 Guntas of kharab;
		(a) 1967-68 to 1971-72, 1977-78 to 1986-87, 1992-93 to 1996-97, issued by office of the Taluk Sheristhedar, Bangalore East Taluk, Krishnarajapuram;
		(b) 1997-98 to 2001-02 issue by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapuram;
		(c) 2002-03 to 2020-21, computerized copy;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike with regard to Survey No. 47/7:		
44.		Computerized Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period 2021-22 with regard to Survey No. 47/7 discloses the total

		extent as 1 Acre 22 Guntas and actual extent as 1 Acre 14 Guntas, there being 08 Guntas of kharab;
Re: Survey Records with regard to Survey No. 47 :		
45.		Village Map of Panathur issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore;
46.		Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47;
47.		Hissa Survey Tippani Nakal issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47;
48.		Secondary Re-classification Tippani issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47;
49.		Karnataka Revision Settlement Akarband issued on behalf of the Tahsildar, Bangalore East Taluk, Krishnarajapuram with regard to Survey No. 47/2;
Re: Survey Records with regard to Survey No. 47/2:		
50.		Hissa Survey Tippani Nakal issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/2;
51.		Atlas, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/2;
52.		R.R Balabagada Nakal, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/2;
53.		Karnataka Revision Settlement Akarband, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram, with regard to Survey No. 47/7;
Re : Search Report relating to Survey No. 47/2:		



54.	30.05.2020	Search Report bearing S A No. 213/2020-2021, covering the period from 01.04.1960 to 31.03.2004, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District with regard to Survey No. 47/2 measuring 5 Acres 16 Guntas;
55.	19.03.2021	Search Report bearing S A No. 15338/2020-21, covering the period from 01.04.2004 to 18.03.2021, issued by office of the Senior Sub-Registrar, Shivajinagar, Bangalore, with regard to Survey No. 47/2;
56.	29.07.2021	Search Report bearing S A No. 4318/2020-21, covering the period from 18.03.2021 to 27.07.2021, issued by office of the Senior Sub-Registrar, Indiranagar, Bangalore, with regard to Survey No. 47/2;
Re : Search Report relating to Survey No. 47/7:		
57.	07.09.2021	Search Report bearing S A No. 8293/2021-22, covering the period from 10.03.2021 to 04.09.2021, issued by office of the Senior Sub-Registrar, Shivajinagar, Bangalore, with regard to Survey No. 47/7 measuring 1 Acre 22 Guntas;
58.	15.12.2021	Search Report bearing S A No. 10461/2021-22, covering the period from 01.09.2021 to 14.12.2021, issued by office of the Senior Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 47/7 measuring about 1 Acre 22 Guntas;
59.	10.05.2022	Search Report bearing S A No. 1835/2022-23, covering the period from 01.12.2021 to 09.05.2022, issued by office of the Senior, Mahadevapura, Bangalore, with regard to Survey No. 47/7 measuring about 1 Acre 22 Guntas;
60.	17.09.2022	Search Report bearing SA No. 8793/2022-23, covering the period from 01.05.2022 to 17.09.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 47/7 measuring about 1 Acre 22 Guntas;



II. PROPERTY DETAILS:

All that piece and parcel of residentially converted land bearing Survey No. 47/7 (earlier portion of Survey No. 47/2), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre 14 Guntas along with 08 Guntas of Kharab, in all measuring about 1 Acre 22 Guntas ("**Said Land**") and bounded on as under:

EAST	:	Land bearing Survey No. 46/4 & 46/5;
WEST	:	Land bearing Survey No. 47/6;
NORTH	:	Land bearing Survey No. 47/2;
SOUTH	:	Land bearing Survey No.48

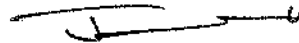
III. FLOW OF TITLE:

1. All that piece and parcel of agricultural land bearing Survey No.47, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 23 Acres 39 Guntas there being 1 Acre 19 Guntas of kharab, in all measuring about 25 Acres 18 Guntas ("**Survey No.47**"), was earlier a part of the larger extent of land comprised in Survey Nos.44, 45, 46 & 47 of Panathur Village, Varthur Hobli, Bangalore East Taluk, in all measuring about 76 Acres ("**Larger Property**"), originally belonged to one M.K.Jinachandran son of Manian Kode Krishna Gowder, he having acquired the same under a Deed of Sale dated 18.02.1943 (Document No.0).

2. M.K.Jinachandran son of Manian Kode Krishna Gowder by a Deed of Sale dated 23.04.1946 (Document No. 2) sold the Larger Property including Survey No.47 to M/s. Hoody Pilla Reddy and sons, represented by H.P.Krishna Reddy son of Hoody Pilla Reddy.

3. Pilla Reddy son of Obala Reddy and his son H.P.Krishna Reddy by a Deed of Sale dated 01.03.1947 (Document No. 3) sold the Larger Property including Survey No.47 to P.N.Appanna Reddy son of Nanjappa Reddy and S.Yellappa Reddy son of Muni Reddy.

4. We gathered from the records that on an oral partition being effected between the said P.N.Appanna Reddy and S.Yellappa Reddy sometime during the year 1948, of their joint properties including a portion of the Larger Property i.e., Survey No. 47, S.Appanna Reddy was allotted 20 Acres 2 Guntas (inclusive of 1 Gunta Kharab) and S.Yellappa Reddy was allotted the remaining 5 Acres 16 Guntas (inclusive of 1 Acre



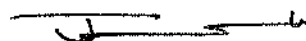
18 Guntas of kharab) in Survey No.47. On survey, Phodi and sub-division of the lands in Survey No.47 pursuant to such partition being effected by the Survey Department on 20.02.1948, the portion of Survey No.47 measuring about 20 Acres 02 Guntas, inclusive of 01 Gunta kharab was assigned Survey No.47/1 (which portion is not the subject matter of this title report) and the remaining portion of Survey No.47 measuring about 5 Acres 16 Guntas (inclusive of 1 Acre 18 Guntas), which was allotted to the share of S Yellappa Reddy was assigned Survey No.47/2 ("**Survey No.47/2**") and S.Yellappa Reddy was registered as hissedar of Survey No.47/2 as could be gathered from the Hissa SurveyTippani Nakal (Document No.47).

5. It is gathered from records that S.Yellappa Reddy has 10 children namely (i) S.Y.Ramachandra Reddy, (ii) S.Y.Krishna Reddy, (iii) S.Y.Ramakrishna Reddy, (iv) S.Y Jayarama Reddy, (v) Venugopal Reddy, (vi) Rathnamma, (vii) Jayalakshamma, (viii) Chandramma and (ix) Anusuyamma and (x) Kamalamma. It is gathered from the Release Deed dated 26.02.1970 (Document No.4) that S.Yellappa Reddy and his 2 of his sons S.Y.Ramakrishna Reddy and S.Y Venugopala Reddy died prior to 1970.

6. S.Y.Ramakrishna Reddy, 3rd son of late S.Yellappa Reddy died issueless on 03.11.1967 and was survived by his wife Sowbhagyalakshmi as may be gathered from the Deed of Release dated 26.02.1970 (Document No. 4).

7. Sowbhagyalakshmi wife of late Ramakrishna Reddy released her share in the joint family properties including Survey No.47/2 to (i) S.Y.Ramachandra Reddy, (ii) S.Y. Krishna Reddy, (iii) S.Y.Jayaram Reddy all sons of late S.Yellappa Reddy (iv) S.Y.Venugopal Reddy (son of late S.Yellappa Reddy), since dead his legal heirs (iva) Sudha, (ivb) Nalini and (ivc) Jagadish (all minors, represented by their natural guardian and mother T.Sarojamma) under a Deed of Release dated 26.02.1970 (Document No. 4).

8. S.Y.Ramachandra Reddy, S.Y.Krishna Reddy, S.Y Jayarama Reddy, Rathnamma, Jayalakshamma, Chandramma and Anusuyamma, children of late S.Yellappa Reddy and T.Sarojamma wife of late Venugopal Reddy (daughter-in-law of late S.Yellappa Reddy), effected a partition of their joint family properties which interalia included Survey No.47/2, in the presence of Panchayatdars on 10.04.1973, as could be gathered from the Inheritance Register Extract bearing IHC No.4/1983-84 (Document No. 5), wherein (i) T.Sarojamma was allotted 2 Acres 8 Guntas, (ii) Anasuyamma was allotted 1 Acre 20 Guntas in Survey No.47/2, which portions are not the subject matter of this title report and (iii) Chandramma was allotted 1 Acre 20 Guntas in Survey No.47/2 ("**Chandramma's Portion**"). It is



observed that Kamalamma daughter of late Yellappa Reddy has not been made party to the aforesaid partition and more than 49 years have elapsed since the oral partition and without any claim being made by Kamalamma and thus it is capable of being presumed that she has accepted the partition and has no claims. We observe that though S.Yellappa Reddy was allotted 5 Acre 16 Guntas as it was inclusive of 1 Acre 18 Guntas of kharab, his family members ought to have partitioned for 3 Acres 38 Guntas instead of 5 Acres 08 Guntas, which error was subsequently rectified in the Assistant Commissioner order dated 14.06.2019, hence we have not sought for any further clarifications.

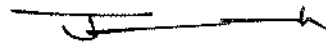
9. Thereafter acting upon the said oral partition, khatha was sought to be transferred and accordingly on an application made by them Chandramma was registered as khatedar of 1 Acre 20 Guntas i.e., Chandramma's Portion in the revenue records of Survey No. 47/2 by way of Inheritance Register Extract bearing IHC No. 4/1983-84 (Document No. 5) and was in continuous possession and occupation of the portions of which she was registered as khatedar as may be gathered from the RTC/Pahani from 1983-84 onwards (Document No.43).

10. Chandramma wife of H.G.Thimma Reddy (daughter of late S.Yellappa Reddy) died intestate on 09.10.1969, left behind her husband H.G.Thimma Reddy, children Kanta C.M. Reddy, T.Saroja, T.Savithri, T. Venugopal Reddy, T.Suresh and T.Indumathi as the only surviving legal heirs as could be gathered from the Sale Deed dated 29.06.2005 (Document No. 8). On an application being made for transfer of khata, H.G.Thimma Reddy son of Gopalaiah was registered as khatedar of Chandramma's Portion i.e, 1 Acre 20 Guntas in Survey No. 47/2 in the revenue records, by way of Mutation Register Extract bearing MR No. 23/2004-05 (Document No.6).

11. M.Mallaveeraiah son of late Mallappa by a General Power of Attorney dated 18.12.2004 (Document No.7) appointed and nominated B.M.Karunesh son of late B.M.Madaiah as his attorney holder inter alia authorizing him purchase lands and to obtain deeds of conveyance in his name and to deal with and dispose off lands on his behalf.

12. B.M Karunesh son of late B.M Madaiah by a Special Power of Attorney dated 19.01.2006 (Document No.10) appointed and nominated Kiran Kumar P son of Prabhakar Rao as his attorney holder inter alia authorizing him to represent him and to present the documents already signed and executed by him for the registration.

13. B.M Karunesh son of late B.M Madaiah by a Special Power of Attorney dated 09.10.2006 (Document No.11) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N.



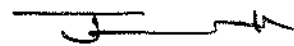
Nataraj, as his attorney holders interalia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

14. B.M Jayeshankar son of late B.M Madaiah by a Special Power of Attorney dated 18.10.2006 (Document No.12) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao, as his attorney holders interalia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

15. (i) H.G.Thimma Reddy alias Thimmaiah son of late Gopalaiah, his children (ii) Kanta C.M. Reddy wife of C.Manohar Reddy represented by her attorney holder T.Rajashekar Reddy, (iii) T.Saroja wife of late Venugopal Reddy, (iv) T.Savithri wife of late S.Anantharama Reddy, (v) T. Venugopal Reddy son of H.G Thimma Reddy, (vi) T.Suresh son of H.G Thimma Reddy, (vii) T.Indumathi wife of P.Venkatashiva Reddy and (viii) T.Rajashekar Reddy son of P.Venkatashiva Reddy by a Deed of Sale dated 29.06.2005 (Document No.8) sold Chandramma's Portion to M.Mallaveeraiah son of late Mallappa, represented by his attorney holder B.M.Karunesh son of late B.M.Madaiah. On an application being made for transfer of khata, M.Mallaveeraiah son of late Mallappa was registered as khatedar of Chandramma's Portion in the revenue records of Survey No. 47/2, by way of Mutation Register Extract bearing MR No. 10/2005-06 (Document No.9).

16. The original document relating to Power of Attorney executed by Kanta C.M. Reddy wife of C.Manohar Reddy in favour of T.Rajashekar Reddy son of P.Venkatashiva Reddy in respect of land measuring 1 Acre 20 Guntas in Survey No. 47/2, situated at Panathur Village was lost by M. Mallaveeraiah son of late Mallappa. A Lost Article Report bearing No. 075705/2021 dated 17.03.2021 was filed with Crime Branch, Bengaluru City Police by B.M Karuneshon behalf of Mallaveeraiah son of late Mallappa dated 18.03.2021 in Bangalore edition of local daily newspaper Kannada Prabha (Document Nos. 26&27) declaring the loss of the aforesaid original document of title.

17. M. Mallaveeraiah son of late Mallappa made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Chandramma's Portion, from agricultural to non-agricultural use and the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore pursuant to receipt of the requisite conversion fines by way of Official Memorandum bearing No.ALN (E.V.H) SR: 588/2007-08 dated 24.03.2010 (Document No.15), converted Chandramma's Portion i.e Survey No. 47/2 measuring 1 Acre 20 Guntas from agricultural to non-agricultural residential purposes.The said fact of conversion has been

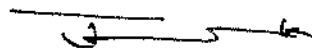


mutated in the revenue records of Survey No. 47/2 by way of Mutation Register Extract bearing MR No.38/2009-10 (Document No.16).

18. M. Mallaveeraiah son of late Mallappa by an Agreement to Sale dated 15.04.2009 (Document No.13) agreed to sell Chandramma's Portion to M/s. Adarsh Developers represented by its partner B.M Karunesh and subsequently M. Mallaveeraiah son of late Mallappa by a Agreement to Sale dated 12.08.2012 (Document No. 17) duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh as confirming party agreed to sell Chandramma's Portion to M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar.

19. (i) Mallaveeraiah son of late Mallappa, represented by his attorney holder B.M Karunesh represented by his special power of attorney holder Chikkaswamy S.T along with the owners of the adjoining lands i.e., (ii) Shivakar Infra Private Limited represented by its authorized person B.M Karunesh, (iii) Akarsha Realty Private Limited, (iv) Earnest Construction Private Limited, (v) A. Vishalakshi wife of Ambli Kotrappa by a Memorandum of Entry by Deposit of Title Deeds dated 27.03.2017 (Document No.18) deposited the title deeds of Survey No. 47/2 measuring 1 Acre 20 Guntas and other lands in favour of Catalyst Trusteeship Limited represented by Swathi Ajit Gupte. On repayment of the financial facility availed, Catalyst Trusteeship Limited, released the charge created upon the Survey No. 47/2 measuring 1 Acre 20 Guntas and other lands in favour of Mallaveeraiah son of late Mallappa, represented by his attorney holder B.M Karunesh represented by his attorney holder Kiran Kumar P and other land owners by way of a Deed of Release dated 05.10.2018 (Document No. 19).

20. (i) Mallaveeraiah son of late Mallappa represented by his attorney holder B.M Karunesh represented by his special power of attorney holder Chikkaswamy S.T , along with the owners of adjoining lands i.e., (ii) A.Vishalakshi wife of Ambli Kotrappa, both represented by attorney holder B.M.Karunesh, (iii) B.M.Jayeshankar, managing partner of M/s. Adarsh Developers, (iv) B.M. Jayaeshankar, director of Shivakar Infra Private Limited, (v) B.M.Karunesh, Director of Akarsha Realty Private Limited SDPL by a Memorandum of Entry by Deposit of Title Deeds dated 09.10.2018 (Document No.20) deposited the title deeds the Survey No. 47/2 measuring 1 Acre 20 Guntas and other lands to Vistra ITCL (India) Limited. On repayment of the financial facility availed, Vistra ITCL (India) Limited, released the charge created upon the Survey No. 47/7 measuring 1 Acre 22 Guntas (earlier portion of Survey No. 47/2 measuring 1 Acre 20 Guntas) and other lands in favour of Shivakar Infra Private Limited represented by its director Jayashekar represented by his special power of attorney holder Chikkaswamy S.T and other land owners by way of a Deed of Release dated 15.09.2021 (Document No.29).

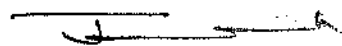


21. M. Mallaveeraiah son of late Mallappa represented by his attorney holder B.M Karunesh duly confirmed by M/s. Adarsh Developers represented by its partner B.M Karunesh represented by his special power of attorney P Kiran Kumar P as confirming party by a Deed of Sale dated 06.12.2018 (Document No.21) sold Chandramma's portion i.e 1 Acre 20 Guntas to M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar. In the aforesaid Sale Deed dated 06.12.2018, B. M. Karunesh and B.M.Jayeshankar were represented by his special power of attorney holder P. Kiran Kumar, authorized under a Power of Attorney dated 19.01.2006 and 18.10.2006 (Document Nos.10&12) respectively.

22. M.Mallaveeraiah son of late Mallappa along with adjoining land owner A.Vishalakshi, filed an appeal under section 136(2) of the Karnataka Land Revenue Act, 1964, in case bearing No. RA.BE. 107/2019, on the file of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore against the Tahsildar, Bangalore East Taluk, seeking rectification of extents in column 9 of the RTC/Pahni. The Assistant Commissioner by way of an order in case bearing No. RA.BE. 107/2019, dated 14.06.2019 (Document No.22), based on their physical possession, rectified the extents and directed the Tahsildar to register M.Mallaveeraiah son of late Mallappa as the khatedar of 1 Acre 14 Guntas in Survey No.47/2. Accordingly on an application being made for transfer of khata, M.Mallaveeraiah son of late Mallappa was registered as khatedar in the revenue records of Survey No. 47/2 by way of Mutation Register Extract bearing MR.No.H2/2019-20 read with MR No. H8/2020-21 (Document Nos.23&24).

23. On a Phodi/sub-division being effected by the Survey Department on 10.03.2021, Survey No.47/2 measuring about 5 Acres 16 Guntas, inclusive of 1 Acre 18 Guntas of kharab was sub-divided/ Phodied into three portions i.e., Survey Nos. 47/2, 47/6 and 47/7. On such Phodisouth-eastern portion of Survey No.47/2 measuring 1 Acre 14 Guntas along with 08 Guntas of kharabin all measuring about 1 Acre 22 Guntas belonging to M. Mallaveeraiah is assigned new Survey No.47/7 (**"Survey No. 47/7"**). The said Phodi has been recorded in the revenue records of Survey No. 47/2 by way of Mutation Register bearing M.R No. T9/2021-22 (Document No. 25).

24. M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar by an Agreement to Sale dated 01.09.2021 (Document No. 28) agreed to sell Survey No.47/7 to M/s. Sobha Limited; and thereafter M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar by a Deed of Sale dated 16.09.2021 (Document No. 30) sold Survey No.47/7 measuring about 1 Acre 14 Guntas along with 08 Guntas of kharab in all measuring about 1 Acre 22 Guntasto M/s. Sobha Limited



represented by its authorized signatory N.B Ashok Kumar under Board Resolution dated 24.10.2009 (Document No. 14). In the aforesaid Sale Deed dated 16.09.2021, B.M.Jayeshankar was represented by his special power of attorney holder Kiran Kumar P, who was authorized under a Power of Attorney dated 18.10.2006 (Document No.12).

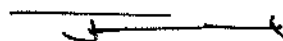
25. All that Piece and parcel of residentially converted land bearing Survey No. 47/7 (earlier portion of Survey No. 47/2), situated Panathur Village, Varthur Hobli, Bangalore East Taluk measuring about 1 Acre 14 Guntas along with 08 Guntas of kharab, measuring in all about 1 Acre 22 Guntas, is hereinafter referred to as "**Said Land**".

26. As the Said Land has come under the jurisdiction of the Bruhat Bangalore Mahanagara Palike, the same needs to be assessed to non-agricultural tax by paying required charges and the Special Notice along with the Khata Extract and Khata Certificate recording M/s. Sobha Limited as the khatedar of the Said Land and up to date tax paid receipts be obtained.

27. The Memorandum of Association and Articles of Association of Shivakar Infra Private Limited dated 29.07.2011 (Document Nos. 31&32) discloses the aims and objectives of Shivakar Infra Private Limited. The Certificate of Incorporation issued by the Registrar of Companies, Karnataka, incorporating "Shivakar Infra Private Limited" was incorporated under the Companies Act, 1956 as a Private Limited Company on 08.08.2011 (Document No. 33).

28. (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah and (iv) Prathibha Karunesh wife of B.M Karunesh constituted themselves into a Partnership firm to carry on the business under the name and style of "**Adarsh Developers**" under a Deed of Partnership dated 30.06.2000 with effect from 01.07.2000 as could be gathered from the Partnership Deed dated 19.07.2000 read with Partnership Deed dated 19.07.2000 (Document No.36), which was reconstituted under a two Deeds of Reconstitution of Partnership wherein Nischay Jayeshankar and Nidhi B.J children of B.M Jayeshankar were admitted as incoming partners under Deed of Reconstitution dated 27.06.2007 as could be gathered from the Deed of Retirement and Reconstitution dated 10.08.2012 and Prathibha Karunesh wife of B.M Karunesh was retired from the "M/s. Adarsh Developers" under the Deed of Retirement and Reconstitution dated 10.08.2012 (Document No. 37) read with the Supplemental Deed of Partnership dated 03.04.2017 (Document No. 38).

29. The Form A and Form C Extract both dated 10.07.2000, issued by the Registrar of Firms, Shivajinagar, Bangalore (Document Nos. 34&35),



discloses that (i) B.M Jayashankar son of B.M Madaiah, (ii) Sudhashankar wife of B.M Jayashankar, (iii) B.M Karunesh son of B.M Madaiah (iv) Nischay Jayeshankar and (v) Nidhi B.J children of B.M Jayashankar are the partners of the Said Firm as on 22.08.2012.

30. The Endorsement bearing No.P.T.C.L.(BE) CR: 41/2020-21 dated 17.06.2020 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 40) confirms that no proceedings have been initiated, with regard to Survey No. 47/2 measuring about 1 Acre 14 Guntas under the provisions of Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

31. The Endorsement bearing No. 79(A) (B)/CR (BE): 37/2020-21 dated 18.06.2020 issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 41) confirms that no proceedings have been initiated with regard to Survey No. 47/2 measuring about 1 Acre 14 under Sections 79A and 79B of the Karnataka Land Reforms Act, 1961.

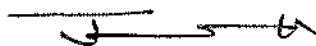
32. The Endorsement bearing No. RD0038113128984 dated 23.06.2020 issued by office of the Tahsildar, Bangalore East Taluk, Bangalore (Document No. 42) confirms that no tenancy application have been filed with regard to Survey No. 47/2 measuring 1 Acre 14 Guntas in Form 7 and 7A under sections 48A and 77A of the Karnataka Land Reforms Act, 1961.

33. The Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike with regard to Survey No. 47/2 discloses the total extent as 5 Acres 16 Guntas and actual extent as 3 Acres 38 Guntas and there being 1 Acre 18 Guntas kharab(Document No.43).

34. The Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike with regard to Survey No. 47/7 discloses the total extent as 1 Acre 22 Guntas and actual extent as 1 Acre 14 Guntas, there being 08 Guntas kharab (Document No.44).

35. The RTC/Pahani with regard to Survey No. 47/7 furnished to us corroborate with the documents of title furnished.

36. The Village Map of Panathur issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore (Document No.45)and Moola Tippani, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram,(Document No.46) show the location, shape and boundaries of Survey No. 47. As per the Village Map, Survey No. 47 is bounded on the East by:Survey No. 46, West by: Survey



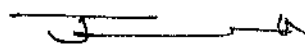
No. 43, North by: Survey Nos. 44 and 45 and South by: Survey Nos. 49 and 48.

37. The Hissa Survey Tippani Nakal issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram (Document No.47) shows the shape, boundaries and sub-divisions of Survey No. 47. On a Phodi being effected by the Survey Department on 20.07.1948, Survey No. 47 measuring 25 Acres 18 Guntas, inclusive of 1 Acre 18 Guntas kharab was Phodied/sub-divided into two portions i.e Survey No. 47/1 and 47/2. On such Phodi the western portion of Survey No.47 measuring about 20 Acres 02 Guntas, including 1 Gunta kharab was assigned Survey No. 47/1 and remaining eastern portion of Survey No. 47 measuring about 5 Acre 16 Guntas, including 1 Acre 18 Guntas kharab was assigned Survey No. 47/2. As per the Hissa Survey Tippani Nakal Survey No.47/2 is bounded on the East by Survey No.46, West by: Survey No. 47/1, North by: Survey No.45 and South by: Survey No. 48.

38. Second Re-classification Extract, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura (Document No.48) discloses that on Secondary Re-Classification being conducted by the Survey Department on 23.05.1958, 1 Acre 18 Guntas of kharab was increased to 1 Acre 19 Guntas there being actual extent of 24 Acres was reduced to 23 Acres 39 Guntas and total extent retains as same as 25 Acres 18 Guntas, with regard to Survey No. 47.

39. The Karnataka Revision Settlement Akarband issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram (Document No.49) discloses the total extent as 5 Acres 16 Guntas and actual extent as 3 Acres 38 Guntas, there being 1 Acre 18 Guntas of kharab, with regard to Survey No. 47/2.

40. The Hissa Survey Tippani Nakal and Atlas both issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram (Document Nos. 50 to 51) shows the shape, boundaries and sub-division of Survey No. 47/2. On a Phodi being effected by the Survey Department on 10.03.2021, Survey No. 47/2 measuring about 5 Acres 16 Guntas, inclusive of 1 Acre 18 Guntas of kharab was sub-divided/Phodied into three portions i.e., Survey Nos. 47/2, 47/6 & 47/7. On such Phodi, portion of Survey No. 47/2 measuring about 1 Acre 14 Guntas along with 08 Guntas of kharab in all measuring about 1 Acre 22 Guntas was assigned Survey No. 47/7. As per the Hissa Survey Tippani Nakal, Survey No. 47/7 is bounded on the East by Survey No. 46/4 and 46/5, West by Survey No. 47/6, North by Survey No. 47/2 and on the South by Survey No. 48. The R.R Balabagada Nakal issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapuram (Document No. 52) further discloses that M. Mallaveeraiah son of late Mallappa as the khatedar of



Survey No. 47/7 measuring 1 Acre 22 Guntas, there being 08 Guntas of kharab.

41. The Karnataka Revision Settlement Akarband, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapuram (Document No.53) discloses the total extent of Survey No. 47/7 as 1 Acre 22 Guntas and actual extent as 1 Acre 14 Guntas, there being 08 Guntas of kharab.

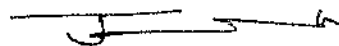
42. The Search Report with regard to said land do not disclose any existing encumbrances or charges.

III. CONCLUSION/OPINION :

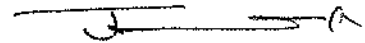
Taking into consideration the documents and information furnished, we are of the opinion that M/s Sobha Limited, has got marketable title to the residentially converted land bearing Survey No.47/7 (earlier portion of Survey No. 47/2), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk measuring about 1 Acre 14 Guntas along with 08 Guntas of kharab in all measuring about 1 Acre 22 Guntas ("**Said Land**").

IV. DISCLAIMER/NOTE:

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



fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report.


ADVOCATE.

19th September, 2022

M/s. Sobha Limited,
(formerly Sobha Developers Limited),
Office at Sobha, No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sirs,

Attn: Mr. Ashok Kumar N.B.

We act as legal advisors to M/s. Sobha Limited., who have forwarded to us, the photocopies of documents of title relating to all that piece and parcel of residentially converted land bearing Survey No. 49/6 (earlier portion of Survey No. 49/2) situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 01 Acre along with regularized 01 Gunta of A kharab, in all measuring about 1 Acre 01 Gunta ("Property" or "Said Land") and is more fully set out in Para III below for scrutiny of title.

I. DOCUMENTS FURNISHED:		
Sl. No.	Date	Particulars
1.	05.07.1956	Sale Deed executed by Gurreddy son of Doddanna in favour of Madduramma wife of A.K Kaveri Nanjappa (registered as Document No.2880/1956-57, Book-I, Volume 1554 at pages 29 to 30, in office of the Sub-Registrar, Bangalore Taluk), with regard to Survey No. 49/2 along with Survey No. 49/3 together measuring in all about 03 Acres 16 Guntas;
2.	17.06.1974	Sale Deed executed by Madduramma wife of Kaveri Nanjappa in favour of Chikkathayamma wife of Kunakappa (registered on 22.08.1974 as Document No. 2710/1974-75, Book-I, Volume 10 at pages 41 to 43, in office of the Sub-Registrar, Bangalore South Taluk), with regard to portion of Survey No. 49/2 measuring about 01 Acre 05 Guntas (out of 02 Acre 07 Guntas);
3.		Mutation Register Extract bearing M.R No. 9/1974-75, issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapura, discloses Chikkathayamma wife of

Sun-Thai R

-1-

Privileged and Confidential

Sl. No.	Date	Particulars
		Kunakappa as khatedar, of portion of Survey No. 49/2 measuring 01 Acre 05 Guntas;
4.		Family Tree of Kaki Muniyappa, issued by office of the Village Accountant, Panathur Circle, Varthur Hobli, Bangalore East Taluk;
5.		Inheritance Register Extract bearing IHC No. 1/1989-90, issued office of the Tahsildar Grade - 2, Bangalore East Taluk, Krishnarajapura, discloses Dadappa as khatedar of Survey No. 49/2 measuring about 01 Acre;
6.		Inheritance Register Extract bearing IHC No. 22/2000-01, issued office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapura, discloses Kaki Muniyamma wife of late Dadappa as khatedar of portion of Survey No. 49/2 measuring 01 Acre;
7.	19.01.2006	Special Power of Attorney executed by B.M Karunesh son of late B.M Madaiah in favour of Kiran Kumar P son of Prabhakar Rao (registered on 25.01.2006 as Document No. BAS-4-00962/2005-06, Book-IV, stored in C.D No. BASD208, in office of the Senior Sub-Registrar, Bangalore South Taluk);
8.	09.10.2006	Special Power of Attorney executed by B.M Karunesh son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj (registered as Document No. BASD-4-00699/2006-07, Book-IV, stored in C.D No. BASD278, in office of the Sub-Registrar, Bangalore South Taluk);
9.	18.10.2006	Special Power of Attorney executed by B.M Jayeshankar son of late B.M Madaiah in favour of Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao (registered on 19.10.2006 as Document No. BAS-4-00737/2006-07, Book-IV, stored in C.D No. BASD280, in office of the Sub-Registrar, Bangalore South Taluk);
10.	18.10.2007	General Power of Attorney executed by K. Kariyanna son of late Kariyanna in favour of B.M Karunesh son of late B.M Madaiah (registered on 22.10.2007 as Document No. VRT-4-00213/2007-08, Book-IV, stored in C.D No. VRTD14, in office of the Senior Sub-Registrar Varthur);

Sunitha R

-2-

Privileged and Confidential

Sl. No.	Date	Particulars
11.	24.10.2009	Board Resolution passed by the Company Secretary and Compliance officer, Sobha Limited authorizing N.B Ashok Kumar and D.S Patil severally to purchase immovable properties on behalf of the company;
12.	12.11.2009	Affidavit sworn by P.D Ramachandra son of late Dadappa, in the presence of N. Narayana Swamy, Advocate & Notary, Bangalore, declaring the date of death of Kaveri Nanjappa;
13.	12.11.2009	Affidavit sworn by P.D Ramachandra son of late Dadappa, in the presence of N. Narayana Swamy, Advocate & Notary, Bangalore, declaring the date of death of Madduramma;
14.	12.11.2009	Affidavit sworn by P.D Ramachandra son of late Dadappa, in the presence of N. Narayana Swamy, Advocate & Notary, Bangalore, declaring the date of death of his father Dadappa;
15.	27.11.2009	Sale Deed executed by (i) Kaki Muniyamma wife of late Dadappa and her children (ii) D. Venkatesh son of late Dadappa, his wife Bhagyamma and children Manjunath and Sudha, (iii) P.D Narayana son of late Dadappa (representing as kartha of his HUF consisting of himself, his wife and minor children) his wife Sarojamma (for self as mother and natural guardian of her minor children Mohit and Bhavani), his another daughter Rohini, (iv) Parvathi daughter of late Dadappa (wife of Krishnappa), (v) P.D Subramani son of late Dadappa (representing as kartha of his HUF consisting of himself, his wife and minor children), his wife Gowramma (for self as mother and natural guardian of her minor daughter Kavya), (vi) Saraswathi daughter of late Dadappa (wife of Mariyappa), (vii) P.D Kaverappa son of late Dadappa (representing as kartha of his HUF consisting of himself, his wife and minor son), his wife Prathima (for self as mother and natural guardian of her minor son Darshan), (viii) Rathnamma daughter of late Dadappa (wife of Muniyappa), (ix) P.D Ramachandrappa son of late Dadappa, his wife Munithayamma and children Uma (wife of V. Jagadeesh), Savitha (wife of Kodanda), (x) Govinda alias Gopi (representing as kartha of his HUF consisting of himself, his wife and minor children), his wife Vidhyarani (for self as mother and natural guardian of her minor son Mahatej) and (xi) Nanjappa alias Harish (representing as kartha of his HUF consisting of himself, his wife and minor children), his wife Saritha (for self as mother and natural guardian of her minor

Sun. The R

Sl. No.	Date	Particulars
		sons Bharath and Girish) in favour of K. Kariyanna son of late Kariyanna represented by his attorney holder B.M Karunesh son of late B.M Madaiah and he further represented by his attorney holder P. Kiran Kumar son of late Prabhakar Rao (registered on 30.11.2009 as Document No. VRTD-1-03966/2009-10 in Book-I, stored in C.D No. VRTD57, in office of the Sub-Registrar Varthur, Bangalore), with regard to portion of Survey No. 49/2 measuring about 01 Acre and 01 Gunta kharab;
16.	26.07.2017	Certified copy of Order in case bearing No. LRF: (83): (B.E) 120/2015-16, on the file of Court of Assistant Commissioner, Bangalore North Taluk, Bangalore filed by the Tahsildar on behalf of Government against K. Kariyanna son of late Kariyanna with regard to portion of Survey No. 49/2 measuring about 01 Acre;
17.		Computerized Mutation Register Extract bearing M.R No. H28/2018-19, issued by office of the Village Accountant which discloses K. Kariyanna son of late Kariyanna as khatedar, with regard to Survey No. 49/2 measuring 01 Acre;
18.		Computerized Mutation Register Extract bearing M.R No. T12/2018-19, issued by office of the Village Accountant with regard to Survey No. 49/2;
19.		Receipt acknowledging the payment of conversion fines issued by the State Bank of India, Bangalore Branch, Bangalore;
20.		Conversion Sketch, prepared and issued by the Taluk Land Surveyor, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 49/6 measuring about 01 Acre and 01 Gunta A kharab;
21.	30.07.2020	Official Memorandum bearing No.ALN(V2P)SR:52/2019-20, issued by office of the Deputy Commissioner, Bangalore Urban District, to K. Kariyanna son of late Kariyanna recording the conversion of Survey No. 49/6 measuring about 01 Acre and regularized 01 Gunta "A" kharab in all measuring about 1 Acre 01 Gunta from agricultural to non-agricultural residential-group housing/apartment use;
22.	01.07.2020	Sale Deed executed by K. Kariyanna son of late Kariyanna represented by his attorney holder B.M Karunesh son of late

Sun. The R.

Sl. No.	Date	Particulars
		B.M Madaiah and he further represented by his special attorney holder Chikkaswamy S.T son of Thimme Gowda, duly confirmed by Adarsh Developers represented by its partner B.M Karunesh son of late B.M Madaiah in favour of M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar and he further represented by his special attorney holder Chikkaswamy S.T son of Thimme Gowda (registered on 26.08.2020 as Document No. INR-1-02994/2020-21 in Book-I, stored in C.D No. INRD637, in office of the Senior Sub-Registrar, Indiranagar, Bangalore), with regard to Survey No. 49/6 measuring 01 Acre and 01 Gunta kharab;
23.		Mutation Register Extract bearing M.R No. H1/2020-21, issued by office of the Village Accountant, discloses M/s. Shivakar Infra Private Limited as khatedar of Survey No. 49/6 measuring about 1 Acre;
24.	14.09.2021	Sale Deed executed by M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar, who is represented by his attorney holder Chikkaswamy S.T in favour of M/s. Sobha Limited represented by its authorized signatory N.B Ashok Kumar (registered as Document No. BNS-I-06986/2021-22, Book-I, stored in C.D No. BNSD1344, in office of the Sub-Registrar, Shivajinagar (Banasavadi), Bangalore), with regard to Survey No. 49/6 (old No. 49/2) measuring about 1 Acre along with 01 Gunta regularized A kharab measuring in all about 1 Acre 01 Gunta;
Re: Documents relating to M/s. Shivakar Infra Private Limited, a company:		
25.	29.07.2011	Memorandum of Association of Shivakar Infra Private Limited;
26.	29.07.2011	Articles of Association of Shivakar Infra Private Limited;
27.	04.08.2011	Certificate of Incorporation, issued by the Registrar of Companies, Karnataka, with regard to Shivakar Infra Private Limited bearing Corporate Identity No. U45200KA2011PTC059868 discloses that of Shivakar Infra Private Limited was incorporated under the Companies Act, 1956 as the Private Limited Company;
Re: Endorsements:		
28.	25.06.2019	Endorsement bearing No. RD0038113113215, issued by office of the Tahsildar, Bangalore East Taluk, Bangalore District, with regard to Survey Nos. 49/6 measuring 01 Acre;

Sunil K

Sl. No.	Date	Particulars
29.	17.09.2019	Endorsement bearing No. Bangalore/SLAO-2/2102/2019-20, issued by office of the Special Land Acquisition Officer - 2, Karnataka Industrial Areas Development Board, Bangalore, with regard to Survey No. 49/6 measuring 1 Acre;
30.	21.09.2019	Endorsement bearing No. KHB/LAO/Varthur/2019-20, issued by office of the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore, with regard to Survey No. 49/6 measuring 1 Acre;
31.	01.12.2020	Endorsement bearing No. R.K:C.R:1976/2020-21, issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 49/2;
32.	22.07.2021	Endorsement bearing No. PTCL:BR:CR:84/2021-22, issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore, with regard to Survey No. 49/6 measuring about 1 Acre;
Re: Record of Rights, Tenancy and Crops (RTC) Extracts/Pahani Patrike with regard to Survey No. 49/2 measuring 02 Acres 07 Guntas:		
33.		Record of Rights, Tenancy and Crops (RTC) Extracts/Pahani Patrike for the period as set out below with regard to Survey No. 49/2 having the total extent as 02 Acres 07 Guntas and actual extent as 02 Acres 05 Guntas, there being 02 Guntas of kharab.
		(a) 1967-68 to 1986-87, issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapura;
		(b) 1992-93 to 2000-01, issued by office of the Taluk Shirestedar, Bangalore East Taluk, Krishnarajapura;
		(c) 2001-02 to 2018-19, computerized copy;
Re: Record of Rights, Tenancy and Crops (RTC) Extracts/Pahani Patrike with regard to Survey No. 49/6 measuring 01 Acre 01 Gunta:		
34.		Computerized Record of Rights, Tenancy and Crops (RTC) Extracts/Pahani Patrike for the period 2018-19 to 2021-22 as set out below with regard to Survey No. 49/6 having the total extent as 01 Acre 01 Gunta and actual extent as 01 Acre, there being 01 Gunta kharab.

Sunil K

Sl. No.	Date	Particulars
Re: Survey Records relating to Survey No.49:		
35.		Village Map of Panathur Village, issued on behalf of the Tahsildar, Bangalore East Taluk, Bangalore;
36.		Moola Tippani Nakal, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura, with regard to Survey No.49;
37.		Hissa Survey Tippani, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 49;
38.		Atlas, issued on behalf of the Tahsildar, Bangalore East Taluk, Krishnarajapura discloses the phoddi/bifurcation of Survey No. 49 into five hissas/ portions i.e., Survey Nos. 49/1 to 49/5;
39.		R. R. Balabthagada Nakal, issued on behalf of the Tahsildar, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 49/2 measuring 02 Acres 05 Guntas, along with 02 Guntas of kharab;
40.		Karnataka Revision Settlement Akarband, issued on behalf of the Tahsildar, Bangalore East Taluk, Krishnarajapura, with regard to Survey No.49/2;
Re: Survey Records relating to Survey No.49/2:		
41.		Hissa Survey Tippani, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 49/2;
42.		Atlas, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura discloses the phoddi/bifurcation of Survey No. 49/2 into two hissas/ portions i.e., Survey Nos. 49/2 & 49/6;
43.		R. R. Balabthagada Nakal, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura with regard to Survey No. 49/6 measuring 01 Acre 01 Gunta there being 01 Gunta kharab;

Sun. The R

Sl. No.	Date	Particulars
44.		Karnataka Revision Settlement Akarband, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura, with regard to Survey No.49/6;
Re: Search Reports relating to Survey No.49/2:		
45.	04.04.2009	Search Report bearing SA No.19380/2009-10, covering the period from 01.04.1956 to 14.02.1957, issued by office of the Senior Sub-Registrar, Peenya, Bangalore, with regard to Survey No. 49/2 and 49/3 measuring about 03 Acres 16 Guntas;
46.	04.11.2009	Search Report bearing SA No.22402/2009-10, covering the period from 15.02.1957 to 31.03.2004, issued by office of the Senior Sub-Registrar, Bommanahalli, Bangalore Urban District, with regard to Survey No. 49/2 measuring about 02 Acre 05 Guntas;
47.	20.02.2019	Search Report bearing SA No.11445/2018-19, covering the period from 01.04.2004 to 22.02.2019, issued by office of the Senior Sub-Registrar, Halasuru, Bangalore, with regard to Survey No. 49/2;
Re: Search Reports relating to Survey No. 49/6:		
48.	21.11.2019	Search Report bearing SA No.10999/2019-20, covering the period from 22.02.2019 to 19.11.2019, issued by office of the Senior Sub-Registrar, Shivajinagar, Bangalore, with regard to Survey No. 49/6 (old No. 49/2) measuring about 01 Acre;
49.	19.03.2021	Search Report bearing SA No.15337/2020-21, covering the period from 01.11.2019 to 18.03.2021, issued by office of the Senior Sub-Registrar, Shivajinagar, Bangalore, with regard to Survey No. 49/6 (old No. 49/2) measuring about 01 Acre 01 Gunta;
50.	29.07.2021	Search Report bearing SA No.4319/2021-22, covering the period from 18.03.2021 to 27.07.2021, issued by office of the Senior Sub-Registrar, Indiranagar, Bangalore, with regard to Survey No. 49/6 (old No. 49/2) measuring about 01 Acre 01 Gunta;
51.		Search Report bearing S.A No. 1834/2022-23, covering the period from 01.07.2021 to 09.05.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/6;

Sunitha R

Sl. No.	Date	Particulars
52.	17.09.2022	Search Report bearing S.A No. 8795/2022-23, covering the period from 01.05.2022 to 17.09.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/6 measuring about 1 Acre 01 Gunta;

II. GLOSSARY (indicative)

Sl.No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an Acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;

Sunitha R

Sl.No	Term	Description
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/ Panchayat Parikath	Customary oral partition effected between the co-owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissass and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissass with sub survey numbers or sub-dividing of fields;
16.	Property	Property morefully described in Schedule 'B' of Property details below which is the subject matter of this Title Report;
17.	RTC/Pahani	Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS

All that piece and parcel of residentially converted land bearing Survey No. 49/6 (earlier portion of Survey No. 49/2) situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 01 Acre along with regularized 01 Gunta of A kharab, in all measuring about 1 Acre 01 Gunta and bounded on as under: 

EAST	:	Land bearing Survey No. 49/3.
WEST	:	Land bearing Survey No. 49/1;
NORTH	:	Land bearing Survey No. 49/2;
SOUTH	:	Land bearing Survey No. 50;

IV. NOTE:

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

Sunil R

V. FLOW OF TITLE:

1. All that piece and parcel of agricultural land bearing Survey No. 49/2, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 02 Acres 05 Guntas along with 02 Guntas of kharab, in all measuring about 2 Acres 7 Guntas is hereinafter referred to as "Survey No. 49/2".
2. Gurreddy son of Doddanna by a Deed of Sale dated 05.07.1956 (Document No. 1) sold Survey No. 49/2 along with Survey No. 49/3 together measuring in all about 03 Acres 16 Guntas to Madduramma wife of A.K Kaveri Nanjappa.
3. Madduramma wife of Kaveri Nanjappa, having retained 1 Acre in Survey No.49/2 ("Portion of Survey No.49/2"), by a Deed of Sale dated 17.06.1974 (Document No. 2), sold the remaining portion measuring about 01 Acre 05 Guntas in Survey No. 49/2 to Chikkathayamma wife of Kunakappa. On an application being made for the transfer of khata, Chikkathayamma wife of Kunakappa was registered as khatedar of 01 Acre 05 Guntas, in the revenue records of Survey No. 49/2, by way of Mutation Register Extract bearing M.R. No. 9/1974-75 (Document No. 3), which portion is not the subject matter of this title report.
4. A.K Kaveri Nanjappa son of Kaki Muniyappa died on 18.05.1977 and his wife Madduramma died on 15.03.1982 as could be gathered from the Affidavits both dated 12.11.2009 sworn by P.D Ramachandra son of late Dadappa in the presence of N. Narayana Swamy, Advocate & Notary, Bangalore (Document Nos. 12 & 13). Upon the death of Madduramma, her husband A.K Kaveri Nanjappa and Kaverappa alias Kurigalappa, Yellamma, both being brother and sister of late A.K.Kaveri Nanjappa, khata transfer being sought and on an application being made for the transfer of khata, Dadappa, brother of A.K Kaveri Nanjappa and son of late Kaki Muniyappa, was registered as khatedar of Portion of Survey No.49/2 in the revenue

Sun. The R

records of Survey No.49/2, by way of Inheritance Register Extract bearing I.H.C No. 1/1989-90 (Document No.5).

5. It is gathered from the Family Tree of Kaki Muniyappa, issued by office of the Village Accountant, Panathur Circle, Varthur Hobli, Bangalore East Taluk (Document No.4), discloses that Kaki Muniyappa and his wife Muniyamma have four children namely Kaveri Nanjappa, Kaverappa alias Kurigalappa, Yallamma and Dadappa. The aforesaid family tree further discloses their respective family members as set out below:

- (a) Kaveri Nanjappa is married to Madduramma and are issueless.
- (b) Kaverappa alias Kurigalappa is married to Muniyamma and are issueless.
- (c) Yellamma died unmarried.
- (d) Dadappa and his first wife Muniyamma have two children namely Rathnamma and P.D Ramachandrappa.
 - (i) P.D Ramachandrappa and his wife Munithayamma have four children namely Uma, Govinda alias Gopi, Savitha and Nanjappa alias Harish.
 - (ii) Govinda alias Gopi and his wife Vidya Rani has a son named as Mahatej.
 - (iii) Nanjappa alias Harish and his wife Savitha have two sons namely Bharat and Girish.
- (e) Dadappa and his second wife Kaki Muniyamma have six children namely P.D Venkatesh, P.D Narayana, Parvathi, Subramani, Saraswathi and Kaverappa.
 - (i) P.D Venkatesh and his wife Bhagyamma have two children namely Manjunath and Sudha.
 - (ii) P.D Narayana and his wife Sarojamma have three children namely Rohini, Mohit and Bhavani.

Sunitha R

(iii) Subramani and his wife Gowramma has a daughter named as Kavya.

(iv) Kaverappa and his wife Prathima has a son named as Darshan.

6. The aforesaid family tree further discloses that (i) Kaki Muniyappa, his wife Muniyamma, Kaveri Nanjappa, his wife Madduramma, Kaverappa alias Kurigalappa, his wife Muniyamma, Yellamma, Dadappa and his first wife Muniyamma are all dead. (ii) Kaverappa and his wife Muniyamma died issueless and (iii) Yellamma died unmarried. Kaverappa and Muniyamma's share in Portion of Survey No.49/2 would therefore devolve upon Kaverappa's siblings namely Yellamma and Dadappa or their legal heirs and Yellamma's share in Portion of Survey No.49/2 would devolve to her surviving brothers or their legal heirs as the case may be.

7. Dadappa son of late Kaki Muniyappa who survived all his siblings died on 31.10.2000 as could be gathered from the Affidavit dated 12.11.2009 sworn by his son P.D Ramachandra before N. Narayana Swamy, Advocate & Notary, Bangalore (Document No.14). On an application being made for transfer of khata, Kaki Muniyamma second wife of late Dadappa was registered as khatedar of Portion of Survey No.49/2 in the revenue records of Survey No.49/2, by way of Inheritance Register Extract bearing IHC No.22/2000-01 (Document No.6).

8. B.M Karunesh son of late B.M Madaiah by a Special Power of Attorney dated 19.01.2006 (Document No.7) appointed and nominated Kiran Kumar P son of Prabhakar Rao, as his attorney holder inter alia authorizing him to represent him and to present the documents already signed and executed by him for the registration.

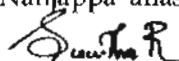
9. B.M Karunesh son of late B.M Madaiah by a Special Power of Attorney dated 09.10.2006 (Document No.8) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and N. Nagendra son of N. Nataraj, as their attorney holders inter alia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

Sun- The R

10. B.M Jayeshankar son of late B.M Madaiah by a Special Power of Attorney dated 18.10.2006 (Document No. 9) appointed and nominated Chikka Swamy S.T son of Thimme Gowda and Kiran Kumar P son of Prabhakar Rao, as their attorney holders interalia authorizing them jointly or severally to represent him and to present the documents already signed and executed by him for the registration.

11. K. Kariyanna son of late Kariyanna by a General Power of Attorney dated 18.10.2007 (Document No. 10) appointed and nominated B.M Karunesh son of late B.M Madaiah, as his attorney holder interalia authorizing him to negotiate for the purchase of lands and to obtain deeds of conveyance in his name and to deal with and dispose off lands on his behalf.

12. (i) Kaki Muniyamma wife of late Dadappa and her children (ii) P.D. Venkatesh son of late Dadappa, his wife Bhagyamma and children Manjunath and Sudha, (iii) P.D Narayana son of late Dadappa (representing as kartha of his HUF consisting of himself, his wife and minor children), his wife Sarojamma (for self, as mother and natural guardian of her minor children Mohit and Bhavani), his major daughter Rohini, (iv) Parvathi daughter of late Dadappa (wife of Krishnappa), (v) P.D Subramani son of late Dadappa (representing as kartha of his HUF consisting of himself, his wife and minor children), his wife Gowramma (for self, as mother and natural guardian of her minor daughter Kavya), (vi) Saraswathi daughter of late Dadappa (wife of Mariyappa), (vii) P.D Kaverappa son of late Dadappa (representing as kartha of his HUF consisting of himself, his wife and minor son), his wife Prathima (for self, as mother and natural guardian of her minor son Darshan), (viii) Rathnamma daughter of late Dadappa (wife of Muniyappa), (ix) P.D Ramachandrappa son of late Dadappa, his wife Munithayamma and children Uma (wife of V. Jagadeesh), Savitha (wife of Kodanda), (x) Govinda alias Gopi (representing as kartha of his HUF consisting of himself, his wife and minor children), his wife Vidhyarani (for self, as mother and natural guardian of her minor son Mahatej) and (xi) Nanjappa alias Harish (representing as kartha of his HUF



consisting of himself, his wife and minor children), his wife Saritha (for self, as mother and natural guardian of her minor sons Bharath and Girish) by a Deed of Sale dated 27.11.2009 (Document No.15 read with the (Document Nos .10 & 7), sold Portion of Survey No.49/2 to K. Kariyanna son of late Kariyanna represented by his attorney holder B.M Karunesh son of late B.M Madaiah. In the aforesaid Sale Deed dated 27.11.2009, B.M.Karunesh was represented by his Special Power of Attorney Holder P. Kiran Kumar, authorized under a Power of Attorney dated 19.01.2006 (Document No.7).

13. It is gathered from the copy of the proceedings in case bearing No. LRF: (83): (B.E) 120/2015-16 (Document No.16), that the proceedings which were initiated by the Tahsildar on behalf of Government against K. Kariyanna son of late Kariyanna for the violation of Sections 79 (A), 79 (B) & 80 of the Karnataka Land Reforms Act, 1961, while purchasing the retained portion of Survey No. 49/2, were subsequently dropped by way of an order dated 26.07.2017 of the Assistant Commissioner, he having satisfied that K. Kariyanna has not violated Sections 79 (A), 79 (B) & 80 of the Karnataka Land Reforms Act, 1961. Accordingly, K. Kariyanna was registered as khathedar of 1 Acre in the revenue records of Survey No.49/2 by way of Mutation Register Extract bearing M.R.No.H28/2018-19 (Document No. 17).

14. On a phoddi/sub-division being effected by the Survey Department on 25.01.2019, Survey No. 49/2 measuring about 2 Acres 7 Guntas, there being 02 Guntas of kharab was sub-divided/ phoddied into two portions i.e., Survey Nos. 49/2 and 49/6. On such phoddi, portion of Survey No.49/2 measuring about 1 Acre along with 1 Gunta of Kharab in all measuring about 1 Acre 1 Gunta belonged to K. Kariyanna was assigned with new Survey No.49/6 ("Survey No.49/6") and the balance portion of Survey No.49/2 measuring about 1 Acre 5 Guntas along with 1 Gunta Kharab in all measuring about 1 Acre 6 Guntas, held by Chhikkathayamma wife of Kunagappa was retained with Survey No.49/2, which is not the subject matter of this title report. The said phoddi has been recorded in the revenue records

Sunitha R

by virtue of phodi order dated 30.03.2019, by way of Mutation Register Extract bearing M.R.No. T12/2018-19 (Document No. 18).

15. K. Kariyanna son of late Kariyanna made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Survey No.49/6 from agricultural to non-agricultural use and the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore pursuant to receipt of the requisite conversion fine and regularization of 1 Gunta A kharab by way of Official Memorandum bearing No.ALN(V2P)SR:52/2019-20 dated 30.07.2020 (Document Nos.19 & 21), converted Survey No.49/6, measuring about 1 Acre and regularized 1 Gunta of A Kharab in all measuring about 1 Acre 01 Gunta from agricultural to non-agricultural residential grouphousing/apartment purpose. The sketch prepared and issued by the Taluk Land Surveyor, Bangalore East Taluk, Krishnarajapura (Document No. 20) discloses the location of Survey No.49/6 converted from agricultural to non-agricultural residential use.

16. K. Kariyanna son of late Kariyanna represented by his attorney holder B.M Karunesh son of late B.M Madaiah, duly confirmed by Adarsh Developers represented by its partner B.M Karunesh son of late B.M Madaiah by a Deed of Sale dated 01.07.2020 registered on 26.08.2020 (Document No. 22), sold the Said Land to M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar. In the aforesaid Sale Deed dated 26.08.2020, B.M.Karunesh and B.M.Jayeshankar were represented by their special power of attorney holder Chikkaswamy S.T, who was authorized under a separate Powers of Attorney dated 09.10.2006 and 18.10.2006 respectively (Document Nos.8 & 9). Pursuant thereto, on an application being made for transfer of khata, M/s. Shivakar Infra Private Limited was registered as khatedar of Survey No. 49/6 in the revenue records, by way of Mutation Register Extract bearing MR No. H1/2020-21 (Document No.23).

17. M/s. Shivakar Infra Private Limited represented by its Director B.M Jayeshankar, by a Deed of Sale dated 14.09.2021 (Document No.24) sold Survey

Sunil R

No.49/6 to M/s. Sobha Limited represented by its authorized signatory N.B Ashok Kumar under Board Resolution dated 24.10.2009 (Document No.11). In the aforesaid Sale Deed dated 14.09.2021, B.M.Jayeshankar was represented by his special power of attorney holder Chikkaswamy S.T, who was authorized under a Power of Attorney dated 18.10.2006 (Document No.9).

18. All that piece and parcel of residentially converted land bearing Survey No. 49/6 (earlier portion of Survey No. 49/2), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre along with regularized 01 Gunta A kharab, in all measuring about 1 Acre 01 Gunta is hereinafter referred to as "Said Land".

19. As the Said Land has come under the jurisdiction of the Bruhat Bangalore Mahanagara Palike, the same needs to be assessed to non-agricultural tax by paying required charges and the Special Notice along with the Khata Extract and Khata Certificate recording M/s. Sobha Limited as the khatedar of the Said Land and up to date tax paid receipts be obtained.

20. The Memorandum of Association and Articles of Association of Shivakar Infra Private Limited dated 29.07.2011 (Document Nos.25 & 26) discloses the aims and objectives of Shivakar Infra Private Limited. The Certificate of Incorporation issued by the Registrar of Companies, Karnataka, incorporating "Shivakar Infra Private Limited" was incorporated under the Companies Act, 1956 as a Private Limited Company on 08.08.2011 (Document No. 27).

21. The Endorsement bearing No. RD0038113113215 dated 25.06.2019, issued by office of the Tahsildar, Bangalore East Taluk, Bangalore District (Document No.28) confirms that no tenancy application have been filed with regard to Survey Nos. 49/6 measuring 01 Acre in Form No. 2, 7, 7A under Section 48 (A) and 77(A) of Karnataka Land Reforms Amendment Act 1961.

Sunil R

22. The Endorsement bearing No. Bangalore/SLAO-2/2102/2019-20 dated 17.09.2019, issued by office of the Special Land Acquisition Officer - 2, Karnataka Industrial Areas Development Board, Bangalore (Document No. 29) confirms that no acquisition proceedings have been initiated with regard to Survey No. 49/6, under the Karnataka Industrial Areas Development Board.

23. The Endorsement bearing No. KHB/LAO/Varthur/2019-20 dated 21.09.2019, issued by office of the Special Land Acquisition Officer, Karnataka Housing Board, Bangalore (Document No.30) confirms that no acquisition proceedings have been initiated with regard to Survey No. 49/6, under the Karnataka Housing Board.

24. The Endorsement bearing No. PTCL:BR:CR:84/2021-22 dated 22.07.2021, issued on behalf of the Assistant Commissioner, Bangalore North Sub-Division, Bangalore (Document No. 32) confirms that no proceedings are initiated with regard to Survey No. 49/6 measuring about 1 Acre under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

25. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No. 49/2 discloses total extent as 02 Acres 07 Guntas and actual extent as 02 Acres 05 Guntas, there being 02 Guntas of kharab (Document No. 33). The RTC/Pahani further discloses the following owners and occupants:-

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1967-68	Madduramma	-	-	-
1968-69 to 1971-72	Madduramma	-	-	Yallappa Erappa s/o
1972-73 to 1974-75	Madduramma (1A) Chikkathayamma w/o Kunakappa (1 A 5G)	MR No. 9/74-75 & R.R No. 757	Mortgage to Panathur V.S.S.N by Chikkathayamma	Yallappa Erappa s/o

Sunil The R

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1975-76 to 1978-79	Madduramma (1A)	-	-	Yallappa s/o Erappa
	Chikkathayamma w/o Kunakappa (1 A 5G)	MR No. 9/74-75 & R.R No. 757	Mortgage to Panathur V.S.S.N by Chikkathayamma	Chikkathayamma w/o Kunakappa
1979-80	Madduramma (1A)	-	-	-
	Chikkathayamma w/o Kunakappa (1 A 5G)	MR No. 9/74-75 & R.R No. 757	Mortgage to Panathur V.S.S.N by Chikkathayamma	Chikkathayamma
1980-81 & 1981-82	Madduramma (1A)	-	-	Madduramma
	Chikkathayamma w/o Kunakappa (1 A 5G)	MR No. 9/74-75 & R.R No. 757	Mortgage to Panathur V.S.S.N by Chikkathayamma	Chikkathayamma
1982-83 to 1986-87	Chikkathayamma w/o Kunakappa	-	-	Chikkathayamma
1992-93 to 1996-97	Chikkathayamma w/o Kunakappa (1 A 5G)	Ancestral	-	Chikkathayamma
	Dadappa s/o Kaki Muniyappa (1A)	IHC 1/89-90	-	Dadappa
1997-98 to 1999-2000	Chikkathayamma w/o Kunakappa (1 A 5G)	Ancestral	-	Chikkathayamma
	Kaki Muniyamma w/o Dadappa (1 A)	IHC 22/00-01	-	Dadappa
2000-01 to 2017-18	Chikkathayamma w/o Kunakappa (1 A 5G)	Ancestral	-	Chikkathayamma
	Kaki Muniyamma w/o Dadappa (1 A)	IHC 22/00-01	-	Kaki Muniyamma
2018-19	Chikkathayamma w/o Kunakappa (1 A 5G)	Ancestral	-	Chikkathayamma
	K. Kariyanna s/o late Kariyanna (1 A)	MR H28/18-19	-	Kaki Muniyamma

Sun-Thu R

26. We have not been furnished with the RTC/Pahani for the period covering from 1987-88 to 1991-92. On our requisitioning, we have been furnished with an Endorsement bearing No. R.K.C.R:1976/2020-21, dated 01.12.2020, issued by office of the Tahsildar Grade-2, Bangalore East Taluk, Krishnarajapura (Document No. 31), confirming that the RTC/Pahani for the period 1987-88 to 1991-92 2 is mutilated and hence the same cannot be issued. However, taking into consideration the fact that the RTC/Pahani both prior to and subsequent to the aforesaid period, have been furnished to us and that the same corroborates with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy, we presume that there would not be any change or deviation either in the ownership and occupation of Survey No. 49/2 during the aforesaid missing period

27. Column 11 of the RTC/Pahani for the period from 1974-75 to 1981-82 discloses a mortgage created by Chikkathayamma in favour of VSSN, Panathur with regard to 1 Acre 5 Guntas which portion is not the subject matter of this title report and on clarification being sought, we have been informed that the same is an agricultural loan. Considering the fact that the subsequent RTC/Pahani from 1982 onwards do not disclose the aforesaid mortgage, we have presumed the same by now would have discharged or waived.

28. Column 12 of the RTC/Pahani for the period from 1968-69 to 1978-79, discloses one Yellappa Reddy son of Erappa as the occupant of Survey No.49/2. Taking into consideration the subsequent RTC/Pahani from 1979-80 onwards which do not disclose his name and considering the Nil Tenancy Endorsement dated 25.06.2019 (Document No. 28), which confirms that no tenancy claims have been filed as on that date, we have presumed Yellappa Reddy would not have any claims in Survey No.49/2 and hence we have not sought for any clarifications in this regard.

29. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No. 49/6 discloses total extent as 01

Santhi R

Acre 01 Gunta and actual extent as 01 Acre, there being 01 Gunta kharab (Document No.34). The RTC/Pahani further discloses the following owners and occupants:-

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2018-19 & 2019-20	K. Kariyanna s/o late Kariyanna	MR T12/18-19	-	K. Kariyanna
2020-21 & 2021-22	M/s. Shivakar Infra Private Ltd Rep by Director B.M Jayeshankar	MR H1/20-21	-	M/s. Shivakar Infra Private Ltd

30. The Record of Rights, Tenancy and Crops (RTC) Extract /Pahani Patrike for the period 2018-19 to 2021-22, with regard to Survey No. 49/6 measuring 01 Acre 01 Gunta there being 01 Gunta kharab, furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

31. The Village Map of Panathur Village issued on behalf of the Tahsildar, Bangalore East Taluk, Bangalore and the Moola Tippani Nakal Superintendent (E.O), Bangalore East Taluk, Krishnarajapura (Document Nos. 35 & 36) shows the location, shape and boundaries of Survey No. 49. As per the Village Map, Survey No. 49 is bounded on the East by Survey No. 48 (Tank), West by Survey No. 42, North by Survey No. 47 and South by Survey No. 50.

32. The Hissa Tippani Nakal issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura and Atlas issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document Nos.37 & 38) shows the shape, boundaries and sub-divisions of Survey No. 49. On a phoddi being effected by the Survey Department on 14.08.1923, Survey No. 49 measuring about 09 Acres 31 Guntas, along with 13 Guntas of kharab, measuring in all about 10 Acres 04 Guntas, was sub-divided/phoddied into five portions i.e., 49/1 to 49/5. As per the Hissa Survey Tippani Nakal, Survey No. 49/2 is bounded on the East by Survey No. 49/3, West by Survey No. 49/1, North by

Sunitha R

Survey No. 47 and South by Survey No. 50. The R.R Balabagada Nakal issued on behalf of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No.39) further discloses Balagai Eera as hissedar/khatedar of Survey No. 49/2 measuring about 02 Acres 05 Guntas, along with 02 Guntas of kharab, measuring in all about 02 Acres 07 Guntas.

33. The Karnataka Revision Settlement Akarband, issued on behalf of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No. 40) shows the total extent as 02 Acres 07 Guntas and actual extent as 02 Acres 05 Guntas, there being 02 Guntas of kharab with regard to Survey No. 49/2.

34. The Hissa Tippani Nakal and Atlas both issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura (Document Nos. 41 & 42) shows the shape, boundaries and sub-divisions of Survey No. 49/2. On a phoddi being effected by the Survey Department on 25.01.2019, Survey No. 49/2, measuring about 02 Acres 05 Guntas, along with 02 Guntas of kharab, measuring in all about 02 Acres 07 Guntas, was sub-divided/phoddied into two portions i.e. 49/2 & 49/6. On such phoddi, portion of Survey No. 49/2 measuring about 1 Acre along with 01 Gunta kharab in all measuring about 1 Acre 01 Gunta assigned Survey No. 49/6. As per the Hissa Survey Tippani Nakal, Survey No. 49/6 is bounded on the East by Survey No. 49/3, West by Survey No. 49/1, North by Survey No. 49/2 and South by Survey No. 50. The R.R Balabagada Nakal issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura (Document No.43) further discloses K. Kariyanna son of late Kariyanna as hissedar/khatedar of Survey No. 49/6 measuring about 01 Acre, along with 01 Gunta of kharab.

35. The Karnataka Revision Settlement Akarband, issued by office of the Superintendent (E.O), Bangalore East Taluk, Krishnarajapura (Document No. 44) shows the total extent as 01 Acre 01 Gunta and actual extent as 01 Acre, there being 01 Gunta kharab with regard to Survey No. 49/6. *Sun. The R*

36. The Search Report with regard to Survey No. 49/2, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 02 Acres 05 Guntas issued by the concerned Sub-Registrar (Document Nos.45 to 47) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
19380/09-10	01.04.1956	14.02.1957	Sale Deed dated 05.07.1956	3	16	Gurreddy	Madduramma	2880
22402/09-10	15.02.1957	31.03.2004	Sale Deed dated 17.06.1974	1	05	Madduramma	Chikkathayamma	2710
11445/18-19	01.04.2004	22.02.2019	Sale Deed dated 30.11.2009	1	01	Kaki Muniyamma w/o late Dadappa & others	K. Kariyanna s/o late Kariyanna	3966/09-10

37. We have reviewed the aforesaid Search Reports furnished to us for the period covering from 01.04.1956 to 22.02.2019 with regard to Survey No. 49/2 and we find no transactions other than those mentioned herein above.

38. The Search Report with regard to Survey No. 49/6, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 01 Acre issued by the concerned Sub-Registrar (Document No.48 to 52) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
10999/19-20	22.02.2019	19.11.2019	Nil	1	-	-	-	-
15337/20-21	01.11.2019	18.03.2021	Sale Deed dated 26.08.2020	1	01	K. Kariyanna s/o late Kariyanna rep by attorney holder B.M Karunesh	M/s. Shivakar Infra Private Ltd rep by its Director B.M Jayeshankar	2994/20-21
4319/21-22	18.03.2021	27.07.2021	Nil	1	01	-	-	-

Sunitha R

SA.	From	To	Transaction	Extent	By	In favour of	Doc.
1834/ 22-23	01.07.2021	09.05.2022	Sale Deed dated 14.09.2021	1 01	M/s. Shivakar Infra Pvt Ltd	M/s. Sobha Limited	6986/ 21-22
8795/ 22-23	01.05.2022	17.09.2022	Nil	1 01	-	-	-

39. We have reviewed the aforesaid Search Reports furnished to us for the period covering from 22.02.2019 to 17.09.2022, with regard to Survey No. 49/6 and we find no transactions other than those mentioned herein above.

VI. OBSERVATIONS AND SUGGESTIONS:

Taking into consideration the documents and information furnished, subject to the observations made herein above, Search reports being brought upto date, khata being transferred in their name and taxes being paid upto date, we are of the view that, all that piece and parcel of residentially converted land bearing Survey No. 49/6 (earlier southern portion of Survey No. 49/2) situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 01 Acre along with regularized 01 Gunta of A kharab, in all measuring about 1 Acre 1 Gunta ("Said Land"), presently vests with M/s. Sobha Limited and they would have a good marketable title to the same.

We have been assisted by Ms. Sangeetha Sakre in the preparation of this Title Report.

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

Thanking you,

Yours faithfully,
Induslaw


(R. Sunitha)
Advocate.

ANUP S SHAH LAW FIRM



ANUP S SHAH | R. SUNITHA | SURAJ GOVINDA RAJ
SAMINA S IQBAL | T. SUNIL KUMAR | G. VIVEKANAND
GOPI G A | GEETHA K N | S. SRIPERUNDEVI | ASHA KIRAN

02nd October, 2008

Sobha Developers Limited,
E-106, Sunrise Chambers,
Ulsoor Road,
Bangalore - 560 042.

Dear Sirs

ATTN: Mr.J.C.Sharma, Mr.Ashok Kumar and Mr.D.S.Patil

The photocopies of the following documents relating to all that piece and parcel of agricultural land being (a) portion in Survey No.47/1, measuring 5 Acres 28 Guntas (inclusive of 01 Gunta of kharab), and (b) portion in Survey No.47/1 measuring 8 Acres both situated in Panathur Village, Varthur Hobli, Bangalore East Taluk, in all measuring 13 Acres 28 Guntas (inclusive of 01 Gunta of kharab) which are more fully set out in Item 1 and 2 of the Schedule herein, have been furnished to me for scrutiny of title. In giving this opinion I have been engaged and I am acting as the advocate for Sobha Developers Limited.

I. DOCUMENTS FURNISHED:

SURVEY No.47/1- Panathur Village

1. 23.04.1946 Sale Deed executed by M.K.Jinachandran s/o Maniankode Krishna Gowder in favour of M/s Hoody Pilla Reddy and Son represented by H.P.Krishna Reddy s/o Hoody Pilla Reddy, (registered as Document No. 5457 of Book I, Volume 824 at Pages 70 to 75 in the office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos.44, 45, 46, and 47, measuring 76 Acres;

* 2-6 Royal Park, 34 Park Road, Bengaluru - 560 051. Tel: +91 80 2286 7620 - 25 / 2286 0805, Fax: +91 80 2286 0434

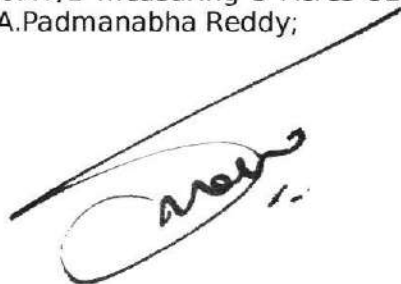
302, 6-3-1219/24 Ujwal Bhavishya, Uma Nagar, Begumpet, Hyderabad - 500 016. Tel: +91 40 2341 2207 / 2341 8798 / 6591 5251, Fax: +91 40 2341 2207

18B/46B, 1st Floor, Jain La Gardenia, Kothari Road, Nungambakkam, Chennai - 600 034. Tel: +91 44 4356 1453, Fax: +91 44 4356 1853

E-mail: legal@anupssshahlawfirm.com

*
Reply to this address only

2. 01.03.1947 Sale Deed executed by Pilla Reddy s/o Obala Reddy and H.P.Krishna Reddy s/o Pilla Reddy in favour of P.N.Appanna Reddy s/o Nanjappa Reddy and S.Yellappa Reddy s/o Muni Reddy (registered as Document No.4959 of Book I, Volume 886 at Pages 165 to 170 in the office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos.44, 45, 46, and 47 in Panathur Village, measuring 76 Acres;
3. 20.12.1974 Certified copy of the Partition Deed executed between P.N.Appanna Reddy s/o Nanjappa Reddy and his children P.A.Krishna Reddy, P.A.Gopal Reddy, P.A.Srinivas, P.A.Venkatesh Reddy, P.A.Padmanabha Reddy, P.A.Prabhu (minor) (registered as Document No.7510/74-75 of Book I, Volume 1117 at Pages 74 to 83 in the office of the Sub-Registrar, Bangalore Taluk), wherein portion of Survey No.47/1 measuring 5 Acres 28 Guntas was allotted to Krishna Reddy, Survey No. 47/1 measuring 8 Acres 22 Guntas was allotted to P.A.Srinivas, and Survey No.47/1 measuring 5 Acres 32 Guntas was allotted to P.A.Padmanabha Reddy;
4. Index of Lands issued by the Amildar, Bangalore South Taluk, with regard to
 - (a) Survey No.47 measuring 25 Acres 18 Guntas (inclusive of 1 Acre 18 Guntas of kharab), in the names of Pilla Reddy and later P.A.Appanna Reddy and S.Yellappa Reddy;
 - (b) Survey No.47/1 measuring 20 Acres 02 guntas in the name of P.N.Appanna Reddy and his children;
 - (c) Survey No.47/2 measuring 5 Acres 16 Guntas (inclusive of 17 Guntas of kharab) in the name of S.Yellappa Reddy;
5. Mutation Register Extract bearing MR No.3/74-75 issued by the Taluk Sheristedar, Bangalore East Taluk, with regard to Survey No.47/1 measuring 5 Acres 28 Guntas in the name of P.A.Krishna Reddy;
6. Mutation Register Extract bearing MR No.5/74-75 issued by the Taluk Sheristedar, Bangalore East Taluk, with regard to Survey No.47/1 measuring 8 Acres 22 Guntas in the name of P.A.Srinivas ;
7. Mutation Register Extract bearing MR No.7/74-75 issued by the Taluk Sheristedar, Bangalore East Taluk, with regard to Survey No.47/1 measuring 5 Acres 32 Guntas in the name of P.A.Padmanabha Reddy;



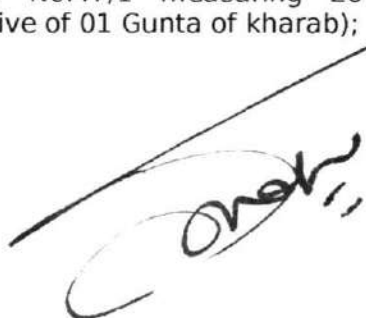
8. Family Tree of P.N.Appanna Reddy and his children P.A.Krishna Reddy and P.A.Srinivas Reddy both issued by the Village Accountant, Panathur Village, Bangalore South Taluk (2 nos);
9. 09.01.2004 General Power of Attorney executed by K.Praveen s/o P.A.Krishna Reddy in favour of his father P.A.Krishna Reddy (notarized) for the sale of Survey No.47/1 measuring 5 Acres 28 Guntas;
10. 16.04.2005 Sale Deed executed by P.A.Krishna Reddy son of Late P.N.Appanna Reddy, his wife Vimala, and children Praveen, Anupama, in favour of H.R.Chandrashekar son of Late H.K.Ramaiah, (registered as Document No. 1215/2005-06 of Book I, and stored in CD No.BASD 161 in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.47/1 measuring 5 Acres 28 Guntas (inclusive of 01 Gunta of kharab);
11. Mutation extract bearing MR No.96/2004-05 issued by the Village Accountant, Bangalore East Taluk, in the name of H.R.Chandrashekar, with regard to Survey No. 47/1 measuring 5 Acres 27 Guntas
12. 30.06.2005 Sale Deed executed by P.A.Srinivas son of Late P.N.Appanna Reddy, his wife Sujatha, and children P.S.Veena, P.S.Shilpa, in favour of H.R.Chandrashekar son of Late H.K.Ramaiah, (registered as Document No. 4757/2005-06 of Book I, and stored in CD No.BASD 174 in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.47/1 measuring 8 Acres;
13. 27.09.2006 Deed of Confirmation executed by P.S.Prathima d/o P.A.Srinivas, and her husband H.N.Nagaraj in favour of H.R.Chandrashekar s/o Late H.K.Ramaiah (Registered as Document No.17044/2006-07 of Book I, and stored in CD No.BASD 275 in the office of the Sub-Registrar, Bangalore East Taluk) with regard to Survey No.47/1 measuring 8 Acres;
14. 12.08.2005 Deed of Gift executed by H.R.Chandrashekar s/o Late H.K.Ramaiah in favour of his son C.Vinod Kumar (registered as Document No.6189/2005-06 of Book I, and stored in CD No.BASD 180 in the office of the Sub-Registrar, Bangalore East Taluk) with regard to Survey No.47/1 measuring 5 Acres 28 Guntas, Survey No.49/1 measuring 30 Guntas, and Survey No.50 measuring 7 Acres 02 Guntas;



15. Mutation Registrar Extract bearing MR No.17/2005-06 issued by the Village Accountant, Bangalore East Taluk, with regard to Survey No.47/1 measuring 5 Acres 28 Guntas, Survey No.49/1 measuring 30 Guntas, and Survey No.50 measuring 7 Acres 02 Guntas in the name of C.Vinod Kumar s/o H.R.Chandrashekar;
16. Mutation extract bearing MR No.31/2007-08 issued by the Village Accountant, Bangalore East Taluk, with regard to Survey No.47/1 measuring 22 Guntas in the name of P.A.Srinivas, and Survey No.47/1 measuring 8 Acres in the name of H.R.Chandrashekar based on the Order dated 06.12.2007 in Appeal bearing No.RA 542/2006-07 on the file of the Assistant Commissioner, Bangalore North Sub-division;
17. 06.12.2007 Order in Appeal bearing RA No.542/2006-07 on the file of the Assistant Commissioner, Bangalore North Sub-division (filed by H.R.Chandrashekar against P.H.Prathima d/o P.A.Srinivas and Special Tahsildar, Bangalore East Taluk)
18. 04.10.1982 Certified copy of the Mortgage Deed executed by P.A.Srinivas in favour of PLDB Bank, Bangalore South Taluk (registered as Document No.198, Book I, SF Volume 187 at Pages 82 to 83 in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No.47/1 measuring 8 Acres 22 Guntas;
19. 06.05.2005 Discharge Deed executed by the Co-operative Agricultural and Rural Development bank Limited (earlier PLDB), in favour of P.A.Srinivas, (Registered as Document No.3779/2005-06 of Book I, and stored in CD No.BASD 169 in the office of the Sub-Registrar, Bangalore South Taluk) discharging the mortgage dated 04.10.1982 registered as Document No.198, with regard to Survey No.47/1 measuring 8 Acres 22 Guntas;
20. Mutation extract bearing MR No.11/88-89 issued by the Taluk Sheristedar, Bangalore East Taluk, recording the mortgage effected by P.A.Srinivas in favour of Panathur VSSN with regard to Survey No.47/1 measuring 8 Acres 22 Guntas

A handwritten signature in black ink, appearing to be 'M. Srinivas', is written over a diagonal line that extends from the bottom right of the list towards the center of the page.

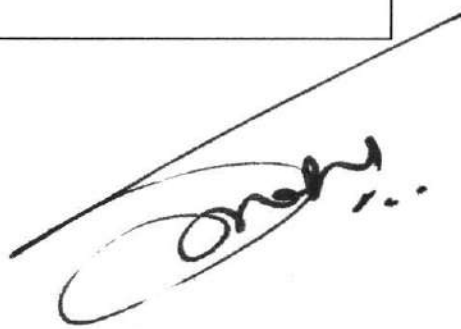
21. 03.02.2005 Endorsement bearing No.VSSN.PTR.655/2004-05 issued by the Panathur VSSN Bank, Bangalore East Taluk, stating that there are no loans procured by P.A.Srinivas as on date with regard to Survey No.47/1 measuring 8 Acres 22 Guntas;
22. 10.01.2005 Endorsement bearing No.LRF.CR 107/2004-05 issued by the Special Tahsildar, Bangalore East Taluk, K.R.Puram, Bangalore, with regard to Survey No.47/1, Panathur;
23. 18.07.2007 Endorsement bearing No.LRF.(BE) CR 222/2007-08 issued by the Assistant Commissioner, Bangalore North Sub-division, with regard to Survey No.47/1 measuring 13 Acres 27 Guntas, Survey No.49/1 measuring 30 Guntas, Survey No.49/3 measuring 1 Acre 11 Guntas, Survey No.50 measuring 6 Acres 29 Guntas;
24. Patta Book of P.A.Krishna Reddy with regard to Survey No.47/1 measuring 5 Acres 28 Guntas
25. Village Map;
26. Patta Book of P.A.Srinivas with regard to Survey No. 47/1 measuring 8 Acres 22 Guntas
27. Hissa Tippani Book Nakal issued by the Assistant Director of Land Records, Bangalore Sub-division, disclosing the phodi of Survey No.47 on 20.02.1948, and Survey No.47/1 in the name of P.Appanna Reddy and Survey No.47/2 in the name of S.Yellappa Reddy;
28. Pakka Book Nakal Extract issued by the Assistant Director of Land Records, Bangalore Sub-division, with regard to Survey No.47/1 measuring 20 Acres 02 Guntas (inclusive of 01 Guntas of kharab) in the name of P.Appanna Reddy and Survey No.47/2 measuring 5 Acres 16 Guntas (inclusive of 1 Acre 14 Guntas of kharab) in the name of S.Yellappa Reddy;
29. Atlas Extract issued by the Assistant Director of Land Records, Bangalore Sub-division, with regard to Survey No.47/1;
30. Akarbandh Extract issued by the Assistant Director of Land Records, Bangalore Sub-division, with regard to Survey No.47/1 measuring 20 Acres 02 Guntas (inclusive of 01 Gunta of kharab);

A handwritten signature in black ink, appearing to be 'Over', is written over the bottom right portion of the list.

31. Record of Tenancy and Crops (RTC/Pahini) for the period 1967 to 1971, 1972 to 1976, 1977 to 1981, 1982 to 1986, 1987 to 1991, 1992 to 1996, 1997 to 2001, 2002, 2003, 2004, 2005 with regard to Survey No.47/1 measuring 20 Acres 02 Guntas (inclusive of 01 Gunta of kharab),
32. 01.08.2005 Tax paid receipt in the name of H.R.Chandrashekar with regard to Survey No.47/1, and 50;
33. 07.01.2005 Search Report bearing No.17812/2004-05 for the period 01.04.1948 to 14.02.1957, issued by the Sub-Registrar, Bangalore North Taluk, with regard to Survey No.47/1 measuring 20 Acres 02 Guntas;
34. 10.01.2005 Search Report bearing No.15427/2004-05 for the period 15.02.1957 to 31.03.2004, issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.47/1 measuring 20 Acres 02 Guntas;
35. 06.04.2005 Search Report bearing No.717/2005-06 for the period 01.04.2004 to 05.04.2005, issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.47/1 measuring 20 Acres 02 Guntas;
36. 30.06.2005 Search Report bearing No.9053/2005-06 for the period 01.04.2004 to 30.06.2005, issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.47/1 measuring 20 Acres 02 Guntas;
37. Sketch of Survey No.47/1

II. GLOSSARY (for understanding only):

a)	Acre	40 Guntas or 43,560 Square Feet;
b)	Akarband	A Register showing the area and rate of assessment, etc., in detail of the survey numbers of a village;
c)	Atlas	A Survey document which shows a sketch of the Survey sub-numbers land after the phoddi of the Survey Number;
d)	Encumbrance Certificate or Search Report	Search reports issued by the Registrar of Assurances (Land Registry);



e)	Gunta	1/40th of an acre; or 121 square yards or 1089 Square Feet;
f)	Inheritance Register Extract (IHC)	A revenue document which records the transfer of ownership of lands along with details of such transfer acquired by way of inheritance after the deceased owner's death;
g)	Hissadar	Sharer/ Owner of the bifurcated portion of the Survey Number i.e., the sub-survey number;
h)	Hobli	The sub-division of a taluk;
i)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
j)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
k)	Khuski land	Dry land or land capable of being cultivated;
l)	Kharab land	Land which is not capable of being cultivated;
m)	Mutation	A revenue document which records the transfer of ownership of lands along with details of such transfer;
n)	Pakka Book	A revenue document which discloses the Hissedar of the land after phoddi along with the extent of the land;
o)	Phoddi	Bifurcation of a Survey Number into sub survey numbers or sub-dividing of fields;
p)	Phut Kharab	A piece or pieces of land classified as unarable and included in a survey number.
q)	RTC/Pahini	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
r)	Survey Number	A Portion of land of which the area and other particulars are separately entered under an indicative number in the land records;



s)	Sub-division of a Survey Number	A Portion of a survey number of which area and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.
t)	Tippani	A Revenue document which discloses the sketch of the survey number not drawn to scale but showing the measurements;

III.

SCHEDULE

All that piece and parcel of agricultural land being portion in Survey No. 47/1, Panathur Village, Varthur Hobli, Bangalore East Taluk, in all measuring 13 Acres 28 Guntas (inclusive of 01 Gunta of kharab) comprising of the following:

ITEM 1 (belonging to C.Vinod Kumar):

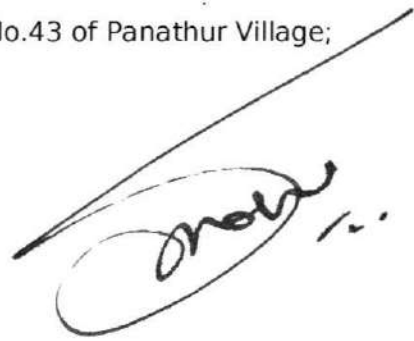
Portion of Survey No.47/1, measuring 5 Acres 28 Guntas (inclusive of 01 Gunta of kharab) and bounded as follows:

- ON THE EAST : Land bearing Survey No.47/2 of Panathur Village (earlier belonging to Jayaram Reddy);
- WEST : Land bearing Survey No.47/1 of Panathur Village belonging to P.A.Srinivas Reddy;
- NORTH: Land in the same survey No.47/1 belonging to P.A.Srinivas Reddy;
- SOUTH : Land bearing Survey No.49 of Panathur Village (earlier belonging to Nanjundappa) and Kere Angala;

Item 2 (belonging to H.R.Chandrashekar):

Portion in Survey No.47/1, measuring 8 Acres and bounded as follows:

- ON THE EAST : Remaining portion of Survey No.47/1 retained by P.A.Srinivas, and portion of Survey No.47/1 belonging to C.Vinod Kumar (earlier belonging to H.R.Chandrashekar), and thereafter Land bearing Survey No. 47/2 of Panathur Village (earlier belonging to Jayaram Reddy);
- WEST : Land bearing Survey No.43 of Panathur Village;



- NORTH: Land in the same survey No.47/1 of Panathur Village belonging to P.A.Padmanabha Reddy;
- SOUTH : Land bearing Survey No.49/1 and 49/2 of Panathur Village; and Land in the same Survey No.47/1 of Panathur Village belonging to C.Vinod Kumar (earlier belonging to H.R.Chandrashekar and still earlier belonging to P.A.Krishna Reddy);

IV. The information in this Title Report is based on the review of the available documents and information furnished to us by our clients and is not based on any independent investigation in any department or otherwise. We have investigated the title on the basis that (a) all copies provided to us confirm to the originals and are accurate and complete, (b) all documents provided to us were properly authorized and executed, (c) apart from the available documents, there are no other documents and information that would impact our findings in this Title Report. If any of the facts are different from any of the documents and information furnished or any documents are subsequently furnished and the contents thereof are contrary to the information and documents furnished, then the observations on the title made herein could have material impact on our conclusions.

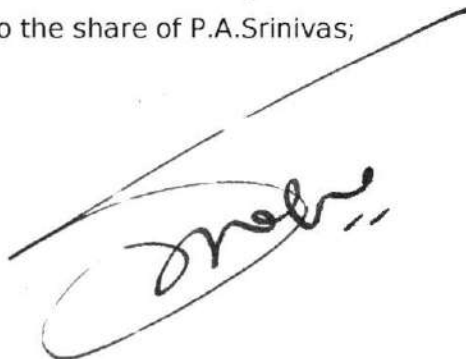
V. TRACING OF TITLE:

1. The land in Survey No.47/1, agricultural land being portion in Survey No. 47/1, Panathur Village, Varthur Hobli, Bangalore East Taluk, in all measuring 13 Acres 28 Guntas (which is more fully set out in the Schedule hereto, and hereinafter referred to as the "SCHEDULE PROPERTY"), was part of a larger extent of land comprised in Survey Nos.44, 45, 46 and 47 of Panathur Village, which originally belonged to M/s Hoody Pilla Reddy and Son they having acquired the same under a Deed of Sale dated 23.04.1946 (Document No.1) from M.K.Jinachandran, son of Maniankode Krishna Gowder;
2. The said Hoody Pilla Reddy and his son H.P.Krishna Reddy jointly sold a the Larger Property in Survey Nos.44, 45, 46, and 47, all situated in Panathur

A handwritten signature in black ink, appearing to be 'H.P. Krishna Reddy', is written over a horizontal line.

Village, jointly to P.N.Appanna Reddy Son of late Nanjappa and Yellappa Reddy, Son of Muni Reddy under a Deed of Sale dated 01.03.1947 (Document No.2);

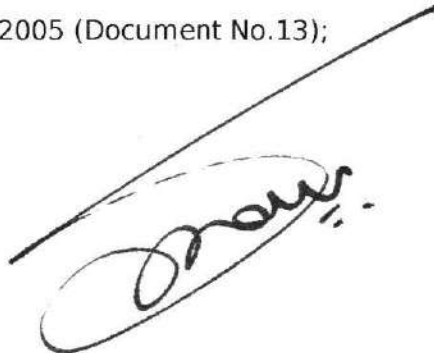
3. I am informed that on an oral partition being effected sometime during the year 1948 between the said P.N.Appanna Reddy and S.Yellappa Reddy, a portion of the Larger Property being Survey No.47 of Panathur Village, measuring 20 Acres 02 Guntas (inclusive of 01 Gunta of kharab) was allotted to the share of P.N.Appanna Reddy, and the remaining portion of Survey No.47 measuring 5 Acres 16 Guntas (inclusive of 12 Guntas of kharab) was allotted to the share of S.Yellappa Reddy (which is also evident from the phodi order dated 20.02.1948 being Document No.27);
4. On a phodi being conducted, and by an order of durust on 20.02.1948, the land in Survey No.47 of Panathur Village was bifurcated, and the portion of Survey No.47 measuring 20 Acres 02 Guntas (inclusive of 01 Gunta of kharab) belonging to P.N.Appanna Reddy was assigned Sub-survey No. 47/1, and the remaining portion of survey No.47 measuring 5 Acres 16 Guntas (inclusive of 12 Guntas of kharab) belonging to S.Yellappa Reddy was assigned Sub-survey No.47/2. The said P.N.Appanna Reddy was registered as the khatedar of Survey No.47/1 in the revenue and survey records, recording him as owner and in peaceful possession and enjoyment of land in Survey No.47/1 (Document No.27, 28 and 4);
5. On a partition being effected between P.N.Appanna Reddy and his children P.A.Krishna Reddy, P.A.Gopala Reddy, P.A.Srinivas, P.A.Venkatesha Reddy, P.A.Padmanabha Reddy and P.A.Prabhu, of their joint family properties, which was recorded vide Partition Deed dated 20.12.1974 (Document No. 3):
 - (a) an extent of land measuring 8 Acres 22 Guntas in Survey No.47/1 was allotted to the share of P.A.Srinivas;

A handwritten signature in black ink, appearing to be 'Srinivas', is written over a diagonal line that extends from the bottom left towards the top right of the page.

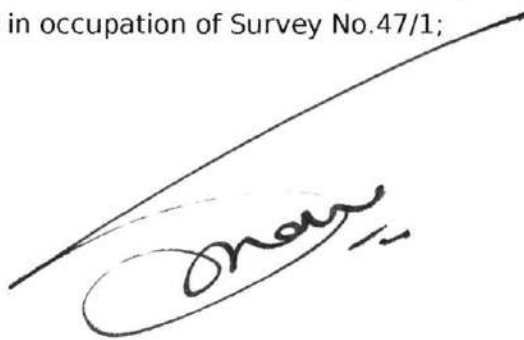
- (b) another extent of land measuring 5 Acres 28 Guntas in Survey No.47/1 (i.e the Item 1 of the Schedule Property) was allotted to the share of the P.A.Krishna Reddy;
- (c) and the remaining extent of 5 Acres 32 Guntas was allotted to the share of P.A.Padmanabha Reddy;

and the said Partition deed is recorded vide Mutation Entry bearing MR Nos.3/74-75, 5/74-75, and 7/74-75 (Document Nos.5 to 7);

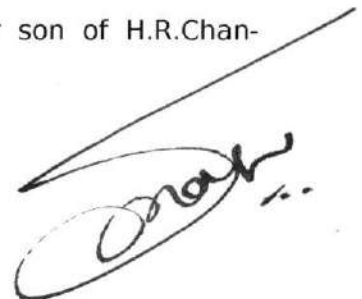
- 6. The said P.A.Krishna Reddy son of Late P.N.Appanna Reddy, along with his wife Vimala, and children Praveen, Anupama sold his extent of Survey No. 47/1 measuring 5 Acres 28 Guntas, which is more fully set out in Item 1 of the Schedule Property in favour of H.R.Chandrashekar son Late H.K.Ramaiah under a Deed of Sale dated 16.04.2005, which is recorded vide Mutation entry bearing MR No.96/2004-05 (Document No.10 read with 9 and 11);
- 7. The said P.A.Srinivas, along with his wife Sujatha, and children P.S.Veena, P.S.Shilpa, sold his extent of Survey No.47/1 measuring 8 Acres (out of 8 Acres 22 Guntas), which is more fully set out in Item 2 of the Schedule Property in favour of H.R.Chandrashekar son Late H.K.Ramaiah under a Deed of Sale dated 30.06.2005 (Document No.12). The remaining extent of 22 Guntas has been retained by P.A.Srinivas. Further the khata of the portion of Survey No.47/1 measuring 8 Acres (i.e. Item 2 of the Schedule Property) and portion of Survey No.47/1 measuring 22 Guntas (retained by P.A.Srinivas) has been transferred in the name of H.R.Chandrashekar and P.A.Srinivas respectively, vide Mutation Entry bearing MR No.31/2007-08 (Document No.16 read with 17).
- 8. P.S.Prathima daughter of P.A.Srinivas along with her husband, has under a Deed of Confirmation dated 27.09.2006 confirmed and ratified the Sale Deed dated 30.06.2005 (Document No.13);

A handwritten signature in black ink, appearing to be 'Prathima', is written over a diagonal line that extends from the bottom left towards the top right of the page.

9. The said H.R.Chandrashekar has under a Deed of Gift dated 12.08.2005 gifted the Item 1 of the Schedule Property to his son C.Vinod Kumar, and the said C.Vinod Kumar is registered as the khatedar of Schedule Property vide Mutation entry bearing MR No.17/2005-06 (Document Nos.14 and 15);
10. The Endorsement dated 10.01.2005 bearing No.LRF.CR 107/2004-05 issued by the Special Tahsildar, Bangalore East Taluk, K.R.Puram, Bangalore, confirm that there are no tenancy claims under Section 48 (1) of the Karnataka Land Reforms Act, 1961 with regard to Survey No.47/1, Panathur (Document No.22);
11. The Endorsement dated 18.07.2007 bearing No.LRF.(BE) CR 222/2007-08 issued by the Assistant Commissioner, Bangalore North Sub-division, confirm that there are no proceedings under Section 79A and 79B of the Karnataka Land Reforms Act, 1961 with regard to Survey No.47/1 measuring 13 Acres 27 Guntas (Document No.23);
12. The Hissa Tippani, Atlas extract disclose the shape of Survey No.47/1. The Pakka Book nakal and Akarbandh Extract disclose the extent of Survey No. 47/1 as 20 Acres 02 Guntas (inclusive of 01 Gunta of kharab) (Document Nos.27 to 30);
13. The Record of Tenancy and Crops (RTC/Pahini) for the period 1967 to 2005 with regard to Survey No.47/1 measuring 20 Acres 02 Guntas (inclusive of 01 Gunta of kharab), disclose as follows (Document No.31):
 - (a) The RTC/Pahini for the period 1967 to 1974 show that P.N.Appanna Reddy is registered as the khatedar and is in occupation of Survey No.47/1;
 - (b) The RTC/Pahini for the period 1975 to 2003 show that P.A.Krishna Reddy, P.A.Srinivas, P.A.Padmanabha Reddy are registered as the khatedars and are in occupation of Survey No.47/1;

A handwritten signature in black ink, appearing to be 'Onkar', is written over a long, sweeping horizontal line that extends from the left margin towards the right.

- (c) The RTC/Pahini for the period 1988 to 2003 record the mortgage in favour of VSSN Bank with reference to MR 11/88-89. It is evident from the said mutation entry that the said mortgage was effected by P.A.Srinivas Reddy in favour of Panathur VSSN with regard to his portion of Survey No.47/1 measuring 8 Acres 22 Guntas (Document No.20). I have been furnished with an endorsement dated 03.02.2005 confirming that there are no loans procured as on date with regard to Survey No.47/1 measuring 8 Acres 22 Guntas belonging to P.A.Srinivas Reddy (Document No.21).
- (d) The RTC/Pahini for the period 2004 show that P.A.Srinivas, P.A.-Padhmanabha, and H.R.Chandrashekar are registered as the khatedars and are in occupation of Survey No.47/1;
- (e) The RTC/Pahini for the period 2005 show that P.A.Srinivas, P.A.-Padhmanabha, and C.Vinod Kumar are registered as the khatedars and are in occupation of Survey No.47/1;
14. I am informed that a personal verification has been conducted by Mr.D.S.-Patil, representative of Sobha Developers Limited, in the office of the Bangalore Development Authority and the Karnataka Industrial Areas Development Board, and he has verified that there are no acquisition proceedings in respect of Survey No.47/1, however it is advisable to secure an endorsement from Bangalore Development Authority and Karnataka Industrial Area and Development Board to that effect;
15. The Search reports covering the period 01.04.1948 to 30.06.2005 (Document Nos.33 to 36) with regard to Survey No.47/1 measuring 20 Acres 02 Guntas disclose the transactions discussed as Document Nos.3, 10, 12, 18 and 19. It is advisable that a search report for the period 01.07.2005 to date with regard to survey No.47/1 is secured and furnished;
16. Taking into consideration, the documents and information furnished to me, and the observations made in this opinion, I am of the view that the Item 1 of the Schedule Property belongs to C.Vinod Kumar son of H.R.Chan-

A handwritten signature in black ink, appearing to be 'Orav', is written over a diagonal line that extends from the bottom right of the text area towards the top right of the page.

drashekar, and the Item 2 of the Schedule Property belongs to H.R.Chandrashekar, and they have a good and marketable title, subject to the following to be furnished:

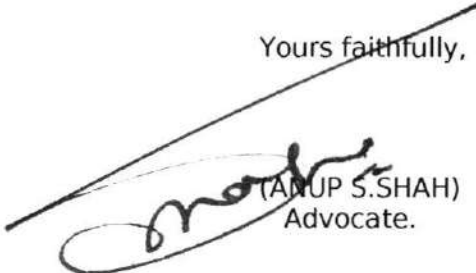
- (a) RTC/Pahini for the period 2006 to date with regard to survey No. 47/1;
- (b) Encumbrance Certificate for the period for the period 01.07.2005 to date with regard to survey No.47/1;
- (c) Present Endorsement from Land Acquisition Officer/Bangalore Development Authority/ Karnataka Industrial Area and Development Board confirming that there are no acquisition proceedings with regard to Survey No.47/1;
- (d) taxes being brought upto date;

I have been assisted by my colleague Ms Samina S Iqbal in this opinion.

In the event of there being any further query, please let me know.

Thanking you,

Yours faithfully,



(ANUP S.SHAH)
Advocate.

29th October, 2022

M/s. Sobha Limited,
(formerly Sobha Developers Limited),
Office at Sobha, No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sirs,

Attn: Mr. Ashok Kumar N.B.

We have been furnished with documents which have been listed herein below for issuing of an Additional Title Report in continuation of our earlier Title Report dated 02.10.2008 with regard to all that piece and parcel of residentially converted lands bearing (a) Survey No.47/3 (earlier a portion of Survey No.47/1), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 08 Acres, there being no kharab ("Item No. 1") and (b) Survey No. 47/5 (earlier a portion of Survey No.47/1), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 5 Acres 27 Guntas, there being no kharab ("Item No. 2") and the Item No. 1 and Item No. 2 together measuring in all about 13 Acres 27 Guntas and hereinafter referred to as "Schedule Property", which is morefully described in the Schedule hereto in Para III below: -

I. DOCUMENTS FURNISHED:		
Sl. No.	Date	Particulars
1.	10.06.2008	Demand Note bearing No. ALN (EVH) SR 70/2007-08, issued on behalf of the Special Deputy Commissioner, Bangalore District, Bangalore to C.Vinod Kumar son of H. R Chandrashekar, with regard to portion of Survey No. 47/1 measuring about 5 Acres 28 Guntas, inclusive of 01 Gunta kharab;

Apekha

1-

Privileged and Confidential

Sl. No.	Date	Particulars
2.	16.06.2008	Challan Acknowledging the payment of conversion fine, issued by the State Bank of Mysore, with regard to portion of Survey No. 47/1 measuring about 5 Acres 27 Guntas;
3.	03.10.2008	Official Memorandum bearing No. ALN (EVH) SR 70/2007-08 issued by office of the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore to C.Vinod Kumar son of H. R Chandrashekar, discloses the conversion of portion of Survey No. 47/1 measuring about 5 Acres 27 Guntas along with regularized 01 Gunta 'A' kharab in all measuring about 5 Acres 28 Guntas from agricultural to non-agricultural residential purpose;
4.	17.09.2008	Demand Note bearing No. ALN (EVH) SR 106/2008-09, issued on behalf of the Special Assistant Commissioner, Bangalore District, Bangalore to H. R Chandrashekar son of late H.K Ramaiah, with regard to portion of Survey No. 47/1 measuring about 8 Acres;
5.	04.02.2009	Official Memorandum bearing No. ALN (EVH) SR 106/2008-09 issued by office of the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore to H. R Chandrashekar son of late H.K Ramaiah, discloses the conversion of portion of Survey No. 47/1 measuring about 8 Acres from agricultural to non-agricultural residential purpose;
6.		Mutation Register Extract bearing M.R No. 48/2008-09, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, with regard to Survey No. 47/1 measuring about 08 Acres;
7.	10.02.2009	Sale Deed executed by i) C. Vinod Kumar son of H.R Chandrashekar and ii) H.R Chandrashekar son of late H.K Ramaiah in favour of M/s. Sobha Developers Limited, represented by its authorized representative D.S Patil (registered as Document No.VRT-1-05304/2008-09, Book-I stored in C.D No.VRTD41, in the office of the Senior Sub-Registrar, Varthur, Bangalore Urban District), with regard to portion of Survey No.47/1 measuring about 5 Acres 27 Guntas along with 01 Gunta regularized 'A' kharab, in all measuring about 5 Acres 28 Guntas;

Deetha

Sl. No.	Date	Particulars
8.	27.02.2009	Sale Deed executed by H. R Chandrashekar son of late H. K Ramaiah in favour of M/s. Sobha Developers Limited, represented by its authorized representative D. S Patil (registered as Document No.VRT-1-05551/2008-09, Book-I stored in C. D No. VRTD42, in office of the Senior Sub-Registrar, Varthur, Bangalore Urban District), with regard to portion of Survey No.47/1 measuring about 8 Acres;
9.	04.03.2009	Memorandum of Deposit of Title Deeds executed by M/s. Sobha Developers Limited represented by its authorized signatory Pavan Kumar Daga in favour of India Overseas Bank (registered as Document No. VRT-1-00990/2009-10 in Book-I, stored in CD No. VRTD47, in the office of the Sub-Registrar, Varthur, Bangalore Urban District), with regard to portions of Survey No. 47/1 measuring about 5 Acres 27 Guntas along with 01 Gunta regularized 'A' kharab in all measuring about 5 Acres 28 Guntas and 8 Acres;
10.	16.12.2014	Deed of Release executed by Indian Overseas Bank, represented by its authorized signatory, B.D. Swain in favour of M/s. Sobha Limited (formerly Sobha Developers Limited), represented by its authorized signatory Hara Hari Rao Maney (registered as Document No. HLS-1-04354/2014-15 in Book-I, stored in CD No. HLSD109, in the office of the Sub-Registrar, Halasuru, Bangalore), with regard to portions of Survey No. 47/1 measuring about 5 Acres 27 Guntas along with 01 Gunta regularized 'A' kharab in all measuring about 5 Acres 28 Guntas and 8 Acres;
11.	30.12.2014	Memorandum of Deposit of Title Deeds executed by M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney in favour of Tata Capital Financial Services Limited, represented by its regional sales manager H. Narayan (registered as Document No. HLS-1-04583, Book-I, stored in C.D No. HLSD110, in the office of the Sub-Registrar, Halasur, Bangalore), with regard to Survey No. 47/3 (earlier portion of Survey No. 47/1) measuring about 5 Acres 28 Guntas and Survey No. 47/5 (earlier portion of Survey No. 47/1) measuring about 8 Acres;

Deetha

Sl. No.	Date	Particulars
12.	02.01.2015	Deed of Rectification of Memorandum of Deposit of Title Deeds executed by M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney in favour of Tata Capital Financial Services Limited, represented by its authorized signatory Arun Gupta (registered as Document No. HLS-1-04610/2014-15, Book-I, stored in C.D No. HLSD110, in the office of the Sub-Registrar, Halsur, Bangalore), with regard to Survey No. 47/3 (earlier portion of Survey No. 47/1) measuring about 5 Acres 28 Guntas and Survey No. 47/5 (earlier portion of Survey No. 47/1) measuring about 8 Acres;
13.	05.12.2016	Deed of Discharge executed by Tata Capital Financial Services Limited, represented by its authorized signatory Narayan in favour of M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney (registered as Document No. HLS-1-04099/2016-17, Book-I stored in C.D No. HLSD139, in the office of the Sub-Registrar, Halsur, Bangalore), with regard to Survey No. 47/3 (earlier portion of Survey No. 47/1) measuring about 5 Acres 28 Guntas and Survey No. 47/5 (earlier portion of Survey No. 47/1) measuring about 8 Acres;
14.	23.12.2016	Memorandum of Entry by way of Deposit of Title Deeds executed by M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney in favour of Housing Development Finance Corporation Limited, represented by its authorized official D. Sathish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited (registered as Document No. HLS-1-04485/2016-17 in Book-I, stored in CD No. HLSD140, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to portions of Survey No. 47/1 measuring about 5 Acres 28 Guntas and 8 Acres;
15.	12.07.2017	Memorandum of Entry (extension of Mortgage) executed by M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney in favour of Housing Development Finance Corporation Limited, represented by its authorized official D. Sathish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited (registered as Document No. HLS-1-01666/2017-18 in Book-I, stored in CD No. HLSD148, in the office of the Sub-Registrar, Halasuru, Bangalore), with regard to

Pratibha

Sl. No.	Date	Particulars
		portions of Survey No. 47/1 measuring about 5 Acres 28 Guntas and 8 Acres;
16.	16.11.2018	Deed of Partial Discharge (Mortgage by Deposit of Title Deeds) executed by Housing Development Finance Corporation Limited and M/s. Axis Bank Limited in favour of M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney (registered as Document No. HLS-1-04363/2018-19 in Book-I, stored in CD No. HLSD170, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to portions of Survey No. 47/1 measuring about 5 Acres 28 Guntas and 8 Acres;
17.	25.06.2019	Memorandum of Entry by way of Deposit of Title Deeds Constructive Delivery executed by M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney, in favour of Axis Bank Limited (registered as Document No. HLS-1-01558/2019-20 in Book-I, stored in CD No. HLSD292, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to portions of Survey No. 47/1 measuring about 5 Acres 27 Guntas along with 01 Gunta regularized 'A' kharab in all measuring about 5 Acres 28 Guntas and 8 Acres;
18.	29.12.2021	Supplemental Memorandum of Entry by way of Deposit of Title Deeds (Constructive Delivery) executed by M/s. Sobha limited, represented by its authorised signatory Goutam Verma, in favour of Axis Bank Limited (registered as Document No. HLS-1-05142/2021-22 in Book-I, stored in CD No. HLSD898, in the office of the Sub-Registrar, Shivajinagar (Halasuru), with regard to portions of Survey No. 47/1 measuring about 5 Acres 27 Guntas along with 01 Gunta regularized 'A' kharab in all measuring about 5 Acres 28 Guntas and 8 Acres;
Re: Endorsements:		
19.	29.12.2021	Endorsement bearing No. KHB/LAO/230/2021-22, issued by office of the Special Land Acquisition officer, Karnataka Housing Board, Bangalore, with regard to Survey Nos. 47/3 and 47/5 and other lands;



Sl. No.	Date	Particulars
20.	19.02.2022	Endorsement bearing No. KIADB/SLAO-2/4712/2021-22, issued by office of the Special Land Acquisition officer, Karnataka Industrial Area and Development Board, with regard to Survey Nos. 47/3 and 47/5 and other lands;
21.	14.10.2022	Endorsement bearing No. PTCL:BE/CR:284/2022-23, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore, with regard to Survey No. 47/3 measuring about 08 Acres;
22.	14.10.2022	Endorsement bearing No. PTCL:BE/CR:285/2022-23, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore, with regard to Survey No. 47/5 measuring about 5 Acres 27 Guntas;
Re: Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey No.47/1:		
23.		Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No. 47/1 having total extent as 20 Acres 02 Guntas and actual extent as 20 Acres 01 Gunta, there being 01 Gunta of kharab;
		a) 2006-07 & 2007-08 issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura;
		b) 2008-09 to 2012-13 Computerized copy;
Re: Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey No.47/3:		
24.		Computerized copy of Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 2013-14 to 2021-22 with regard to portion of Survey No. 47/3 having total extent and actual extent as 08 Acres, there being no kharab;
Re: Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey No.47/5:		
25.		Computerized copy of Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 2013-14 to 2021-22

Sl. No.	Date	Particulars
		with regard to portion of Survey No. 47/5 having total extent and actual extent as 05 Acres 27 Guntas, there being no kharab;
Re: Survey Records:		
26.		Hissa Survey Tippani as on 16.08.2013 issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No.47/1;
27.		RR Pakka Book Nakal, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No.47/1;
28.		Karnataka Revision settlement Akarband, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey Nos .47/3 and 47/5;
Re: Search Reports with regard to Survey No. 47/1:		
29.	16.10.2008	Search Report bearing S.A No. 7246/2008-09, covering the period from 01.04.2004 to 15.10.2008, issued by office of the Senior Sub-Registrar, Varthur, Bangalore Urban District, with regard to Survey No. 47/1;
30.	17.06.2022	Search Report bearing S.A No.3992/2022-23, covering the period from 01.10.2008 to 31.03.2014, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No.47/1;
31.	20.10.2022	Search Report bearing S.A No.10954/2022-23, covering the period from 01.04.2014 to 19.10.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No.47/1;
Re: Search Reports with regard to portion of Survey No. 47/3:		
32.	11.02.2022	Search Report bearing S.A No. 13301/2021-22, covering the period from 01.04.2014 to 11.02.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 47/3;

7-
Privileged and Confidential

P. R. R. R.

Sl. No.	Date	Particulars
33.	17.06.2022	Search Report bearing S.A No. 3998/2022-23, covering the period from 01.02.2022 to 17.06.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 47/3 measuring about 8 Acres;
34.	11.10.2022	Search Report bearing S.A No. 10388/2022-23, covering the period from 18.06.2022 to 10.10.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 47/3 measuring about 8 Acres;
Re: Search Reports with regard to portion of Survey No. 47/5:		
35.	11.02.2022	Search Report bearing S.A No. 13302/2021-22, covering the period from 01.04.2014 to 11.02.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to portion of Survey No. 47/5;
36.	17.06.2022	Search Report bearing S.A No. 3997/2022-23, covering the period from 01.02.2022 to 17.06.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to portion of Survey No. 47/5 measuring about 5 Acres 28 Guntas;
37.	11.10.2022	Search Report bearing S.A No. 10387/2022-23, covering the period from 18.06.2022 to 10.10.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 47/5 measuring about 5 Acres 27 Guntas;

II. GLOSSARY (indicative)

Sl.No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;

P. S. S.

Sl.No	Term	Description
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an Acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/ Panchayat Parikath	Customary oral partition effected between the co-owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissass and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissass with sub survey numbers or sub-dividing of fields;
16.	Property	Property morefully described in Schedule 'B' of Property details below which is the subject matter of this Title Report;

Reetta

Sl.No	Term	Description
17.	RTC/Pahani	Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. SCHEDULE

Item No.1:

All that piece and parcel of residentially converted land bearing Survey No.47/3 (earlier a portion of Survey No.47/1) situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 08 Acres, there being no kharab and bounded on as under:

East by	:	Land bearing Survey Nos.47/4 & 47/5;
West by	:	Land bearing Survey No.43;
North by	:	Land bearing Survey No.47/1;
South by	:	Land bearing Survey Nos. 49/1, 49/2, 49/3, 49/4 & 47/5;

Item No.2:

All that piece and parcel of residentially converted land bearing Survey No. 47/5 (earlier a portion of Survey No. 47/1) situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 5 Acres 27 Guntas, there being no kharab and bounded as follows and bounded on as under:

10-
Privileged and Confidential

Deeltha

East by	:	Land bearing Survey Nos.47/2 & 47/6;
West by	:	Land bearing Survey No.47/3;
North by	:	Portion of Survey Nos. 47/3 & 47/4;
South by	:	Land bearing Survey Nos. 49/4, 49/5 & 48;

Item No. 1 and Item No. 2 are hereinafter together referred to as "Schedule Property".

IV. NOTE

This Additional Report has been prepared for M/s. Sobha Limited (our 'Client'), in continuation of the Title Report dated 02.10.2008 ("Earlier Title Report") issued by us with regard to all that piece and parcel of agricultural lands being (i) portion of Survey No. 47/1 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 8 Acres, there being no kharab and (ii) portion of Survey No.47/1 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 5 Acres 27 Guntas along with 01 Gunta kharab detailed hereinabove and should be read along with the said reports and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document or filed in court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete.

11-
Privileged and Confidential



Our observation would undergo a change in the event of fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have material impact on our conclusions in title report. We have not undertaken any physical searches at any Court or at the office of any other authority having judicial/quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. Further, we have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We have not conducted any independent investigation of the documents or of the information provided for our review. This Report should not be assumed to state the general principles of law applicable to transactions of this kind.

V. FLOW OF TITLE:

1. We have in the title report issued by us to M/s. Sobha Developers Limited, dated 20.10.2008 ("Earlier Title Report"), observed that all that piece and parcel of agricultural lands being (i) portion of Survey No. 47/1 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 8 Acres, there being no kharab ("Item No. 1") belongs to H. R Chandrashekar son of late H. K Ramaiah and (ii) portion of Survey No.47/1 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 5 Acres 27 Guntas along with 01 Gunta kharab ("Item No. 2") belongs to C. Vinod Kumar son of H.R Chandrashekar and they would have a good and marketable title subject to (i) RTC/Pahani for the period 2006 to date, (ii) Search Report from the period 01.07.2005 to date, with regard to Survey No. 47/1, (iii) present endorsement confirming that there are no acquisition proceedings initiated with regard Survey No. 47/1 from the land acquisition officer of Karnataka Industrial Areas

Reetha

12-
Privileged and Confidential

Development Board and Bangalore Development Authority and (iv) Upto date Tax Paid receipts being obtained.

2. C. Vinod Kumar son of H.R. Chandrashekar, made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Item No.2 i.e., portion of Survey No. 47/1, measuring about 05 Acres 27 Guntas and the regularization of 01 Gunta kharab from agricultural to non-agricultural use and the Special Deputy Commissioner, Bangalore District, Bangalore pursuant to receipt of the requisite conversion fine and the kharab regularization fine, by way of Official Memorandum bearing No. ALN (EVH) SR 70/2007-08 dated 03.10.2008 (Document No.3 read with Document Nos.1 & 2), converted portion of Survey No. 47/1, measuring about 05 Acres 27 Guntas and regularized 01 Gunta 'A' kharab, in all measuring about 5 Acres 28 Guntas from agricultural to non-agricultural residential purposes.

3. H. R Chandrashekar son of late H.K Ramaiah made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of Item No.1 i.e., portion of Survey No. 47/1, measuring about 08 Acres from agricultural to non-agricultural use and the Special Deputy Commissioner, Bangalore District, Bangalore pursuant to the receipt of the requisite conversion fine by way of Official Memorandum bearing No. ALN (EVH) SR 106/2008-09 dated 04.02.2009 (Document No. 5 read with Document No.4), converted portion of Survey No. 47/1, measuring about 08 Acres from agricultural to non-agricultural residential purposes. The said fact of conversion has been recorded in the revenue records of Survey No. 47/1 by way of Mutation Register Extract bearing MR No. 48/2008-09 (Document No. 6).

4. M/s. Sobha Developers Limited, represented by its authorized representative D.S Patil purchased Item No.1 and Item No.2 in the manner set out herein below:



13-
Privileged and Confidential

- a. By a Deed of Sale dated 10.02.2009 (Document No.7) purchased Item No. 2 from C. Vinod Kumar son of H.R Chandrashekar and H.R Chandrashekar son of late H.K Ramaiah.
- b. By a Deed of Sale dated 27.02.2009 (Document No.8) purchased Item No.1 from H. R Chandrashekar son of late H. K Ramaiah.

5. M/s. Sobha Developers Limited by a Memorandum of Deed of Deposit of Title Deeds dated 04.03.2009 (Document No. 9) deposited the original title deeds of Item No. 1 and Item No. 2 along with regularized 01 Gunta of 'A' kharab and the adjoining lands with the Indian Overseas Bank to create a charge by way of equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed, the Indian Overseas Bank released the charge created upon the Item No. 1 and Item No. 2 along with regularized 01 Gunta of 'A' kharab in favour of M/s. Sobha Limited by way of a Deed of Release dated 16.12.2014 (Document No. 10).

6. On a phoddi/sub-division being conducted by the Survey Department on 16.08.2013, Survey No.47/1 measuring about 20 Acres 02 Guntas, inclusive of 01 Gunta of kharab was phoddied/sub-divided into four portions i.e., Survey Nos.47/1, 47/3, 47/4 and 47/5. On such phoddi/sub-division, portion of Survey No.47/1 measuring about 8 Acres held by H.R Chandrashekar son of H.K Ramaiah was assigned Survey No.47/3 ("Survey No.47/3") and portion of Survey No.47/1 measuring about 5 Acres 27 Guntas held by C.V Vinod Kumar son of H.R Chandrashekar was assigned with Survey No.47/5 ("Survey No.47/5"). The balance portions of Survey No.47/1 which were assigned Survey Nos. 47/1 and 47/4 are not the subject matter of this title report.

7. M/s. Sobha Developers Limited by a Memorandum of Deed of Deposit of Title Deeds dated 30.12.2014 read with Rectification Deed dated 02.01.2015 (Document No. 11 &12) deposited the original title deeds of Item No. 1 and Item No. 2 along with regularized 01 Gunta of 'A' kharab with the Tata Capital Financial Services Limited, represented by its regional sales manager H. Narayan to create a charge by way of

equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed Tata Capital Financial Services Limited released the charge created upon Item No. 1 and Item No. 2 along with regularized 01 Gunta of 'A' kharab in favour of M/s. Sobha Limited by way of a Deed of Release dated 05.12.2016 (Document No. 13). We observe that the extent and boundaries of Survey No. 47/3 and 47/5 has been interchanged with each other in the aforesaid Mortgage Deed, Rectification Deed and Discharge Deed. Considering that the said mortgage is discharged in the year 2016 itself, we have not sought for any clarification.

8. Eventhough the portion of Survey No.47/1, measuring about 5 Acres 28 Guntas was purchased by C.Vinod Kumar and his successor-in-title, Sobha Developers Limited, on survey and phoddi/sub-division of Survey No.47/1 effected in the year 2013, M/s. Sobha Developers Limited was found to be in possession and occupation of 5 Acres 27 Guntas only and was assigned with Survey No.47/5. However, the subsequent transactions from 2013 onwards continue to reflect the extent 5 Acres 28 Guntas instead of 5 Acres 27 Guntas.

9. M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney by a Memorandum of Entry by way of Deposit of Title Deeds dated 23.12.2016 read with Memorandum of Entry (Extension of Mortgage) dated 12.07.2017 (Document Nos.14 & 15) deposited the original title deeds of Item No. 1 and Item No. 2, along with regularized 01 Gunta of 'A' kharab with the Housing Development Finance Corporation Limited, represented by its authorized official D. Sathish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited to create a charge by way of equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed Housing Development Finance Corporation Limited and M/s. Axis Bank Limited released the charge created upon the Item No. 1 and Item No. 2 along with 01 Gunta regularized 'A' kharab in favour of M/s. Sobha Limited by way of a Deed of Release dated 16.11.2018 (Document No. 16).



15-
Privileged and Confidential

10. M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney, by a Deposit of Title Deeds dated 25.06.2019 read with Supplemental Memorandum of Entry dated 29.12.2021 (Document Nos. 17 & 18) deposited the original title deeds of Item No. 1 and Item No. 2 along with regularized 01 Gunta of 'A' kharab to Axis Bank Limited. We observe that aforesaid mortgage is still subsisting. In the event of the aforesaid mortgage is still not discharged, there would be additional cash out flow towards the discharge of the said mortgage and the release of the original title deeds.

11. All that Piece and parcel of residentially converted lands bearing (a) Survey No.47/3 (earlier a portion of Survey No.47/1), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 08 Acres, there being no kharab ("Item No. 1") and (b) Survey No. 47/5 (earlier portion of Survey No.47/1), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 5 Acres 27 Guntas, there being no kharab ("Item No. 2") and Item No.1 and Item No.2 are together measuring about 13 Acres 27 Guntas is hereinafter together referred to as "Schedule Property".

12. The Schedule Property has presently come within the jurisdiction of the Bruhat Bangalore Mahanagara Palike and it is recommended that the Sobha Limited made an application for the assessment of land to tax and obtain transfer of khata in their name.

13. The Endorsement bearing No. KHB/LAO/230/2021-22 dated 29.12.2021, issued by office of the Special Land Acquisition officer, Karnataka Housing Board, Bangalore (Document No.19) confirms that no acquisition proceedings have been initiated, with regard to Survey Nos. 47/3 and 47/5 by the Karnataka Housing Board.

14. The Endorsement bearing No. KIADB/SLAO-2/4712/2021-22, dated 19.02.2022 issued by office of the Special Land Acquisition officer, Karnataka Industrial Area and Development Board (Document No.20) confirms that no acquisition proceedings have



been initiated, with regard to Survey Nos. 47/3 and 47/5 by the Karnataka Industrial Area and Development Board.

15. The Endorsement bearing No. PTCL:BE/CR:284/2022-23 dated 14.10.2022, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore (Document No.21) confirms that no proceedings have been initiated with regard to Survey No. 47/3 measuring about 08 Acres under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

16. The Endorsement bearing No. PTCL:BE/CR:285/2022-23 dated 14.10.2022, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore (Document No.22) confirms that no proceedings have been initiated with regard to Survey No. 47/5 measuring about 5 Acres 27 Guntas under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

17. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No. 47/1 discloses the total extent as 20 Acres 02 Guntas and actual extent as 20 Acres 01 Guntas, there being 01 Guntas of kharab (Document No.23). The RTC/Pahani further discloses the following owners and occupants:

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2006-07	P.A Padmanabha Reddy (5A-32G)	MR 7/74-75	-	P.A Padmanabha Reddy
	C. Vinod Kumar s/o H.R Chandrashekar (5A-27G)	MR 17/05-06 Gift	Tahsildar order bearing No. RRT(D)250/2005-06 dated 01.08.2006	C. Vinod Kumar
	P.A Srinivas s/o late P.N Appanna Reddy (2A-22G)	MR 25/06-07 Partition		P.A Srinivas

Reddy

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	P.S Prathima d/o P.A Srinivas (2A)			P.S Prathima
	P.S Veena d/o P.A Srinivas (2A)			P.S Veena
	P.S Shilpa d/o P.A Srinivas (2A)			P.S Shilpa
2007-08	P.A Padmanabha Reddy (5A-32G)	MR 7/74-75	-	P.A Padmanabha Reddy
	C. Vinod Kumar s/o H.R Chandrashekar (5A-27G)	MR 17/2005-06 Gift	-	C. Vinod Kumar
	P.A Srinivas s/o late P.N Appanna Reddy (22G)	MR 5/74-75	Assistant Commissioner order bearing No. R.A 542/2006-07 dated 06.12.2007	P.A Srinivas
	H.R Chandrashekar s/o H.K Ramaiah (8A)	MR 31/2007-08		H.R Chandrashekar
				P.S Prathima
				P.S Veena
	P.S Shilpa			
2008-09	P.A Padmanabha Reddy (5A-32G)	MR 7/74-75	-	P.A Padmanabha Reddy
	C. Vinod Kumar s/o H.R Chandrashekar (5A-27G)	MR 17/2005-06 Gift	-	C. Vinod Kumar
	P.A Srinivas s/o late P.N Appanna Reddy (22G)	MR 5/74-75	Assistant Commissioner order bearing No. R.A 542/2006-07 dated 06.12.2007	P.A Srinivas
	H.R Chandrashekar s/o H.K Ramaiah (8A)	MR 31/07-08 Sale		H.R Chandrashekar
2009-10 to 2012-13	P.A Padmanabha Reddy (5A-32G)	MR 7/74-75	-	P.A Padmanabha Reddy

18-
Privileged and Confidential

Prathima

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	C. Vinod Kumar s/o H.R Chandrashekar (5A-27C)	MR 17/05-06 Gift	-	C. Vinod Kumar
	P.A Srinivas s/o late P.N Appanna Reddy (22G)	MR 5/74-75	Assistant Commissioner order bearing No. R.A 542/2006-07 dated 06.12.2007	P.A Srinivas
	H.R Chandrashekar s/o H.K Ramaiah (8A)	MR 48/2008-09 Conversion		H.R Chandrashekar

18. The RTC/Pahani for the period from 2006-07 to 2012-13, with regard to Survey No. 47/1, furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy.

19. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to portion of Survey No. 47/3 discloses the total extent and actual extent as 08 Acres, there being no kharab (Document No.24). The RTC/Pahani further discloses the following owners and occupants:

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2013-14 to 2021-22	H.R Chandrashekar s/o H.K Ramaiah (8A)	MR 48/2008-09	-	H.R Chandrashekar

20. The RTC/Pahani for the period from 2013-14 to 2021-22 with regard to Survey No. 47/3, furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy, save and except Column 9 & 12 of the Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period from 2009-10 to 2021-22 which still records the name of the erstwhile owner i.e. H.R Chandrashekar, though the Survey No. 47/3 (earlier portion of 47/1) has been converted and sold to Sobha Limited in the year 2009 itself. Hence a necessary application is recommended to be made to the

concerned authority seeking removal of the name of predecessor-in-title H. R Chandrashekar in column 9 and 12 and to record NAK (Non-agricultural kharab), in order to avoid multiple transactions.

21. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to portion of Survey No. 47/5 discloses the total extent and actual extent as 05 Acres 27 Guntas, there being no kharab (Document No.25). The RTC/Pahani further discloses the following owners and occupants:

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2013-14 to 2021-22	C. Vinod Kumar s/o H.R Chandrashekar (8A)	MR 17/2005-06	-	C. Vinod Kumar

22. The RTC/Pahani for the period from 2013-14 to 2021-22 with regard to portion of Survey No. 47/5, furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy, save and except Column 9 & 12 of the Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period from 2009-10 to 2021-22 which still records the name of the erstwhile owner i.e. C. Vinod Kumar, though the Survey No. 47/5 (earlier portion of 47/1) has been converted and sold to Sobha Limited in the year 2009 itself. Hence a necessary application is recommended to be made to the concerned authority seeking removal of the name of predecessor-in-title C. Vinod Kumar in column 9 and 12 and to record NAK (Non-agricultural kharab), in order to avoid multiple transactions.

23. The Hissa Survey Tippani and R.R Pakka Book Nakal, both issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura (Document Nos.26 & 27) shows the shape, boundaries and sub-divisions of Survey No.47/1. On a phoddi being effected by the Survey Department on 16.08.2013, Survey No.47/1 measuring about 20

Preetha

Acres 02 Guntas, inclusive of 01 Gunta of kharab was phoddied/sub-divided into four portions i.e., Survey Nos.47/1, 47/3, 47/4 and 47/5. On such phoddi, portion of Survey No.47/1 measuring about 8 Acres was assigned with Survey No.47/3 ("Survey No. 47/3") and portion of survey No. 47/1 measuring about 5 Acres 27 Guntas was assigned with Survey No. 47/5 ("Survey No. 47/5"). As per the Hissa Survey Tippani Nakal and R.R. Pakka Book Nakal, the extent, hissedars and boundaries of lands bearing Survey Nos. 47/3 and 47/5 are detailed in the table herein below:

Sy Nos.	Extent		Hissedars as per RR Balabhagada Nakal	Boundaries			
	A	G		East	West	North	South
47/3	08	00	H.R Chandrashekar s/o H.K Ramaiah	Sy Nos. 47/4 & 47/5	Sy No.43	Sy No. 47/1	49/1, 49/2 & 47/5
47/5	05	27	C. Viond Kumar s/o H.R Chandshekar	Sy Nos. 47/2 & 47/6	Sy No. 47/3	Sy No.47/3 & 47/4	Sy No.48, 49/4 & 49/5

24. The Karnataka Revision Settlement Akarband, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura (Document No. 28) discloses the total extent and actual extent of Survey Nos. 47/3 and 47/5 as under:-

Sy. No.	Total Extent		Kharab		Actual Extent	
	A	G	A	G	A	G
47/3	08	00	00	00	08	00
47/5	05	27	00	00	05	27

25. The Search Report with regard to Survey No. 47/1 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk issued by the concerned Sub-Registrar (Document Nos. 29 to 31) discloses the following transactions: -

[Signature]

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
7246/08-09	01.04.2004	15.10.2008	Sale Deed dated 16.04.2005	05	28	P.A Krishna Reddy & others	H.R Chandrashekar	1215/05-06
			Receipt dated 06.06.2005	08	22	Co-Op Agric & Rural Development Bank Ltd	P.S Srinivas	3779/05-06
			Sale Deed dated 30.06.2005	08	00	P.A Srinivas & others	R. Chandrashekar	4757/05-06
			Gift Deed dated 12.08.2005	05	28	H.R Chandrashekar s/o late H.K Ramaiah	C. Vinod Kumar s/o H.R Chandrashekar	6189/05-06
			Confirmation Deed dated 29.09.2006	08	00	P.S Pratima d/o P.A Srinivas & another	H.R Chandrashekar	17044/06-07
3992/22-23	01.10.2008	31.03.2014	Sale Deed dated 10.02.2009	05	28	C. Vinod Kumar	M/s Sobha Developers Ltd	5304/08-09
			Sale Deed dated 27.02.2009	08	00	H.R Chandrashekar	M/s Sobha Developers Ltd	5551/08-09
			Deposit of Title Deed dated 25.06.2009	05	28	M/s Sobha Developers Ltd	Indian Overseas Bank	990/09-10
10954/22-23	01.04.2014	19.10.2022	Release Deed dated 16.12.2014	8 05	0 28	Indian Overseas Bank	M/s. Sobha Limited	4354/14-15
			Deposit of Title Deeds dated 30.12.2014	8 05	0 28	M/s. Sobha Limited	Tata Capital Financial Services Limited	4583/14-15
			Rectification Deed dated 02.01.2015	8 05	0 28	M/s. Sobha Limited	Tata Capital Financial Services Limited	4610/14-15
			Release Deed dated 05.12.2016	8 05	0 28	Tata Capital Financial Services Limited	M/s. Sobha Limited	4099/16-17
			Deposit of Title Deeds dated 23.12.2016	8 05	0 28	M/s. Sobha Limited	Housing Development Finance Corporation	4485/16-17

22-
Privileged and Confidential

Apeltra

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
			Supplemental Agreement dated 13.07.2017	8 05	0 28	M/s. Sobha Limited	Housing Development Finance Corporation	1666/17-18
			Release Deed dated 16.11.2018	8 05	0 28	Housing Development Finance Corporation & Axis Bank	M/s. Sobha Limited	4363/18-19
			Deposit of Title Deeds dated 25.06.2019	8 05	0 28	M/s. Sobha Limited	Axis Bank Ltd	1558/19-20
			Partition Deed dated 02.12.2020	828 sq.ft		Nagarathnamma w/o late Tanappa	Ajanamma w/o late Venkatesh	4025/20-21
			Deposit of Title Deeds dated 29.12.2019	8 05	0 28	M/s. Sobha Limited	Axis Bank Ltd	5142/21-22

26. We have examined the aforesaid Search Report for the period from 01.04.2004 to 19.10.2022 and we find that:

- (a) The Search Reports covering the period from 01.04.2004 to 31.03.2014, with regard to Survey No.47/1 furnished to us does not disclose any transactions other than those discussed hereinabove.
- (b) In addition to the transactions that have been discussed herein above, the Search Report bearing S.A No.10954/2022-23, covering the period from 01.04.2014 to 19.10.2022 also discloses Partition Deed dated 02.12.2020 (Document No. 4025/2020-21) which appears to have pertaining to khata No.269/247/247/1 of Panathur village which is not the subject matter of this title report and hence we have not sought for and discussed the same in this title report.

[Signature]

27. The Search Report with regard to portion of Survey No. 47/3 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk issued by the concerned Sub-Registrar (Document Nos. 32 to 34), discloses the following transactions: -

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
13301/ 21-22	01.04.2014	11.02.2022	Deposit of Title Deed dated 30.12.2014	05	28	Sobha Limited	TATA Capital Financial Services Ltd	4583/ 14-15
			Rectification Deed dated 02.01.2015	05	28	Sobha Limited	TATA Capital Financial Services Ltd	4610/ 14-15
			Discharge Deed dated 05.12.2016	05	28	TATA Capital Financial Services Ltd	M/s Sobha Developers Ltd	4099/ 16-17
3998/ 22-23	01.02.2022	17.06.2022	Nil	08	00	-	-	-
10388/ 22-23	18.06.2022	10.10.2022	Nil	08	00	-	-	-

28. We have reviewed the aforesaid Search Reports furnished to us with regard to Survey No.47/3 for the period from 01.04.2014 to 10.10.2022 and the same does not disclose transactions other than those discussed hereinabove.

29. The Search Report with regard to portion of Survey No. 47/5 situated at Panathur Village, Varthur Hobli, Bangalore East Taluk issued by the concerned Sub-Registrar (Document Nos. 35 to 37), discloses the following transactions: -

[Signature]

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
13302/21-22	01.04.2014	11.02.2022	Deposit of Title Deed dated 30.12.2014	08	00	Sobha Limited	TATA Capital Financial Services Ltd	4583/14-15
			Rectification Deed dated 02.01.2015	08	00	Sobha Limited	TATA Capital Financial Services Ltd	4610/14-15
			Discharge Deed dated 05.12.2016	08	00	TATA Capital Financial Services Ltd	M/s Sobha Ltd	4099/16-17
3997/22-23	01.02.2022	17.06.2022	Nil	05	28	-	-	-
10387/22-23	18.06.2022	10.10.2022	Nil	05	27	-	-	-

30. We have reviewed the Search Reports furnished to us with regard to Survey No.47/5 for the period from 01.04.2014 to 10.10.2022 and the same does not disclose transactions other than those discussed hereinabove.

IV. OBSERVATION AND SUGGESTIONS:

Taking into consideration our Earlier Title Report and the documents and information furnished therein, subject to observations made in our Earlier Title Report and in this report hereinabove and Search reports being brought upto date, khata being transferred in their name and taxes being paid upto date, we are of the view that, all that piece and parcel of residentially converted lands bearing (a) Survey No.47/3 (earlier portion of Survey No.47/1), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 08 Acres, there being no kharab ("Item No. 1") and (b) Survey No. 47/5 (earlier portion of Survey No.47/1), situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 5 Acres 27 Guntas, there being no kharab ("Item No. 2") presently vests with M/s. Sobha

Qeetha

Developers Limited subject to charges created in favour of Axis Bank Limited by way of a Memorandum of Entry by way of Deposit of Title Deeds dated 25.06.2019 read with Supplemental Memorandum of Entry by way of Deposit of Title Deeds dated 29.12.2021.

We have been assisted by Ms. Sangeetha Sakre in the preparation of this Title Report.

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

Thanking you,

Yours faithfully,

Induslaw



(K.N. Geetha)

Advocate.

01st December, 2022

M/s. Sobha Limited,
(formerly Sobha Developers Limited),
Office at Sobha, No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sirs,

Attn: Mr. Ashok Kumar N.B.

We act as legal advisors to M/s. Sobha Limited., who have forwarded to us the photocopies of documents of title relating to all that piece and parcel of residentially converted land being a southern portion of Survey No. 49/1, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring about 30 Guntas along with 03 Guntas of regularized "A" kharab, measuring in all about 33 Guntas ("Property" or "Said Lands") which is more fully set out in Para III below for scrutiny of title.

I. DOCUMENTS FURNISHED:		
Sl. No.	Date	Particulars
1.		Inheritance Register Extract bearing IHC No. 6/1983-84, issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapura, discloses Rukkamma, P.G. Anjana Reddy and P.G. Ashok Kumar wife and sons of late Gurreddy were registered as joint khatedars of Survey No. 49/1 measuring about 01 Acre 04 Guntas;
2.		Family Tree of Gurreddy, issued by office of the Village Accountant, Panathur Circle, Varthur Hobli, Bangalore East Taluk;
3.	07.11.1995	Memorandum Recollecting Partition effected amongst Rukkamma, Anjaneya Reddy, Ashok Kumar, Pramila and Bhagyamma, wife and children of late Gurreddy;
4.		Death Certificate of Rukkamma wife of late Gurreddy, issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura;

Sheeta

Sl. No.	Date	Particulars
5.	05.08.2004	Release Deed executed by G. Bhagyamma wife of Prasad, daughter of late Gurreddy in favour of P.G. Anjaneya Reddy and P.G. Ashok Kumar, both sons of late Gurreddy (registered as Document No. BAS-1-12365/2004-05 in Book-I, stored in CD No. BASD85, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to southern portion of Survey No. 49/1 measuring about 30 Guntas (from out of 01 Acre 07 Guntas);
6.		Mutation Register Extract bearing MR No. 64/2004-05, issued by office of the Village Accountant, Bangalore East Taluk, Krishnarajapura, discloses G. Bhagyamma wife of Prasad as khatedar of southern portion of Survey No. 49/1 measuring about 30 Guntas;
7.	10.05.2005	Sale Deed executed by G. Bhagyamma wife of Prasad and daughter of late Gurreddy duly confirmed by G. Pramila wife of Ramareddy as confirming party and Prasad.K as consenting witness in favour of H.R. Chandrashekar son of late H.K. Ramaiah (registered as Document No. BAS-1-03086/2005-06 in Book-I, stored in CD No. BASD167, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to southern portion of Survey No. 49/1 measuring about 30 Guntas;
8.		Mutation Register Extract bearing MR No. 111/2004-05, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, discloses that H.R. Chandrashekar son of late H.K. Ramaiah as khatedar of portion of Survey No. 49/1 measuring about 30 Guntas;
9.	12.08.2005	Gift Deed executed by H.R. Chandrashekar son of late H.K. Ramaiah in favour of his son C. Vinod Kumar (registered as Document No. BAS-1-06189/2005-06 in Book-I, stored in CD No. BASD180, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to southern portion of Survey No. 49/1 measuring about 30 Guntas;
10.		Mutation Register Extract bearing MR No. 17/2005-06, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, discloses C. Vinod Kumar son of H.R. Chandrashekar as

[Signature]

Sl. No.	Date	Particulars
		khatedar of portion of Survey No. 49/1 measuring about 30 Guntas;
11.	16.04.2008	Demand Note bearing No. ALN (EVH) SR. 71/2007-08, issued by office of the Deputy Commissioner, Bangalore District, Bangalore to C. Vinod Kumar son of H.R. Chandrashekar, with regard to Survey No. 49/1 measuring about 30 Guntas;
12.	15.05.2008	Challan acknowledging payment of conversion fee, with regard to Survey No. 49/1;
13.	16.10.2008	Official Memorandum bearing No. ALN (EVH) SR. 71/2007-08, issued by office of the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore to C. Vinod Kumar son of H.R. Chandrashekar, with regard to conversion of Survey No. 49/1 measuring about 30 Guntas and regularization of 03 Guntas of A kharab, in all measuring about 33 Guntas from agricultural to non-agricultural residential purpose;
14.	10.02.2009	Sale Deed executed by C. Vinod Kumar son of H.R. Chandrashekar and H.R. Chandrashekar son of late H.K. Ramaiah in favour of M/s. Sobha Developers Private Limited, represented by its authorized representative, D.S. Patil (registered as Document No. VRT-1-05304/2008-09 in Book-I, stored in CD No. VRTD41, in the office of the Varthur, Bangalore Urban District) with regard to southern portion of Survey No. 49/1 measuring about 30 Guntas and regularization of 03 Guntas of A kharab, in all measuring about 33 Guntas;
15.	04.03.2009	Memorandum of Deposit of Title Deeds executed by M/s. Sobha Developers Private Limited, represented by its authorized signatory Pavan Kumar Daga in favour of Indian Overseas Bank (registered as Document No. VRT-1-00990/2009-10 in Book-I, stored in CD No. VRTD47, in the office of the Sub-Registrar, Varthur, Bangalore Urban District) with regard to southern portion of Survey No. 49/1 measuring about 33 Guntas, inclusive of 03 Guntas of regularized kharab and other lands;
16.	16.12.2014	Deed of Release executed by Indian Overseas Bank, represented by its authorised signatory, B.D. Swain in favour

Speltka

Sl. No.	Date	Particulars
		of M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao (registered as Document No. HLS-1-4354/2014-15, in Book-I, stored in CD No. HLSD109, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to southern portion of Survey No. 49/1 measuring about 33 Guntas, inclusive of 03 Guntas of regularized kharab and other lands;
17.	30.12.2014	Memorandum of Recording Creation of Mortgage of Deposit of Title Deeds executed by M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao in favour of Tata Capital Financial Services Limited, represented by its authorized signatory H. Narayan (registered as Document No. HLS-1-04583/2014-15 in Book-I, stored in CD No. HLSD110, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to southern portion of Survey No. 49/1 measuring about 33 Guntas, inclusive of 03 Guntas of regularized kharab and other lands;
18.	05.12.2016	Deed of Discharge - (Equitable Mortgage of Property by Deposit of Title Deeds) executed by Tata Capital Financial Services Limited, represented by its authorized signatory H. Narayan in favour of M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao (registered as Document No. HLS-1-04099/2016-17 in Book-I, stored in CD No. HLSD139, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to southern portion of Survey No. 49/1 measuring about 33 Guntas, inclusive of 03 Guntas of regularized kharab and other lands;
19.	23.12.2016	Memorandum of Entry by way of Deposit of Title Deeds executed by M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney in favour of Housing Development Finance Corporation Limited, represented by its authorized official D. Satish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited (registered as Document No. HLS-1-04485/2016-17 in Book-I, stored in CD No. HLSD140, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to southern portion of Survey No. 49/1 measuring about 33 Guntas and other lands;
20.	12.07.2017	Memorandum of Entry (extension of mortgage) executed by M/s. Sobha limited, represented by its authorised signatory

Deetha

Sl. No.	Date	Particulars
		Hara Hari Rao Maney in favour of Housing Development Finance Corporation Limited, represented by its authorized official D. Satish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited (registered as Document No. HLS-1-01666/2017-18 in Book-I, stored in CD No. HLSD148, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to southern portion of Survey No. 49/1 measuring about 33 Guntas and other lands;
21.	16.11.2018	Deed of Partial Discharge (Mortgage by Deposit of Title Deeds) executed by Housing Development Finance Corporation Limited and M/s. Axis Bank Limited in favour of M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney (registered as Document No. HLS-1-04363/2018-19 in Book-I, stored in CD No. HLSD170, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to southern portion of Survey No. 49/1 measuring about 33 Guntas and other lands;
22.	25.06.2019	Memorandum of Entry by way of Deposit of Title Deeds Constructive Delivery executed by M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney, in favour of Axis Bank Limited (registered as Document No. HLS-1-01558/2019-20 in Book-I, stored in CD No. HLSD292, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to southern portion of Survey No. 49/1 measuring about 30 Guntas and regularization of 03 Guntas of A kharab, in all measuring about 33 Guntas and other lands;
23.	29.12.2021	Supplemental Memorandum of Entry by way of Deposit of Title Deeds (Constructive Delivery) executed by M/s. Sobha limited, represented by its authorised signatory Goutam Verma, in favour of Axis Bank Limited (registered as Document No. HLS-1-05142/2021-22 in Book-I, stored in CD No. HLSD898, in the office of the Sub-Registrar, Shivajinagar (Halasuru), with regard to southern portion of Survey No. 49/1 measuring about 30 Guntas and regularization of 03 Guntas of A kharab, in all measuring about 33 Guntas and other lands;
Re: Endorsements:		
24.	13.07.2007	Tahsildar Report bearing No. ALN. SR. 25/2007-08, issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura, Bangalore, with regard to Survey No. 49/1 and other lands;

Apetha

Sl. No.	Date	Particulars
25.	29.12.2021	Endorsement bearing No. KHB/LAO/230/2021-22, issued by office of the Special Land Acquisition officer, Karnataka Housing Board, Bangalore, with regard to Survey No. 49/1 and other lands;
26.	19.02.2022	Endorsement bearing No. KIADB/SLAO-2/4712/2021-22, issued by office of the Special Land Acquisition officer, Karnataka Industrial Area and Development Board, with regard to Survey No. 49/1 and other lands;
27.	14.10.2022	Endorsement bearing No. PTCL:BE/CR:285/2022-23, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore, with regard to Survey No. 49/1 measuring about 30 Guntas;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike:		
28.		Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike for the period set out below with regard to Survey No. 49/1 discloses the total extent as 1 Acre 07 Guntas and actual extent as 1 Acre 04 Guntas, there being 03 Guntas of kharab:
		a. 1967-68 to 2001-02, issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapura;
		b. 2002-03 to 2008-09, issued by office of the Village Accountant, Computerized Pahani Distribution Center, Bangalore East Taluk, Krishnarajapura;
		c. 2009-10 to 2021-22, Computerized copy;
Re: Survey Records:		
29.		Village Map of Panathur Village issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore;
30.		Moola Tippani Nakal, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No.49;
31.		Hissa Survey Tippani Nakal, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No. 49;

Apetha

Sl. No.	Date	Particulars
32.		Atlas, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No. 49;
33.		RR Balabhogada Nakal, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No. 49;
34.		Karnataka Revision Settlement Akharband, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No. 49/1;
Re: Search Reports:		
35.	09.11.2006	Search Report bearing SA No. 24918/2006-07 covering the period from 01.01.1960 to 31.03.2006, issued by office of the Sub-Registrar, Central Records, Bangalore South Taluk, Bangalore, with regard to Survey No. 49/1;
36.	17.06.2022	Search Report bearing SA No. 3991/2022-23 covering the period from 01.04.2006 to 31.03.2016, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/1;
37.	04.11.2022	Search Report bearing SA No. 11513/2022-23 covering the period from 01.04.2016 to 11.02.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/1;
38.	17.06.2022	Search Report bearing SA No. 3994/2022-23 covering the period from 01.02.2022 to 17.06.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/1, measuring about 33 Guntas;
39.	08.11.2022	Search Report bearing SA No. 12083/2022-23 covering the period from 01.06.2022 to 08.11.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/1, measuring about 01 Acre 07 Guntas;

Apelka

II. GLOSSARY (indicative)

Sl.No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an Acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/ Panchayat Parikath	Customary oral partition effected between the co-owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;

Deetta

Sl.No	Term	Description
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Property	Property morefully described in Schedule 'B' of Property details below which is the subject matter of this Title Report;
17.	RTC/Pahani	Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS

All that piece and parcel of residentially converted land being a southern portion of Survey No. 49/1, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring about 30 Guntas along with 03 Guntas of regularized "A" kharab, measuring in all about 33 Guntas and bounded on as under:

East by	:	Land bearing Survey No. 49/2 and 49/6;
West by	:	Land bearing Survey No. 42;
North by	:	Remaining portion of Survey No. 49/1;
South by	:	Land bearing Survey No. 50;

Spettha

IV.**NOTE:**

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



V. FLOW OF TITLE:

1. All that piece and parcel of agricultural land bearing Survey No. 49/1, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring about 1 Acre 04 Guntas, along with 03 Guntas of kharab, measuring in all about 01 Acres 07 Guntas is hereinafter referred to as the "Survey No. 49/1".

2. It is evident from the RTC/Pahani for the period from 1967-68 to 1981-82 furnished to us with regard to Survey No.49/1, that Gurreddy son of Doddanna alias Pilla Reddy was registered as khatedar and occupant for the period 1967-68 and thereafter Gurreddy was registered as khatedar and his wife Rukkamma was registered as occupant for the period 1968-69 to 1981-82 (Document No.28).

3. It is gathered from the Family Tree of Gurreddy, issued by office of the Village Accountant, Panathur Circle, Varthur Hobli, Bangalore East Taluk (Document No. 2) that Gurreddy (dead) and his wife Rukkamma (dead) have four children namely, Anjana Reddy, Prameela, Ashok Kumar and G. Bhagyamma. The aforesaid family tree further discloses their respective family members as under:

(a) Anjana Reddy and his wife Lalithamma have two children namely, Shwetha and Gunasheela.

(b) Prameela is married and have two children namely, Santhosh and Maaya.

(c) Ashok Kumar and his wife Sathyamma have two daughters namely, Archana and Ambika.

(d) G. Bhagyamma and her husband Prasad have two children namely, Manoj and Yaksha.

4. Gurreddy son of Pilla Reddy died in the year 1967 as could be gathered from the Inheritance Register Extract bearing IHC No. 6/1983-84 (Document No.1) and left behind his wife Rukkamma, children P.G. Anjana Reddy, Prameela, P.G. Ashok



Kumar and G. Bhagyamma as his only surviving legal heirs and his estate including Survey No.49/1 devolved upon the aforesaid legal heirs as per the personal law of inheritance governing him. Upon the death of Gurreddy, on an application being made for transfer of khata, Rukkamma, P.G. Anjana Reddy and P.G. Ashok Kumar, wife and sons of late Gurreddy were registered as khatedars jointly, in the revenue records of Survey No. 49/1 measuring about 1 Acre 04 Guntas, by way of Inheritance Register Extract bearing IHC No. 6/1983-84 (Document No.1).

5. Rukkamma, P.G. Anjana Reddy, P.G. Ashok Kumar, Pramila and Bhagyamma, wife and children of late Gurreddy effected a partition of their joint family properties, which is recollectd under a Memorandum Recollecting Panchayat Partition dated 07.11.1995 (Document No.3) and it is evident from the said partition that the parties decided to set aside Survey No. 49/1 from the partition and to sell/dispose of Survey No.49/1 to clear their debts.

6. Rukkamma wife of late Gurreddy died on 01.06.2001 as could be gathered from the Death Certificate of Rukkamma, issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura (Document No.4) and left behind her children P.G. Anjana Reddy, Prameela, P.G. Ashok Kumar and G. Bhagyamma, as her only surviving legal heirs. Upon the death of Rukkamma, her share in Survey Nos. 49/1 devolved upon the aforesaid legal heirs as per the personal law of inheritance governing her.

7. Pursuant to the death of Rukkamma, her daughters, Prameela appears to have been allotted northern of Survey No.49/1 measuring about 14 Guntas and G.Bhagyamma was allotted the southern portion of Survey No.49/1 measuring about 30 Guntas ("Southern Portion of Survey No.49/1") under the oral partition effected amongst themselves and their brothers P.G. Anjana Reddy and P.G. Ashok Kumar as could be gathered from the Release Deed dated 05.08.2004 (Document No.5). Though the document evidencing the partition or the mutation register extract recording the partition is not available, on account of the fact that the family



members of late Gurreddy have joined in the subsequent transactions, we presume they have accepted and acknowledged the allotment of Survey No.49/1 towards the share of Prameela and G.Bhagyamma, daughters of late Gurreddy. The northern portion of Survey No.49/1 measuring about 14 Guntas is not the subject matter of this title report.

8. G. Bhagyamma wife of Prasad and daughter of late Gurreddy having retained the Southern Portion of Survey No. 49/1 with her by a Deed of Release dated 05.08.2004 (Document No.5) released and relinquished all her share, right, title and interest in the joint family properties in favour of her brothers P.G. Anjaneya Reddy and P.G. Ashok Kumar. On an application being made for transfer of khata G. Bhagyamma wife of Prasad was registered as khatedar of the Southern Portion of Survey No.49/1, measuring about 30 Guntas in the revenue records of Survey No.49/1, by way of Mutation Register Extract bearing MR No. 64/2004-05 (Document No.6).

9. G. Bhagyamma wife of Prasad and daughter of late Gurreddy joined by her sister, G. Pramila wife of Ramareddy as confirming party and her husband Prasad.K as consenting witness by a Deed of Sale dated 10.05.2005 (Document No.7) sold the Southern Portion of Survey No.49/1, measuring about 30 Guntas to H.R. Chandrashekar son of late H.K. Ramaiah. On an application being made for transfer of khata H.R. Chandrashekar son of late H.K. Ramaiah was registered as khatedar of the said portion in the revenue records of Survey No.49/1 by way of Mutation Register Extract bearing MR No. 111/2004-05 (Document No.8).

10. H.R. Chandrashekar son of late H.K. Ramaiah by a Deed of Gift dated 12.08.2005 (Document No.9) gifted the Southern Portion of Survey No.49/1 to his son C. Vinod Kumar. On an application being made for transfer of khata C. Vinod Kumar son of H.R. Chandrashekar was registered as khatedar of the Southern Portion of Survey No.49/1 in the revenue records by way of Mutation Register Extract bearing MR No. 17/2005-06 (Document No. 10).

11. C. Vinod Kumar son of H.R. Chandrashekar made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of the Southern Portion of Survey No.49/1 measuring about 30 Guntas and the regularization of 3 Guntas of A kharab from agricultural to non-agricultural use and the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore pursuant to receipt of the requisite conversion fine and the kharab regularization fine, by way of Official Memorandum bearing No. ALN (EVH) SR. 71/2007-08 dated 16.08.2008 (Document No. 13 read with Document Nos. 11 & 12), converted the Southern Portion of Survey No.49/1, measuring about 30 Guntas and regularized 03 Guntas of A kharab in all measuring about 33 Guntas from agricultural to non-agricultural residential purposes.

12. All that Piece and parcel of residentially converted land being a southern portion of Survey No. 49/1, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring about 30 Guntas along with 03 Guntas of regularized "A" kharab, measuring in all about 33 Guntas, is hereinafter referred to as the "Said Land".

13. C. Vinod Kumar son of H.R Chandrashekar and H.R. Chandrashekar son of late H.K. Ramaiah by a Deed of Sale dated 10.02.2009 (Document No.14) sold the Said Land to M/s. Sobha Developers Private Limited, represented by its authorized representative, D.S. Patil.

14. M/s. Sobha Developers Limited by a Memorandum of Deed of Deposit of Title Deeds dated 04.03.2009 (Document No.15) deposited the original title deeds of the Said Land and the adjoining lands with the Indian Overseas Bank to create a charge by way of equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed, the Indian Overseas Bank released the charge created upon the Said Land in favour of M/s. Sobha Limited by way of a Deed of Release dated 16.12.2014 (Document No.16).



15. M/s. Sobha Developers Limited by a Memorandum of Deed of Deposit of Title Deeds dated 30.12.2014 (Document No.17) deposited the original title deeds of the Said Land with the Tata Capital Financial Services Limited, represented by its regional sales manager H. Narayan to create a charge by way of equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed Tata Capital Financial Services Limited released the charge created upon the Said Land in favour of M/s. Sobha Limited by way of a Deed of Release dated 05.12.2016 (Document No.18).

16. M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney by a Memorandum of Entry by way of Deposit of Title Deeds dated 23.12.2016 read with Memorandum of Entry (Extension of Mortgage) dated 12.07.2017 (Document Nos.19 & 20) deposited the original title deeds of the Said Land with the Housing Development Finance Corporation Limited, represented by its authorized official D. Sathish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited to create a charge by way of equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed Housing Development Finance Corporation Limited and M/s. Axis Bank Limited released the charge created upon the Said Land in favour of M/s. Sobha Limited by way of a Deed of Release dated 16.11.2018 (Document No.21).

17. M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney, by a Deposit of Title Deeds dated 25.06.2019 read with Supplemental Memorandum of Entry dated 29.12.2021 (Document Nos.22 & 23) deposited the original title deeds of the Said Land to Axis Bank Limited. We observe that aforesaid mortgage is still subsisting. In the event of the aforesaid mortgage is still not discharged, there would be additional cash out flow towards the discharge of the said mortgage and the release of the original title deeds.



18. As the Said Land has come under the jurisdiction of the Bruhat Bangalore Mahanagara Palike, the same needs to be assessed to non-agricultural tax by paying required charges and the Special Notice along with the Khata Extract and Khata Certificate recording M/s. Sobha Limited as the khatedar of the Said Land and up to date tax paid receipts be obtained.

19. Though we have not been furnished with the endorsements issued by office of the Assistant Commissioner, confirming that there are no tenancy claims filed in Form 7 & 7A under Section 48A & 77A of the Karnataka Land Reforms Act with regard to Survey No.49/1, we have been furnished with a Correspondence Report bearing No. ALN. SR. 25/2007-08, dated 13.07.2007, by and between the Tahsildar, Bangalore East Taluk, Krishnarajapura and the Special Deputy Commissioner, Bangalore District (Document No.24), at the time of conversion of Survey No.49/1 which confirms that that no tenancy claims have been filed in Form 7 and 7A under Section 48(A) and 77(A) of Karnataka Land Reforms Act, 1961 with regard to Survey No.49/1 measuring about 30 Guntas.

20. The Endorsement bearing No. KHB/LAO/230/2021-22 dated 29.12.2021, issued by office of the Special Land Acquisition officer, Karnataka Housing Board, Bangalore (Document No.25) confirms that no acquisition proceedings have been initiated, with regard to Survey No. 49/1 by the Karnataka Housing Board.

21. The Endorsement bearing No. KIADB/SLAO-2/4712/2021-22, dated 19.02.2022 issued by office of the Special Land Acquisition officer, Karnataka Industrial Area and Development Board (Document No.26) confirms that no acquisition proceedings have been initiated, with regard to Survey No. 49/1 by the Karnataka Industrial Area and Development Board.

22. The Endorsement bearing No. PTCL:BE/CR:285/2022-23 dated 14.10.2022, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore (Document No.27) confirms that no proceedings have been initiated with



regard to Survey No. 49/1 measuring about 30 Guntas under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

23. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey No. 49/1 for the period set out below discloses the total extent as 01 Acre 07 Guntas and actual extent as 01 Acre 04 Guntas, there being 03 Guntas of kharab (Document No.28). The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1967-68	Gurreddy s/o Doddanna	-	-	Gurreddy
1968-69 to 1981-82	Gurreddy s/o Doddanna	-	-	Rukkamma w/o Gurreddy
1982-83 to 1984-85	Rukkamma	IHC No. 6/1983-84	-	Rukkamma
	P.G. Anjana Reddy			
	P.G. Ashok Kumar (jointly)			
1985-86 & 1986-87	Rukkamma	IHC No. 6/1983-84	-	-
	P.G. Anjana Reddy			
	P.G. Ashok Kumar (jointly)			
1987-88 to 1991-92	Rukkamma	IHC No. 6/1983-84	-	Rukkamma
	P.G. Anjana Reddy			
	P.G. Ashok Kumar (jointly)			
1992-93 to 2001-02	Rukkamma	-	-	Rukkamma w/o Gurreddy
	P.G. Anjana Reddy			
	P.G. Ashok Kumar (jointly)			

[Signature]

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2002-03 & 2003-04	Rukkamma w/o	-	-	Rukkamma
	P.G. Anjana Reddy			
	P.G. Ashok Kumar (jointly 14 G)			
	G. Bhagyamma w/o Prasad (30G)	MR No. 64/04-05		
2004-05	Rukkamma w/o	-	-	Rukkamma
	P.G. Anjana Reddy			
	P.G. Ashok Kumar (jointly 14 G)			
	G. Bhagyamma w/o Prasad (30G)	MR No. 64/04-05		G. Bhagyamma
2005-06	Rukkamma w/o	-	-	Rukkamma
	P.G. Anjana Reddy			G. Bhagyamma
	P.G. Ashok Kumar (jointly 14 G)			C. Vinod Kumar
	C. Vinod Kumar s/o H.R. Chandrashekar (30G)	MR No. 17/05-06		
2006-07	P.G. Anjana Reddy	-	-	G. Bhagyamma
	P.G. Ashok Kumar			C. Vinod Kumar
	C. Vinod Kumar s/o H.R. Chandrashekar (30G)	MR No. 17/05-06		
	G. Pramila d/o Gurreddy (14G)	MR No. 104/05-06		G. Pramila
2007-08 to 2011-12	P.G. Anjana Reddy	-	-	G. Bhagyamma
	P.G. Ashok Kumar			P.G. Ashok Kumar

Pratima

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	C. Vinod Kumar s/o H.R. Chandrashekar (30G)	MR No. 17/05-06		C. Vinod Kumar
	M. Balaraju s/o Channa Veerareddy (14G)	MR No. 76/06-07		M. Balaraju
2012-13 to 2021-22	P.G. Anjana Reddy	-	-	P.G. Anjana Reddy
	P.G. Ashok Kumar			P.G. Ashok Kumar
	C. Vinod Kumar s/o H.R. Chandrashekar (30G)	MR No. 17/05-06		C. Vinod Kumar
	M. Balaraju s/o Channa Veerareddy (14G)	MR No. 76/06-07		M. Balaraju
				G. Bhagyamma

24. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 1967-68 to 2021-22, with regard to Survey No. 49/1, furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy, save and except Column 9 & 12 of the Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period from 2009-10 to 2021-22 still records the name of the erstwhile owner i.e. C. Vinod Kumar, though the Survey No.49/1 has been converted and sold to Sobha Limited in the year 2009 itself. Hence a necessary application is recommended to be made to the concerned authority seeking removal of the name of predecessor-in-title C. Vinod Kumar in column 9 and 12 and to record NAK (Non-agricultural kharab), in order to avoid multiple transactions and the possibility of future disputes.

25. The Village Map of Panathur Village issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore and the Moola Tippani Nakal Superintendent, Bangalore East Taluk, Krishnarajapura (Document Nos.29 & 30)

Ppelta

shows the location, shape and boundaries of Survey No. 49. As per the Village Map, Survey No. 49 is bounded on the East by Survey No. 48 (Tank), West by Survey No. 42, North by Survey No. 47 and South by Survey No. 50.

26. The Hissa Tippani Nakal, Atlas and R.R Balabagada Nakal all issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore (Document Nos.31 to 33) shows the shape, boundaries and sub-divisions of Survey No. 49. On a phoddi/sub-division, being effected by the Survey Department on 14.08.1929, Survey No. 49 measuring about 09 Acres 31 Guntas, along with 13 Guntas of kharab, measuring in all about 10 Acres 04 Guntas, was sub-divided/phoddied into five portions i.e., 49/1 to 49/5. On such phoddi, portion of Survey No. 49 measuring about 1 Acre 7 Guntas, inclusive of 3 Guntas kharab, was assigned new Survey No. 49/1. As per the Hissa Survey Tippani Nakal, Survey No. 49/1 is bounded on the East by Survey No. 49/2, West by Survey No. 42, North by Survey No. 47 and South by Survey No. 50. The Hissa Tippani Nakal & R.R Balabagada Nakal discloses that Doddanna son of Pilla Reddy as hissedar of Survey No. 49/1 measuring about 1 Acre 07 Guntas, inclusive of 03 Guntas of kharab.

27. The Karnataka Revision Settlement Akarband, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore (Document No.34) with regard to Survey No. 49/1, shows the total extent as 01 Acre 07 Guntas and actual extent as 01 Acre 04 Guntas, there being 03 Guntas of kharab.

28. The Search Report with regard to Survey No. 49/1, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, issued by the concerned Sub-Registrar (Document Nos. 35 to 39) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
24918 /06-07	01.01.1960	31.03.2006	Release Deed dated 05.08.2004	00	30	Bhagyamma	P.G. Anjaneya Reddy and P.G. Ashok Kumar	12365/04-05

Petta

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
			Release Deed dated 05.08.2004	00	14	G. Pramila	P.G. Anjaneya Reddy and P.G. Ashok Kumar	12369/04-05
			Sale Deed dated 10.05.2005	00	30	Bhagyamma and G. Pramila	H.R. Chandrashekar	3086/05-06
			Gift Deed dated 12.08.2005	00	30	H.R. Chandrashekar	C. Vinod Kumar	6189/05-06
3991/ 22-23	01.04.2006	31.03.2016	Sale Deed dated 10.02.2009	00	33	C. Vinod Kumar	M/s. Sobha Limited	5304/08-09
			Memorandum of Deposit of Title Deeds dated 25.06.2009	00	33	M/s. Sobha Limited	Indian Overseas Bank	990/09-10
			Discharge Deed dated 16.12.2014	00	33	Indian Overseas Bank	M/s. Sobha Limited	4354/14-15
			Memorandum of Deposit of Title Deeds dated 30.12.2014	00	33	M/s. Sobha Limited	Tata Capital Financial Services Limited	4583/14-15
11513 /22-23	01.04.2016	11.02.2022	Discharge Deed dated 05.12.2016	00	33	Tata Capital Financial Services Limited	M/s. Sobha Limited	4099/16-17
			Memorandum of Deposit of Title Deeds dated 23.12.2016	00	33	M/s. Sobha Limited	Housing Development Finance Cooperation Limited	4485/16-17
			Supplemental Deed dated 13.07.2017	00	33	M/s. Sobha Limited	Housing Development Finance Cooperation Limited	1666/17-18
			Discharge Deed dated 16.11.2018	00	33	Housing Development Finance Cooperation Limited	M/s. Sobha Limited	4363/18-19
			Deposit of Title Deeds	00	33	M/s. Sobha Limited	M/s. Axis Bank Limited	1558/19-20

Preetia

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
			dated 25.06.2019					
			Supplemental Deposit of Title Deeds dated 29.12.2021	00	33	M/s. Sobha Limited	M/s. Axis Bank Limited	5142/21-22
3994/22-23	01.02.2022	17.06.2022	Nil	00	33	-	-	-
12083/22-23	01.06.2022	08.11.2022	Nil	01	07	-	-	-

29. We have reviewed the aforesaid Search Reports furnished to us for the period covering from 01.01.1960 to 08.11.2022, with regard to Survey No. 49/1 and we find as under:

(a) In addition to the transaction discussed herein above, the Search Report bearing SA No. 24918/2006-07 covering the period from 01.01.1960 to 31.03.2006 also discloses the Release Deed dated 05.08.2004 (Document No. 12369/2004-05). On review of the said release deed extracted from the kaveri online, we find that the same pertains to the northern portion of Survey No. 49/1 which is not the subject matter of this title report and hence we have not discussed the same in detail.

(b) The Search Report covering the period from 01.04.2006 to 08.11.2022 does not disclose any transactions other than those discussed herein above.

VI. OBSERVATIONS AND SUGGESTIONS:

Taking into consideration the documents and information furnished, subject to the observations made herein above, Search reports being brought upto date, khata being transferred in their name and taxes being paid upto date, we are of the view that, all that piece and parcel of residentially converted land being a southern

Deetha

portion of Survey No. 49/1, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 30 Guntas along with 03 Guntas of regularized "A" kharab, measuring in all about 33 Guntas ("Said Land"), presently vests with M/s. Sobha Limited subject however to the charges created in favour of Axis Bank Limited by way of a Memorandum of Entry by way of Deposit of Title Deeds dated 25.06.2019 read with Supplemental Memorandum of Entry by way of Deposit of Title Deeds dated 29.12.2021.

We have been assisted by Ms. Sangeetha Sakre in the preparation of this Title Report.

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

Thanking you,

Yours faithfully,
Induslaw


(K.N. Geetha)
Advocate

01st December, 2022

M/s. Sobha Limited,
(formerly Sobha Developers Limited),
Office at Sobha, No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sirs,

Attn: Mr. Ashok Kumar N.B.

We act as legal advisors to M/s. Sobha Limited., who have forwarded to us the photocopies of documents of title relating to all that piece and parcel of residentially converted land bearing Survey No. 49/3, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring about 01 Acre 11 Guntas along with 02 Guntas of regularized 'A' kharab, in all measuring about 01 Acre 13 Guntas ("Property" or "Said Lands") which is more fully set out in Para III below for scrutiny of title.

I. DOCUMENTS FURNISHED:

Sl. No.	Date	Particulars
1.	05.07.1956	Sale Deed executed by Gurreddy son of Dodanna in favour of Madduramma wife of A.K. Kaveri Nanjappa (registered as Document No. 2880/1956-57 in Book-I, Volume No. 1554 at Pages 29 to 30, in the office of the Sub-Registrar, Bangalore Taluk) with regard to Survey Nos. 49/2 and 49/3, together measuring about 03 Acres 16 Guntas;
2.	17.06.1974	Sale Deed executed by Madduramma wife of A.K. Kaveri Nanjappa in favour of Chikkathayamma wife of Kunakappa (registered as Document No. 2710/1974-75 in Book-I, Volume No. 10 at Pages 41 to 43, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 49/3 measuring about 01 Acre 11 Guntas, along with 02 Guntas of kharab;
3.		Mutation Register Extract bearing MR No. 9/1974-75, issued by office of the Taluk Sheristedar, Bangalore East Taluk,

Preetha

Sl. No.	Date	Particulars
		Krishnarajapura, discloses Chikkathayamma wife of Kunakappa as khatedar of Survey No. 49/3 measuring about 01 Acre 13 Guntas;
4.	18.05.1977	Deed of Assignment executed by Vyavasaya Seva Sahakari Sangha Niyamitha, Panthur in favour of Commercial Bank (registered as Document No. 686/1977-78 in Book-I, Volume No. 1241 at Pages 65 to 67, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas;
5.	06.07.2005	Sale Deed executed by (i) Chikkathayamma wife of late Yellappa alias Kunakappa, (ii) Erappa son of late Yellappa alias Kunakappa (for self and as kartha of his HUF and also father and natural guardian of his minor daughter Kanthamma) and major children Renuka, Ashwathanarayana and Manjunath, (iii) Yellappa son of late Yellappa alias Kunakappa (for self and as kartha of his HUF and also father and natural guardian of his minor children Mala, Suma, Sudha and Renukesh) and major children Sharadha and Vijaya, (iv) Ramakka wife of Sampangi (daughter of late Yellappa alias Kunakappa), (v) Ramakrishna son of late Yellappa alias Kunakappa (for self and as kartha of his HUF and also father and natural guardian of his minor children Murali, Mohan and Madhu), (vi) Nagarathnamma daughter of late Yellappa alias Kunakappa and (vii) Muniraj son of late Yellappa alias Kunakappa (for self and as kartha of his HUF and also father and natural guardian of his minor children Anupriya and Baby) in favour of H.R. Chandrashekar son of late H.K. Ramaiah (registered as Document No. BAS-1-05087/2005-06 in Book-I, stored in CD No. BASD175, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas, including 02 Guntas of kharab;
6.	06.07.2005	Deed of Indemnity executed by (i) Chikkathayamma wife of late Yellappa alias Kunakappa, (ii) Erappa son of late Yellappa alias Kunakappa (for self and as kartha of his HUF and also father and natural guardian of his minor daughter Kanthamma) and major children Renuka, Ashwathanarayana and Manjunath, (iii) Yellappa son of late Yellappa alias Kunakappa (for self and as kartha of his HUF and also father and natural guardian of his minor children Mala, Suma,

Apeltra

Sl. No.	Date	Particulars
		Sudha and Renukesh) and major children Sharadha and Vijaya, (iv) Ramakka wife of Sampangi (daughter of late Yellappa alias Kunakappa), (v) Ramakrishna son of late Yellappa alias Kunakappa (for self and as kartha of his HUF and also father and natural guardian of his minor children Murali, Mohan and Madhu), (vi) Nagarathnamma daughter of late Yellappa alias Kunakappa and (vii) Muniraj son of late Yellappa alias Kunakappa (for self and as kartha of his HUF and also father and natural guardian of his minor children Anupriya and Baby) in favour of H.R. Chandrashekar son of late H.K. Ramaiah (registered as Document No. BAS-1-05089/2005-06 in Book-I, stored in CD No. BASD175, in the office of the Sub-Registrar, Bangalore South Taluk) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas, including 02 Guntas of kharab;
7.		Mutation Register Extract bearing MR No. 66/2006-07, issued by office of the Village Accountant, Computerized Pahani Distribution Centre, Bangalore East Taluk, Krishnarajapura, discloses H.R. Chandrashekar son of late H.K. Ramaiah as khatedar of Survey No. 49/3 measuring about 01 Acre 11 Guntas;
8.	16.04.2008	Demand Note bearing No. ALN (EVH) SR. 71/2007-08, issued by office the Deputy Commissioner, Bangalore District, Bangalore to H.R. Chandrashekar, with regard to Survey No. 49/3 measuring about 01 Acre 11 Guntas;
9.	15.05.2008	Challan acknowledging payment of conversion fee with regard to Survey No. 49/3 measuring about 01 Acre 11 Guntas;
10.	16.10.2008	Official Memorandum bearing No. ALN (EVH) SR. 71/2007-08, issued by office of the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore to H.R. Chandrashekar, with regard to conversion of Survey No. 49/3 measuring about 01 Acre 11 Guntas along with 02 Guntas of regularized 'A' kharab in all measuring about 1 Acre 13 Guntas from agricultural to non-agricultural residential purposes;
11.	10.02.2009	Sale Deed executed by H.R. Chandrashekar son of late H.K. Ramaiah along with his son C. Vinod Kumar in favour of

Apeltha

Sl. No.	Date	Particulars
		M/s. Sobha Developers Limited, represented by its authorized representative, D.S. Patil (registered as Document No. VRT-1-05304/2008-09 in Book-I, stored in CD No. VRTD41, in the office of the Sub-Registrar, Varthur, Bangalore Urban District) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas, inclusive of 02 Guntas of regularized kharab;
12.	04.03.2009	Memorandum of Deposit of Title Deeds executed by M/s. Sobha Developers Private Limited, represented by its authorized signatory Pavan Kumar Daga in favour of Indian Overseas Bank (registered as Document No. VRT-1-00990/2009-10 in Book-I, stored in CD No. VRTD47, in the office of the Sub-Registrar, Varthur, Bangalore Urban District) with regard to portion of Survey No. 49/3 measuring about 01 Acre 13 Guntas, inclusive of 02 Guntas of kharab and other lands;
13.	16.12.2014	Deed of Release (Mortgage by Deposit of Title Deeds) executed by Indian Overseas Bank, represented by its authorised signatory, B.D. Swain in favour of M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao (registered as Document No. HLS-1-4354/2014-15, in Book-I, stored in CD No. HLSD109, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas, inclusive of 02 Guntas of kharab and other lands;
14.	30.12.2014	Memorandum of Recording Creation of Mortgage of Deposit of Title Deeds executed by M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao in favour of Tata Capital Financial Services Limited, represented by its authorized signatory H. Narayan (registered as Document No. HLS-1-04583/2014-15 in Book-I, stored in CD No. HLSD110, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas and other lands;
15.	05.12.2016	Deed of Discharge (Equitable Mortgage of Property by Deposit of Title Deeds) executed by Tata Capital Financial Services Limited, represented by its authorized signatory H. Narayan in favour of M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao (registered as Document

Peetha

Sl. No.	Date	Particulars
		No.HLS-1-04099/2016-17 in Book-I, stored in CD No.HLSD139, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas and other lands;
16.	23.12.2016	Memorandum of Entry by way of Deposit of Title Deeds executed by M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney in favour of Housing Development Finance Corporation Limited, represented by its authorized official D. Satish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited (registered as Document No. HLS-1-04485/2016-17 in Book-I, stored in CD No. HLSD140, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas and other lands;
17.	12.07.2017	Memorandum of Entry (extension of mortgage) executed by M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney in favour of Housing Development Finance Corporation Limited, represented by its authorized official D. Satish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited (registered as Document No. HLS-1-01666/2017-18 in Book-I, stored in CD No. HLSD148, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas and other lands;
18.	16.11.2018	Deed of Partial Discharge (Mortgage by Deposit of Title Deeds) executed by Housing Development Finance Corporation Limited and M/s. Axis Bank Limited in favour of M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney (registered as Document No. HLS-1-04363/2018-19 in Book-I, stored in CD No. HLSD170, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas and other lands;
19.	25.06.2019	Memorandum of Entry by way of Deposit of Title Deeds Constructive Delivery executed by M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney, in favour of Axis Bank Limited (registered as Document No. HLS-1-01558/2019-20 in Book-I, stored in CD No. HLSD292, in the office of the Sub-Registrar, Halasuru, Bangalore) with

P. K. K. K.

Sl. No.	Date	Particulars
		regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas, inclusive of 02 Guntas regularized kharab and other lands;
20.	29.12.2021	Supplemental Memorandum of Entry by way of Deposit of Title Deeds (Constructive Delivery) executed by M/s. Sobha limited, represented by its authorised signatory Goutam Verma, in favour of Axis Bank Limited (registered as Document No. HLS-1-05142/2021-22 in Book-I, stored in CD No. HLSD898, in the office of the Sub-Registrar, Shivajinagar (Halasuru), with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas, inclusive of 02 Guntas regularized kharab and other lands;
Re: Endorsements:		
21.	13.07.2007	Tahsildar Report bearing No. ALN. SR. 25/2007-08, issued by office of the Tahsildar, Bangalore East Taluk, Krishnarajapura, Bangalore, with regard to Survey No. 49/3 and other lands;
22.	29.12.2021	Endorsement bearing No. KHB/LAO/230/2021-22, issued by office of the Special Land Acquisition officer, Karnataka Housing Board, Bangalore, with regard to Survey No. 49/3 and other lands;
23.	19.02.2022	Endorsement bearing No. KIADB/SLAO-2/4712/2021-22, issued by office of the Special Land Acquisition officer, Karnataka Industrial Area and Development Board, with regard to Survey No. 49/3 and other lands;
24.	14.10.2022	Endorsement bearing No. PTCL:BE/CR:284/2022-23, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore, with regard to Survey No. 49/3 measuring about 1 Acre 11 Guntas;
Re: Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike:		
25.		Record of Rights, Tenancy and Crops (RTC) Extract/ Pahani Patrike for the period set out below with regard to Survey No. 49/3 discloses the total extent as 01 Acre 13 Guntas and actual extent as 01 Acre 11 Guntas, there being 02 Guntas of kharab:

Preetika

Sl. No.	Date	Particulars
		a. 1967-68 to 2001-02, issued by office of the Taluk Sheristedar, Bangalore East Taluk, Krishnarajapura;
		b. 2003-04 to 2008-09, issued by office of the Village Accountant, Computerized Pahani Distribution Center, Bangalore East Taluk, Krishnarajapura;
		c. 2009-10 to 2021-22, Computerized copy;
Re: Survey Records:		
26.		Village Map of Panathur Village issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore;
27.		Moola Tippani Nakal, issued by office of the Superintendent, Bangalore East Taluk, Krishnarajapura, with regard to Survey No.49;
28.		Hissa Survey Tippani Nakal, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No. 49;
29.		Atlas, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No. 49;
30.		RR Balabhagada Nakal, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No. 49;
31.		Karnataka Revision Settlement Akharbandh, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore, with regard to Survey No. 49/3;
Re: Consolidated Search Reports with regard to Survey Nos.49/2 and 49/3:		
32.	16.11.2022	Search Report bearing SA No. 29647/2022-23, covering the period from 01.04.1956 to 14.02.1957, issued by office of the Sub-Registrar, Peenya, Bangalore, with regard to Survey Nos. 49/2 and 49/3;

P. S. Srinivas

Sl. No.	Date	Particulars
Re: Search Reports with regard to Survey No. 49/3:		
33.	10.08.2005	Search Report bearing SA No. 7258/2005-06, covering the period from 15.02.1957 to 31.03.2004, issued by office of the Sub-Registrar, Bangalore South Taluk, Bangalore, with regard to Survey No. 49/3 measuring about 01 Acre 11 Guntas;
34.	08.11.2022	Search Report bearing SA No. 12082/2022-23, covering the period from 01.04.2004 to 31.03.2006, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/3;
35.	11.01.2019	Search Report bearing S.A. No. 11356/2018-19 covering the period from 09.01.2019, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/3;
36.	11.02.2022	Search Report bearing S.A. No. 13300/2021-22 covering the period from 01.04.2016 to 11.02.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/3;
37.	17.06.2022	Search Report bearing S.A. No. 3995/2022-23 covering the period from 12.02.2022 to 17.06.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas;
38.	04.11.2022	Search Report bearing S.A. No. 11511/2022-23 covering the period from 18.06.2022 to 02.11.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 49/3 measuring about 01 Acre 13 Guntas;

II. GLOSSARY (indicative)

Sl.No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;

P. Jetha

Sl.No	Term	Description
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an Acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;
13.	Palupatti/ Panchayat Parikath	Customary oral partition effected between the co-owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;

Peetha

Sl.No	Term	Description
16.	Property	Property morefully described in Schedule 'B' of Property details below which is the subject matter of this Title Report;
17.	RTC/Pahani	Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. PROPERTY DETAILS

All that piece and parcel of residentially converted land bearing Survey No. 49/3, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring about 01 Acre 11 Guntas along with 02 Guntas of regularized 'A' kharab, in all measuring about 01 Acre 13 Guntas and bounded on as under:

East by	:	Land bearing Survey No. 49/4;
West by	:	Land bearing Survey No. 49/2 and 49/6;
North by	:	Land bearing Survey No. 47/3;
South by	:	Land bearing Survey No. 50;

Geetha

IV.**NOTE:**

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



V.**FLOW OF TITLE:**

1. All that piece and parcel of agricultural land bearing Survey No. 49/3, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring about 01 Acres 11 Guntas, along with 02 Guntas of kharab, measuring in all about 01 Acres 13 Guntas is hereinafter referred to as the "Survey No. 49/3".
2. Gurreddy son of Doddanna by a Deed of Sale dated 05.07.1956 (Document No.1) sold Survey No. 49/3 along with Survey No. 49/2 together measuring in all about 03 Acres 16 Guntas to Madduramma wife of A.K Kaveri Nanjappa.
3. Madduramma wife of Kaveri Nanjappa, by a Deed of Sale dated 17.06.1974 (Document No.2), sold Survey No. 49/3 to Chikkathayamma wife of Kunakappa. On an application being made for the transfer of khata, Chikkathayamma wife of Kunakappa was registered as khatedar in the revenue records of Survey No. 49/3, by way of Mutation Register Extract bearing M.R. No. 9/1974-75 (Document No.3).
4. (i) Chikkathayamma wife of late Yellappa alias Kunakappa joined by her sons and daughters and their family members (ii) Erappa (for self and as kartha of his HUF and also father and natural guardian of his minor daughter Kanthamma) and major children Renuka, Ashwathanarayana and Manjunath, (iii) Yellappa (for self and as kartha of his HUF and also father and natural guardian of his minor children Mala, Suma, Sudha and Renukesh) and major children Sharadha and Vijaya, (iv) Ramakka wife of Sampangi (v) Ramakrishna (for self and as kartha of his HUF and also father and natural guardian of his minor children Murali, Mohan and Madhu), (vi) Nagarathamma and (vii) Muniraj (for self and as kartha of his HUF and also father and natural guardian of his minor children Anupriya and Baby) by a Deed of Sale read with Deed of Indemnity both dated 06.07.2005 (Document Nos.5 & 6) sold Survey No. 49/3 to H.R. Chandrashekar son of late H.K. Ramaiah. Though the family tree of Chikkathayamma wife of late Yellappa alias Kunakappa, inspite of our



requisitioning has not been furnished due to non-availability, taking into consideration the fact that more than 17 years have elapsed from the date of sale and no claims having been filed till date against the Survey No.49/3 or the present owner, any claims now would be barred by limitation.

5. On an application being made for transfer of khata, H.R. Chandrashekar son of late H.K. Ramaiah was registered as khatedar in the revenue records of Survey No. 49/3 by way of Mutation Register Extract bearing MR No. 66/2006-07 (Document No.7).

6. H.R. Chandrashekar son of late H.K. Ramaiah made an application to the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore for the conversion of Survey No. 49/3 i.e 1 Acre 11 Guntas and the regularization of 02 Gunta of 'A' kharab from agricultural to non-agricultural use and the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore pursuant to receipt of the requisite conversion fine and the kharab regularization fines, by way of Official Memorandum bearing No. ALN (EVH) SR. 71/2007-08 dated 16.10.2008 (Document No.10 read with Document No.8 & 9), converted Survey No. 49/3 measuring about 1 Acre 11 Guntas and regularized 02 Guntas of 'A' kharab in all measuring about 1 Acre 13 Guntas from agricultural to non-agricultural residential purposes.

7. All that piece and parcel of residentially converted land bearing Survey No. 49/3, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring about 01 Acre 11 Guntas along with 02 Guntas of regularized 'A' kharab, in all measuring about 01 Acre 13 Guntas is hereinafter referred to as "Said Land".

8. H.R. Chandrashekar son of late H.K. Ramaiah along with his son C. Vinod Kumar by a Deed of Sale dated 10.02.2009 (Document No.11) sold the Said Land to M/s. Sobha Developers Limited, represented by its authorized representative, D.S. Patil.



9. M/s. Sobha Developers Limited by a Memorandum of Deed of Deposit of Title Deeds dated 04.03.2009 (Document No.12) deposited the original title deeds of the Said Land and the adjoining lands with the Indian Overseas Bank to create a charge by way of equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed, the Indian Overseas Bank released the charge created upon the Said Land in favour of M/s. Sobha Limited by way of a Deed of Release dated 16.12.2014 (Document No.13).

10. M/s. Sobha Developers Limited by a Memorandum of Deed of Deposit of Title Deeds dated 30.12.2014 (Document No.14) deposited the original title deeds of the Said Land with the Tata Capital Financial Services Limited, represented by its regional sales manager H. Narayan to create a charge by way of equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed Tata Capital Financial Services Limited released the charge created upon the Said Land in favour of M/s. Sobha Limited by way of a Deed of Release dated 05.12.2016 (Document No.15).

11. M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney by a Memorandum of Entry by way of Deposit of Title Deeds dated 23.12.2016 read with Memorandum of Entry (Extension of Mortgage) dated 12.07.2017 (Document Nos.16 & 17) deposited the original title deeds of the Said Land with the Housing Development Finance Corporation Limited, represented by its authorized official D. Sathish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited to create a charge by way of equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed Housing Development Finance Corporation Limited and M/s. Axis Bank Limited released the charge created upon Said Land in favour of M/s. Sobha Limited by way of a Deed of Release dated 16.11.2018 (Document No.18).



12. M/s. Sobha limited, represented by its authorised signatory Hara Hari Rao Maney, by a Deposit of Title Deeds dated 25.06.2019 read with Supplemental Memorandum of Entry dated 29.12.2021 (Document Nos.19 & 20) deposited the original title deeds of the Said Land to Axis Bank Limited. We observe that aforesaid mortgage is still subsisting. In the event of the aforesaid mortgage is still not discharged, there would be additional cash out flow towards the discharge of the said mortgage and the release of the original title deeds.

13. As the Said Land has come under the jurisdiction of the Bruhat Bangalore Mahanagara Palike, the same needs to be assessed to non-agricultural tax by paying required charges and the Special Notice along with the Khata Extract and Khata Certificate recording M/s. Sobha Limited as the khatedar of the Said Land and up to date tax paid receipts be obtained.

14. Though we have not been furnished with the endorsements issued by office of the Assistant Commissioner, confirming that there are no tenancy claims filed in Form 7 & 7A under Section 48A & 77A of the Karnataka Land Reforms Act with regard to Survey No.49/3, we have been furnished with a Correspondence Report bearing No. ALN. SR. 25/2007-08, dated 13.07.2007, by and between the Tahsildar, Bangalore East Taluk, Krishnarajapura and the Special Deputy Commissioner, Bangalore District (Document No.21), at the time of conversion of Survey No.49/3 which confirms that that no tenancy claims have been filed in Form 7 and 7A under Section 48(A) and 77(A) of Karnataka Land Reforms Act, 1961 with regard to Survey No.49/3 measuring about 1 Acre 11 Guntas.

15. The Endorsement bearing No. KHB/LAO/230/2021-22 dated 29.12.2021, issued by office of the Special Land Acquisition officer, Karnataka Housing Board, Bangalore (Document No.22) confirms that no acquisition proceedings have been initiated, with regard to Survey No. 49/3 by the Karnataka Housing Board.



16. The Endorsement bearing No.KIADB/SLAO-2/4712/2021-22, dated 19.02.2022 issued by office of the Special Land Acquisition officer, Karnataka Industrial Area and Development Board (Document No.23) confirms that no acquisition proceedings have been initiated, with regard to Survey No. 49/3 by the Karnataka Industrial Area and Development Board.

17. The Endorsement bearing No. PTCL:BE/CR:284/2022-23 dated 14.10.2022, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore (Document No.24) confirms that no proceedings have been initiated with regard to Survey No. 49/3 measuring about 1 Acre 11 Guntas under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

18. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike with regard to Survey No. 49/3 for the period set out below shows the total extent as 01 Acre 13 Guntas and actual extent as 01 Acre 11 Guntas, there being 02 Guntas of kharab (Document No.25). The RTC/Pahani further discloses the following owners and occupants:

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
1967-68	Madduramma	-	-	Kaveri Nanjappa
1968-69 to 1974-75	Madduramma	-	-	Yellappa s/o Erappa
1975-76 to 1981-82	Chikkathayamma w/o Kunakappa	MR 9/1974-75 RR No. 757 Sale	Mortgaged to VSSN	Chikkathayamma
1982-83 to 1991-92	Chikkathayamma w/o Kunakappa	MR 9/1974-75	-	Chikkathayamma
1992-93 to 2001-02	Chikkathayamma w/o Kunakappa	-	-	Chikkathayamma
2003-04 to 2005-06	Chikkathayamma w/o Kunakappa	-	-	Chikkathayamma

Deetha

Period	Khatedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2006-07	H.R. Chandrasehakar s/o H.K. Ramaiah	MR 66/06-07	-	Chikkathayamma
				H.R. Chandrashekar
2007-08 to 2021-22	H.R. Chandrasehakar s/o H.K. Ramaiah (1A 11G)	MR 66/06-07	-	H.R. Chandrashekar

19. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period 2002-03 has not been furnished to us. Taking into consideration the RTC/Pahani that have been furnished to us both prior to and subsequent to the aforesaid missing period and that the same corroborates with the documents of title furnished and the same do not disclose any change or deviation either in the ownership or occupancy, we presume there would not be any change or deviation in the ownership of occupancy in the aforesaid missing period, save and except Column 9 & 12 of the Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period from 2009-10 to 2021-22 still records the name of the erstwhile owner i.e. C. Vinod Kumar, though the Survey No.49/3 has been converted and sold to Sobha Limited in the year 2009 itself. Hence a necessary application is recommended to be made to the concerned authority seeking removal of the name of predecessor-in-title C. Vinod Kumar in column 9 and 12 and to record NAK (Non-agricultural kharab), in order to avoid multiple transactions and the possibility of future disputes.

20. Column 11 of the RTC/Pahani for the period from 1975-76 to 1981-82 discloses a mortgage with regard to Survey No. 49/3 measuring about 1 Acre 13 Guntas created by Chikkathayamma wife of Kunakappa in favour of V.S.S.N Bank; and subsequent transfer of charges by V.S.S.N Bank in favour of Commercial Bank has been recorded under a registered Assignment Deed dated 18.05.1977 (Document No.4). We have not been furnished either with the mortgage deed and the discharge deed or no due certificate confirming the discharge of the aforesaid mortgages. Considering the fact that the said transactions are more than 40 years old, and

[Signature]

though the discharge deed or no due certificate would not be available, we presume that the said mortgages are discharged, cleared or waived.

21. The Village Map of Panathur Village issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore and the Moola Tippani Nakal Superintendent, Bangalore East Taluk, Krishnarajapura (Document Nos.26 & 27) shows the location, shape and boundaries of Survey No. 49. As per the Village Map, Survey No. 49 is bounded on the East by Survey No. 48 (Tank), West by Survey No. 42, North by Survey No. 47 and South by Survey No. 50.

22. The Hissa Tippani Nakal, Atlas and R.R Balabhagada Nakal all issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore (Document Nos.28 to 30) shows the shape, boundaries and sub-divisions of Survey No. 49. On a phoddi/sub-division being effected by the Survey Department on 14.08.1929, Survey No. 49 measuring about 09 Acres 31 Guntas, along with 13 Guntas of kharab, measuring in all about 10 Acres 04 Guntas, was sub-divided/phoddied into five portions i.e., 49/1 to 49/5. On such phoddi, portion of Survey No. 49, measuring about 1 Acre 11 Guntas inclusive of 2 Guntas kharab, was assigned new Survey No. 49/3. As per the Hissa Survey Tippani Nakal, Survey No. 49/3 is bounded on the East by Survey No. 49/4, West by Survey No. 49/2, North by Survey No. 47 and South by Survey No. 50. The Hissa Survey Tippani Nakal and R.R Balabhagada Nakal further discloses that Poojiga son of Huchha as hissedar of Survey No. 49/3 measuring about 1 Acre 13 Guntas, inclusive of 02 Guntas of kharab.

23. The Karnataka Revision Settlement Akarband, issued by office of the Assistant Director of Land Records, Bangalore Sub-Division, Bangalore (Document No.31) with regard to Survey No. 49/3, shows the total extent as 01 Acre 13 Guntas and actual extent as 01 Acre 11 Guntas, there being 02 Guntas of kharab.



24. The consolidated Search Report with regard to Survey Nos.49/2 and 49/3, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, issued by the concerned Sub-Registrar (Document No.32) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
29647/22-23	01.04.1956	14.02.1957	Sale Deed dated 05.07.1956	03	16	Gurreddy	Madduramma	2880

25. The aforesaid Search Report covering the period from 01.04.1956 to 14.02.1957 with regard to Survey Nos. 49/2 and 49/3 furnished to us does not disclose any transactions other than those discussed herein above.

26. The Search Report with regard to Survey No. 49/3, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 01 Acre 11 Guntas, along with 02 Guntas of kharab, issued by the concerned Sub-Registrar (Document Nos.33 to 38) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
7258/05-06	15.02.1957	31.03.2004	Sale Deed dated 17.06.1974	01	13	Madduramma	Chikkathayamma	2710/74-75
			Deed of Assignment dated 18.05.1977	01	13	Directors and Presidents VSSN Panathur	The Commercial Bank	686
12082/22-23	01.04.2004	31.03.2006	Sale Deed dated 06.07.2005	01	13	Chikkathayamma & others	H.R. Chandrashekar	5087/05-06
			Deed of Indemnity dated 06.07.2005	01	13	Chikkathayamma & others	H.R. Chandrashekar	5089/05-06
11356/18-19	01.04.2006	09.01.2019	Sale Deed dated 10.02.2009	01	13	H.R. Chandrashekar & his son C. Vinod Kumar	M/s. Sobha Developers Limited	5304/08-09
			Memorandum of	01	13	M/s. Sobha Developers	Indian Overseas Bank, Bangalore	990/09-10

Pratt

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
			Deposit of Title Deeds dated 25.06.2009			Limited		
			Discharge Deed dated 16.12.2014	01	13	Indian Overseas Bank, Bangalore	M/s. Sobha Limited (Formerly Sobha Developers Limited)	4354/14-15
			Memorandum of Deposit of Title Deeds dated 30.12.2014	01	13	M/s. Sobha Limited	Tata Capital Financial Services Limited	4583/14-15
			Discharge Deed dated 05.12.2016	01	13	Tata Capital Financial Services Limited	M/s. Sobha Limited	4099/16-17
			Memorandum of Deposit of Title Deeds dated 23.12.2016	01	13	M/s. Sobha Limited	Housing Development Finance Cooperation Limited	4485/16-17
			Supplemental Deed dated 13.07.2017	01	13	M/s. Sobha Limited	Housing Development Finance Cooperation Limited	1666/17-18
			Discharge Deed dated 16.11.2018	01	13	Housing Development Finance Cooperation Limited	M/s. Sobha Limited	4363/18-19
13300/21-22	01.04.2016	11.02.2022	Discharge Deed dated 05.12.2016	01	13	Tata Capital Financial Services Limited	M/s. Sobha Limited	4099/16-17
			Memorandum of Deposit of Title Deeds dated 23.12.2016	01	13	M/s. Sobha Limited	Housing Development Finance Cooperation Limited	4485/16-17
			Supplemental Deed dated 13.07.2017	01	13	M/s. Sobha Limited	Housing Development Finance Cooperation Limited	1666/17-18

Preet

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
			Discharge Deed dated 16.11.2018	01	13	Housing Development Finance Cooperation Limited	M/s. Sobha Limited	4363/18-19
			Memorandum of Deposit of Title Deeds dated 25.06.2019	01	13	M/s. Sobha Limited	M/s. Axis Bank Limited	1558/19-20
			Supplemental Memorandum of Deposit of Title Deeds dated 29.12.2021	01	13	M/s. Sobha Limited	M/s. Axis Bank Limited	5142/21-22
3995/22-23	12.02.2022	17.06.2022	Nil	01	13	-	-	-
11511/22-23	18.06.2022	02.11.2022	Nil	01	13	-	-	-

27. We have reviewed the Search Reports furnished to us with regard to Survey No. 49/3 for the period from 15.02.1957 to 02.11.2022 and the same does not disclose any transactions other than those discussed herein above.

VI. OBSERVATIONS AND SUGGESTIONS:

Taking into consideration the documents and information furnished, subject to observations made herein above, Search reports being brought upto date, khata being transferred in their name and taxes being paid upto date, we are of the view that all that piece and parcel of residentially converted land bearing Survey No. 49/3, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring about 01 Acre 11 Guntas along with 02 Guntas of regularized 'A' kharab, in all measuring about 01 Acre 13 Guntas ("Said Land") presently vests with M/s. Sobha Limited subject to charges created in favour of Axis Bank Limited by

Opeltra

way of a Memorandum of Entry by way of Deposit of Title Deeds dated 25.06.2019 read with Supplemental Memorandum of Entry by way of Deposit of Title Deeds dated 29.12.2021.

We have been assisted by Ms. Sangeetha Sakre in the preparation of this Title Report.

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

Thanking you,

Yours faithfully,
Induslaw


(K.N. Geetha)
Advocate

ANUP S SHAH LAW FIRM



ANUP S SHAH | R. SUNITHA | SURAJ GOVINDA RAJ
SAMINA S IQBAL | T. SUNIL KUMAR | G. VIVEKANAND
GOPI G. A. | GEETHA K. N. | S. SRIPERUNDEVI | ASHA KIRAN

20th September, 2008

Sobha Developers Limited
E-106, Sunrise Chambers,
Ulsoor Road,
Bangalore - 560 042.

Dear Sirs,

ATTN: Mr.J.C.Sharma, Mr.Ashok Kumar and Mr.D.S.Patil

The photocopies of the following documents relating to all that piece and parcel of agricultural land being portion of Survey No.50, Panathur Village, Varthur Hobli, Bangalore East Taluk measuring 7 Acres 02 Guntas including 13 Guntas of Kharab which is more fully set out in the Schedule herein, have been furnished to me for scrutiny of title. In giving this opinion I have been engaged and I am acting as the advocate for Sobha Developers Limited.

I. DOCUMENTS FURNISHED:

1. 16.06.1983 Certified copy of the Settlement Deed executed by P.Sanjeeva Reddy s/o Pilla Reddy (registered as Document No.2064/83-84 of Book I, Volume 1985 at Pages 176 to 181 in the office of the Sub-Registrar, Bangalore South Taluk), wherein he settled portion of Survey No.50 measuring 6 Acres 29 Guntas to his son Krishnappa under Schedule 'B' and portion of Survey No.50 measuring 3 Acres 39 Guntas to his P.S.Anjenaya Reddy under Schedule 'C';
2. Mutation Register Extract bearing MR No.20/83-84 issued by the Taluk Sheristedar, Bangalore East Taluk, K.R.Puram, Bangalore, recording the allotment of Survey No.50 measuring 6 Acres 29 Guntas to Krishnappa, and portion of Survey No.50 measuring 3 Acres 29 Guntas to Anjaneya Reddy;

• 2-6 Royal Park, 34 Park Road, Bengaluru - 560 051. Tel: +91 80 2286 7620 - 25 / 2286 0805, Fax: +91 80 2286 0434 *

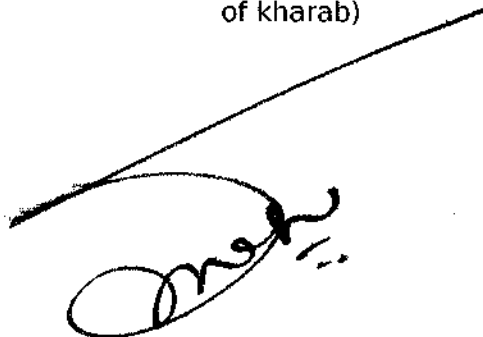
302, 6-3-1219/24 Ujwal Bhavishya, Uma Nagar, Begumpet, Hyderabad - 500 016. Tel: +91 40 2341 2207 / 2341 8798 / 6591 5251, Fax: +91 40 2341 2207

18B/46B, 1st Floor, Jain La Gardenia, Kothari Road, Nungambakkam, Chennai - 600 034. Tel: +91 44 4356 1453, Fax: +91 44 4356 1853

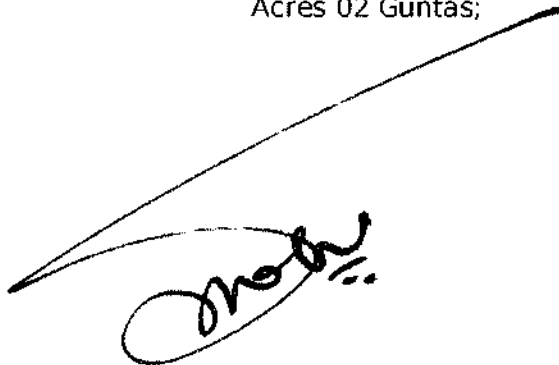
E-mail: legal@anupsshalawfirm.com

* Reply to this address only

3. Family Tree of P.Krishnappa issued by the Village Accountant, Kacharakanahalli Circle, Bangalore North Taluk;
4. Death Certificate of Sarojamma w/o Krishnappa disclosing the date of death as 26.05.2000;
5. Inheritance Register Extract bearing IHC No.6/93-94 issued by the Taluk Sheristedar, Bangalore East Taluk, K.R.Puram, recording the death of P.Anjenaya Reddy and the transfer of khata of Survey No.50 measuring 3 Acres 29 Guntas, in the name of his wife Nagendramma and her son Venkatesh;
6. 25.04.2005 Sale Deed executed by P.Krishnappa son of Late P.Sanjeeva Reddy and his son K.Bhanu Prasad (for self and his minor children B.Adithya, B.Shashank) duly consented by B.Padmaja w/o K.Bhanu Prasad in favour of H.R.Chandrashekar son of Late H.K.Ramaiah (registered as Document No.1995/2005-06 of Book I, and stored in CD No.BASD 163 in the office of the Sub-Registrar, Bangalore South Taluk), with regard to Survey No.50 measuring 7 Acres 02 Guntas inclusive of 13 Guntas of kharab;
7. Mutation Extract bearing MR No.103/2004-05 issued by the Village Accountant, Bangalore East Taluk, with regard to Survey No.50 measuring 6 Acres 29 Guntas in the name of H.R.Chandrashekar;
8. 17.01.2005 Endorsement bearing No.LRF.CR.175/2004-05 issued by the Special Tahsildar, Bangalore East Taluk, with regard to Survey No.50, Panathur Village;
9. 18.07.2007 Endorsement bearing No.LRF.(BE) CR 222/2007-08 issued by the Assistant Commissioner, Bangalore North Sub-division, with regard to Survey No.47/1 measuring 13 Acres 27 Guntas, Survey No.49/1 measuring 30 Guntas, Survey No.49/3 measuring 1 Acre 11 Guntas, Survey No.50 measuring 6 Acres 29 Guntas;
10. Tippani Extract with regard to Survey No.50;
11. Akarbandh Extract with regard to Survey No.50 measuring 10 Acres 31 Guntas (inclusive of 13 Guntas of kharab)

A handwritten signature in black ink, consisting of a long horizontal stroke followed by a large, stylized loop and a small flourish at the end.

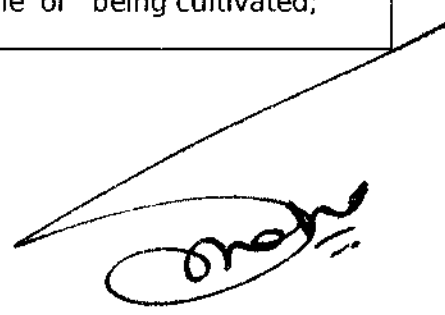
12. Record of Tenancy and Crops (RTC/Pahini) for the period 1967 to 1971, 1972 to 1976, 1977 to 1981, 1981 to 1986, 1987 to 1991, 1992 to 1996, 1997 to 1999, 2000, 2001, 2002, 2003, 2004 with regard to Survey No.50, measuring 10 Acres 31 Guntas (inclusive of 13 Guntas of kharab)
13. 22.11.1988
28.01.1988
10.11.1994 Tax paid receipts with regard to Survey No.50 in the name of P.Krishnappa;
14. 01.08.2005 Tax paid receipt in the name of H.R.Chandrashekar with regard to Survey No.47/1, and 50;
15. 07.01.2005 Search Report bearing No.17811/2004-05 for the period 01.04.1948 to 14.02.1957 issued by the Sub-Registrar, Central Records, Bangalore north Taluk, with regard to Survey No.50, Panathur Village measuring 10 Acres 18 Guntas;
16. 10.01.2005 Search Report bearing No.15426/2004-05 for the period 15.02.1957 to 31.03.2004 issued by the Sub-Registrar, Central Records, Bangalore South Taluk with regard to Survey No.50
17. 06.01.2005 Search Report bearing No.32035/2004-05 for the period 01.04.2004 to 05.01.2005 issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.50, measuring 10 Acres 18 Guntas;
18. 06.04.2005 Search Report bearing No.716/2005-06 for the period 01.04.2004 to 05.04.2005 issued by the Sub-Registrar, Bangalore South Taluk, with regard to Survey No.50 measuring 10 Acres 18 Guntas;
19. 12.08.2005 Deed of Gift executed by H.R.Chandrashekar s/o Late H.K.Ramaiah in favour of his son C.Vinod Kumar (registered as Document No.6189/2005-06 of Book I, and stored in CD No.BASD 180 in the office of the Sub-Registrar, Bangalore East Taluk) with regard to Survey No.47/1 measuring 5 Acres 28 Guntas, Survey No.49/1 measuring 30 Guntas, and Survey No.50 measuring 7 Acres 02 Guntas;

A handwritten signature in black ink, appearing to be 'Srinivas', is written over a long, sweeping diagonal line that extends from the bottom left towards the middle of the page.

20. Mutation Registrar Extract bearing MR No.17/2005-06 issued by the Village Accountant, Bangalore East Taluk, with regard to Survey No.47/1 measuring 5 Acres 28 Guntas, Survey No.49/1 measuring 30 Guntas, and Survey No.50 measuring 7 Acres 02 Guntas in the name of C.Vinod Kumar s/o H.R.Chandrashekar;
21. Village map of Panathur;

II. GLOSSARY (for understanding only):

a)	Acre	40 Guntas or 43,560 Square Feet;
b)	Akarband	A Register showing the area and rate of assessment, etc., in detail of the survey numbers of a village;
c)	Encumbrance Certificate or Search Report	Search reports issued by the Registrar of Assurances (Land Registry);
d)	Gunta	1/40th of an acre; or 121 square yards or 1089 Square Feet;
e)	Inheritance Register Extract (IHC)	A revenue document which records the transfer of ownership of lands along with details of such transfer acquired by way of inheritance after the deceased owner's death;
f)	Hissadar	Sharer/ Owner of the bifurcated portion of the Survey Number i.e., the sub-survey number;
g)	Hobli	The sub-division of a taluk;
h)	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
i)	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
j)	Khuski land	Dry land or land capable of being cultivated;
k)	Kharab land	Land which is not capable of being cultivated;



l)	Mutation	A revenue document which records the transfer of ownership of lands along with details of such transfer;
m)	Phut Kharab	A piece or pieces of land classified as unarable and included in a survey number.
n)	RTC/Pahani	Record of Tenancy & Crops and Pahani. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
o)	Survey Number	A Portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
p)	Sub-division of a Survey Number	A Portion of a survey number of which area and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.
q)	Tippani	A Revenue document which discloses the sketch of the survey number not drawn to scale but showing the measurements;

III.

SCHEDULE

All that piece and parcel of agricultural land being portion in Survey No.50, Panathur Village, Varthur Hobli, Bangalore East Taluk measuring 7 Acres 02 Guntas including 13 Guntas of Kharab, and bounded as follows:-

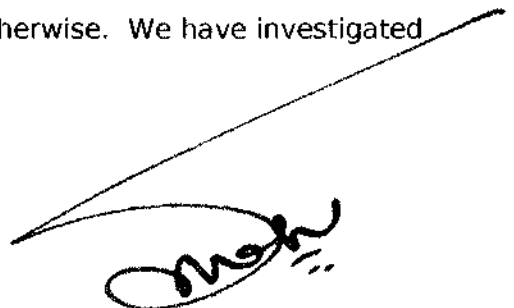
ON THE EAST : Remaining lands in the same Survey No.50 belonging to A.Nagendramma and Venkatesh;

WEST : Lands in Survey No.42/3 of Panathur Village;

NORTH: Lands in Survey Nos.49/1, 49/2 49/3 and 49/4 of Panathur Village;

SOUTH : Lands in Survey No.52 of Panathur Village;

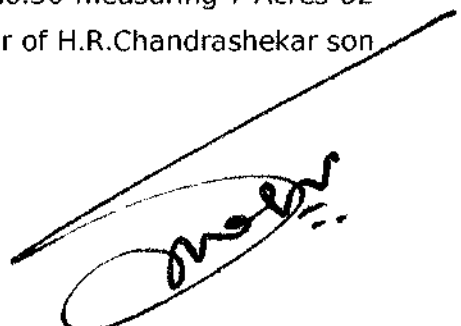
IV. The information in this Title Report is based on the review of the available documents and information furnished to us by our clients and is not based on any independent investigation in any department or otherwise. We have investigated



the title on the basis that (a) all copies provided to us confirm to the originals and are accurate and complete, (b) all documents provided to us were properly authorized and executed, (c) apart from the available documents, there are no other documents and information that would impact our findings in this Title Report. If any of the facts are different from any of the documents and information furnished or any documents are subsequently furnished and the contents thereof are contrary to the information and documents furnished, then the observations on the title made herein could have material impact on our conclusions.

V. TRACING OF TITLE:

1. The lands in Survey No.50, Panathur Village, Varthur Hobli, Bangalore South Taluk (presently Bangalore East Taluk) measuring 7 Acres 02 Guntas including 13 Guntas of Kharab, which is more fully described in the Schedule herein and hereinafter referred to as the "SCHEDULE PROPERTY", originally belonged to P.Sanjeeva Reddy son of Pilla Reddy and he has been in continuous possession and enjoyment of the said land since 1967 and he was registered as the khatedar in the revenue records (as evident from the RTC/Pahini being Document No.12);
2. P.Sanjeeva Reddy by a Deed of Settlement dated 16.06.1983, settled a portion of Survey No.50 measuring 7 Acres 02 Guntas including 13 Guntas of Kharab, (the Schedule Property herein) in favour of his son P.Krishnappa under Schedule 'B' of the said Settlement deed and another portion of Survey No.50 measuring 3 Acres 29 Guntas to his son P.S.Anjenaya Reddy under Schedule 'C' of the said settlement Deed. P.Krishnappa was registered as the khatedar of the Schedule Property vide Mutation Entry bearing MR No.20/83-84 (Document Nos.1 and 2);
3. The said P.Krishnappa son of Late P.Sanjeeva Reddy and his son K.Bhanu Prasad (for self and his minor children B.Adithya, and B.Shashant) duly consented by his wife B.Padmaja sold Survey No.50 measuring 7 Acres 02 Guntas including 13 Guntas of Kharab, in favour of H.R.Chandrashekar son

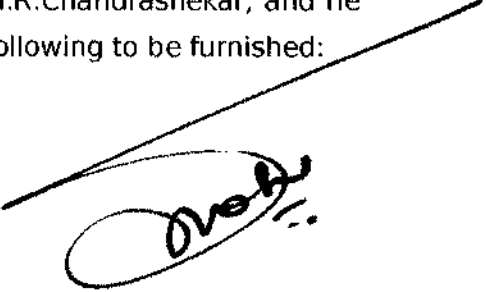
A handwritten signature in black ink, appearing to be 'Anjenaya', is written over a diagonal line that extends from the bottom right of the text area.

Late H.K.Ramaiah under a Deed of Sale dated 25.04.2005. H.R.Chandrashekar was registered as the khatedar of the Schedule Property vide Mutation entry bearing MR No.103/2004-05 (Document Nos.6 and 7);

4. The said H.R.Chandrashekar has under a Deed of Gift dated 12.08.2005 gifted the Schedule Property to his son C.Vinod Kumar, and the said C.Vinod Kumar is registered as the khatedar of Schedule Property vide Mutation entry bearing MR No.17/2005-06 (Document Nos.19 and 20);
5. The Endorsement dated 17.01.2005 bearing No.LRF.CR.175/2004-05 issued by the Special Tahsildar, Bangalore East Taluk, confirms that there are no tenancy claims under Section 48A of the Karnataka Land Reforms Act, 1961 with regard to Survey No.50 (Document No.8);
6. The Endorsement dated 18.07.2007 bearing No.LRF.(BE) CR 222/2007-08 issued by the Assistant Commissioner, Bangalore North Sub-division, confirms that there are no proceedings under Section 79A and 79B of the Karnataka Land Reforms Act, 1961 with regard to Survey No.50 measuring 6 Acres 29 Guntas (Document No.9);
7. The Tippani and Akarbandh extract disclose the shape and extent of Survey No.50 as 10 Acres 31 Guntas (inclusive of 13 Guntas of kharab) respectively (Document Nos.10 and 11)
8. The Record of Tenancy and Crops (RTC/Pahini) for the period 1967 to 2004 with regard to Survey No.50, measuring 10 Acres 31 Guntas (inclusive of 13 Guntas of kharab) disclose as follows (Document No.12):
 - (a) The RTC/Pahini for the period 1967 to 1982 show that Sanjeeva Reddy son of Munivenkatappa is registered as the khatedar and is in occupation of Survey No.50;
 - (b) The RTC/Pahini for the period 1983 to 1992 show that P.Krishnappa and P.S.Anjaneya Reddy both sons of Sanjeeva Reddy with reference to MR No.20/83-84 are registered as the khatedars and are in occupation of Survey No.50;



- (c) The RTC/Pahini for the period 1993 to 2003 show that P.Krishnappa, Nagendramma wife of Late P.S.Anjaneya Reddy and her son Venkatesh with reference to IHC 6/93-94 are registered as the khatedars and are in occupation of Survey No.50;
- (d) The RTC/Pahini for the period 2004 show that H.R.Chandrashekar (with reference to MR No.103/2004-05 for 6 Acres 29 Guntas), Nagendramma wife of Late P.S.Anjaneya Reddy and her son Venkatesh are registered as the khatedars and are in occupation of Survey No.50;
9. I am informed that a personal verification has been conducted by Mr.D.S.-Patil, representative of Sobha Developers Limited, in the office of the Bangalore Development Authority and the Karnataka Industrial Areas Development Board, and he has verified that there are no acquisition proceedings in respect of Survey No.50, however, it is advisable to secure an endorsement to that effect
10. The Search Reports covering the period 01.04.1948 to 05.04.2005 (Document Nos.15 to 18) with regard to Survey No.50 measuring 10 Acres 18 Guntas, disclose the transaction discussed as Document No.1, and the Mortgage dated 14.03.1990 executed by P.C.Abbaiiah Reddy, Venkataswamy Reddy and P.A.Ravindra in favour of PCARDB Bank, (registered as Document No.SL 970 part V, filed in SF Volume 104 at Pages 118). The said Mortgage deed is relating to the remaining portion of Survey No. 50 which is not subject matter of this opinion, however it is advisable to secure a certified copy of the same to ascertain the same and to complete the records. It is advisable to secure a search report for the period 05.04.2005 to date with regard to Survey No.50;
11. Taking into consideration, the documents and information furnished to me, and the observations made in this opinion, I am of the view that the Schedule Property belongs to C.Vinod Kumar son of H.R.Chandrashekar, and he has a good and marketable title, subject to the following to be furnished:



- a) Encumbrance Certificate for the period 05.04.2005 to date with regard to Survey No.50;
- b) RTC/Pahini for the period 2005, with regard to Survey No.50;
- c) Present Endorsement from Land Acquisition Officer/Bangalore Development Authority/ Karnataka Industrial Area and Development Board confirming that there are no acquisition proceedings with regard to Survey No.50;
- d) taxes being brought upto date;

I have been assisted by my colleague Ms Samina S Iqbal in this opinion.

In the event of there being any further query, please let me know.

Thanking you,

Yours faithfully,


(ANUP S. SHAH)
Advocate.

29th October, 2022

M/s. Sobha Limited,
(formerly Sobha Developers Limited),
Office at Sobha, No.51/5,
Sarjapura-Marathahalli Outer Ring Road (ORR)
Devarabeesanahalli, Bellandur Post,
Bengaluru - 560 103.

Dear Sirs,

Attn: Mr. Ashok Kumar N.B.

We have been furnished with documents which have been listed herein below for issuing of an Additional Title Report in continuation of our earlier Title Report dated 20.09.2008, with regard to all that piece and parcel of residentially converted land being a western portion of Survey No. 50, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 6 Acres 29 Guntas along with regularized 6 Guntas of 'A' kharab, in all measuring about 6 Acres 35 Guntas ("Schedule Property"), which is morefully described in the Schedule hereto in Para III below:-

I. DOCUMENTS FURNISHED		
Sl. No.	Date	Particulars
Re: Title Deeds:		
1.	28.05.2008	Demand Note bearing No. ALN (EVH) SR. 62/2007-08, issued by office of the Deputy Commissioner, Bangalore District, Bangalore to C. Vinod Kumar son of H.R. Chandra Shekar, with regard to Survey No. 50 measuring about 06 Acres 29 Guntas along with 06 Guntas of kharab;
2.	13.06.2008	Challan acknowledging the payment of conversion fine, issued by the Bank of Mysore, with regard to Survey No. 50 measuring about 06 Acres 29 Guntas;

Preetta

-1-

Privileged and Confidential

Sl. No.	Date	Particulars
3.	03.10.2008	Official Memorandum bearing No. ALN (EVH) SR. 62/2007-08, issued by office of the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore to C. Vinod Kumar son of H.R. Chandra Shekar recording the conversion of portion of Survey No. 50 measuring about 06 Acres 29 Guntas along with regularized 06 Guntas of 'A' kharab in all measuring about 6 Acres 35 Guntas;
4.	10.02.2009	Sale Deed executed by (i) C. Vinod Kumar son of H.R. Chandrashekar and ii) H.R. Chandrashekar son of late H.K. Ramaiah in favour of M/s. Sobha Developers Limited, represented by its authorized representative D.S Patil (registered as Document No. VRT-1-05304/2008-09, Book-I stored in C.D No.VRTD41, in the office of the Senior Sub-Registrar, Varthur, Bangalore Urban District), with regard to portion of Survey No. 50 measuring about 6 Acres 35 Guntas, inclusive of 06 Guntas of regularized 'A' kharab;
5.	04.03.2009	Memorandum of Deposit of Title Deeds executed by M/s. Sobha Developers Limited represented by its authorized signatory Pavan Kumar Daga in favour of India Overseas Bank (registered as Document No. VRT-1-00990/2009-10 in Book-I, stored in CD No. VRTD47, in the office of the Sub-Registrar, Varthur, Bangalore Urban District) with regard to portion of Survey No. 50 measuring about 6 Acres 35 Guntas and other lands;
6.	16.12.2014	Deed of Release executed by Indian Overseas Bank, represented by its authorized signatory, B.D. Swain in favour of M/s. Sobha Limited (formerly Sobha Developers Limited), represented by its authorized signatory Hara Hari Rao Maney (registered as Document No. HLS-1-04354/2014-15 in Book-I, stored in CD No. HLSD109, in the office of the Sub-Registrar, Halasuru, Bangalore), with regard to portion of Survey No. 50 measuring about 06 Acres 35 Guntas and other lands;
7.	05.02.2015	Memorandum for recording creation of Mortgage by Deposit of Title Deeds executed by M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney in favour of Tata Capital Financial Services Limited, represented by its regional sales manager H. Narayan acting as an agent and on behalf of the Axis Bank (registered as Document No. HLS-1-05125/2014-15, in Book-

P. Retha

Sl. No.	Date	Particulars
		I, stored in CD No. HLSD112, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to portion of Survey No. 50 measuring about 06 Acres 29 Guntas along with 06 Guntas of regularized 'A' kharab in all measuring about 6 Acres 35 Guntas and other lands;
8.	16.06.2015	Deed of Modification / Rectification entered by and between M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney and Tata Capital Financial Services Limited, represented by its regional sales manager H. Narayan (registered as Document No. HLS-1-01070/2015-16 in Book-I, stored in CD No. 11LSD116, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to portion of Survey No. 50 measuring about 06 Acres 29 Guntas along with 06 Guntas of regularized 'A' kharab in all measuring about 6 Acres 35 Guntas and other lands;
9.	09.09.2015	Memorandum for recording extension of Mortgage by Deposit of Title Deeds executed by M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney in favour of Tata Capital Financial Services Limited, represented by its authorized signatory Amit Sukhija (registered as Document No. HLS-1-02584/2015-16 in Book-I, stored in CD No. HLSD120, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to portion of Survey No. 50 measuring about 06 Acres 29 Guntas along with 06 Guntas of regularized 'A' kharab in all measuring about 6 Acres 35 Guntas and other lands;
10.	23.12.2016	Memorandum of Entry by way of Deposit of Title Deeds executed by M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney in favour of Housing Development Finance Corporation Limited, represented by its authorized official D. Sathish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited (registered as Document No. HLS-1-04485/2016-17 in Book-I, stored in CD No. HLSD140, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to portion of Survey No. 50 measuring about 06 Acres 29 Guntas along with 06 Guntas of regularized 'A' kharab in all measuring about 6 Acres 35 Guntas and other lands;

Arpita

Sl. No.	Date	Particulars
11.	12.07.2017	Memorandum of Entry (extension of Mortgage) executed by M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney in favour of Housing Development Finance Corporation Limited, represented by its authorized official D. Sathish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited (registered as Document No. HLS-1-01666/2017-18 in Book-I, stored in CD No. HLSD148, in the office of the Sub-Registrar, Halasuru, Bangalore) with regard to portion of Survey No. 50 measuring about 06 Acres 29 Guntas along with 06 Guntas of regularized 'A' kharab in all measuring about 6 Acres 35 Guntas and other lands;
12.	09.12.2019	Supplementary Memorandum of Agreement evidencing physical and constructive delivery of Title Deeds executed by M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney in favour of Axis Bank Limited (registered as Document No. HSK-1-08418/2019-20 in Book-I, stored in CD No. HSKD911, in the office of the Sub-Registrar, Hoskote) with regard to portion of Survey No. 50 measuring about 06 Acres 29 Guntas along with 06 Guntas of regularized 'A' kharab in all measuring about 6 Acres 35 Guntas;
13.	09.03.2022	Supplementary Memorandum of Agreement evidencing physical and constructive delivery of Title Deeds executed by M/s. Sobha Limited, represented by its authorized signatory Goutam Verma in favour of Axis Bank Limited (registered as Document No. HSK-1-15585/2021-22 in Book-I, stored in CD No. HSKD1486, in the office of the Sub-Registrar, Hoskote) with regard to portion of Survey No. 50 measuring about 06 Acres 29 Guntas along with 06 Guntas of regularized 'A' kharab in all measuring about 6 Acres 35 Guntas ;
Re: Endorsements:		
14.	29.12.2021	Endorsement bearing No. KHB/LAO/230/2021-22, issued by office of the Special Land Acquisition officer, Karnataka Housing Board, Bangalore, with regard to Survey No. 50 and other lands;
15.	19.02.2022	Endorsement bearing No. KIADB/SLAO-2/4712/2021-22, issued by office of the Special Land Acquisition officer, Karnataka



Sl. No.	Date	Particulars
		Industrial Area and Development Board, with regard to Survey No. 50 and other lands;
16.	14.10.2022	Endorsement bearing No. PTCL:BE/CR:285/2022-23, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore, with regard to Survey No. 50 measuring about 6 Acres 29 Guntas;
Re: Record of Rights, Tenancy and Crops (RTC) Extracts/Pahani Patrike:		
17.		Record of Rights, Tenancy and Crops (RTC) Extracts/Pahani Patrike for the period set out below with regard to Survey No. 50 having the total extent as 10 Acres 31 Guntas and actual extent as 10 Acres 18 Guntas, there being 13 Guntas of kharab:
		a. 2004-05 to 2010-11, issued by office of the Village Accountant, Computerized Pahani Distribution Center, Bangalore East Taluk, Krishnarajapura;
		b. 2011-12 to 2022-23, Computerized copy;
Re: Search Reports:		
18.	11.10.2022	Search Report bearing S.A. No. 10386/2022-23, covering the period from 01.04.2005 to 31.03.2009, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 50;
19.	16.12.2014	Search Report bearing S.A. No. 19501/2014-15, covering the period from 01.04.2009 to 15.12.2014, issued by office of the Sub-Registrar, Varthur, Bangalore Urban District, with regard to Survey No. 50;
20.	11.02.2022	Search Report bearing S.A. No. 13303/2021-22, covering the period from 01.04.2014 to 11.02.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 50;
21.	11.10.2022	Search Report bearing S.A. No. 10389/2022-23, covering the period from 01.02.2022 to 10.10.2022, issued by office of the Sub-Registrar, Mahadevapura, Bangalore, with regard to Survey No. 50;

Petta

II. GLOSSARY (indicative)

Sl.No	Term	Description
1.	Acre	40 Guntas or 43,560 Square Feet;
2.	Akarband	A Register showing the area and rate of assessment of holdings;
3.	Atlas	A Survey document which shows a sketch of the land with hissas / survey sub-numbers assigned after the phoddi / sub-division of the survey number;
4.	Encumbrance Certificate	Search reports issued by the Registrar of Assurances (Land Registry);
5.	Gunta	1/40 th of an Acre or 121 square yards or 1089 Square Feet;
6.	Hisse	Portions formed in survey numbers after phoddi / partition;
7.	Hissadar	Co-Owner / Co-Sharer of the bifurcated portion of the Survey Number i.e., the sub-survey number;
8.	Tippani	A Revenue document which discloses the sketch of the survey number, not drawn to scale, but showing the measurements;
9.	Hobli	The sub-division of a taluk;
10.	Khata	Ledger of receipts and disbursements. It consists of the Government account in which the amount for recovery under the heads of Land Revenue, Local Funds, Pasture, etc., are credited and remittances from the village to the Taluk Treasury of costs recovered are debited;
11.	Khatedar	Owner/ Occupant of the land in the revenue records of the Government;
12.	Mutation Register	A revenue document which records the transfer of ownership of lands along with details of such transfer;

Pratta

Sl.No	Term	Description
13.	Palupatti/ Panchayat Parikath	Customary oral partition effected between the co-owners/ family members in the presence of the panchayatdars;
14.	Pakka Book/RR Pakka Book	A Field Book which discloses the hissas and the hissedars of a survey number after phoddi along with the extent of the land;
15.	Phoddi	Bifurcation / partition of a survey number into hissas with sub survey numbers or sub-dividing of fields;
16.	Property	Property morefully described in Schedule 'B' of Property details below which is the subject matter of this Title Report;
17.	RTC/Pahani	Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike. A survey statement showing old and new survey numbers, names of fields, description of tenure, names of occupants of agricultural land;
18.	Survey Number	A portion of land of which the area and other particulars are separately entered under an indicative number in the land records;
19.	Sub-division	A portion of a survey number of which area, a Survey Number and assessment are separately entered in the land records under an indicative number subordinate to that of the Survey Number of which it is a portion.

III. SCHEDULE

All that piece and parcel of residentially converted land being a western portion of Survey No. 50, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 6 Acres 29 Guntas along with regularized 6 Guntas of A kharab, in all measuring about 6 Acres 35 Guntas and bounded on as follows:

Recta

EAST	:	Remaining portion of Survey No.50;
WEST	:	Land bearing Survey No.42/3;
NORTH	:	Land bearing Survey Nos.49/1,49/6, 49/3, 49/4 & 49/5;
SOUTH	:	Land bearing Survey No.52

IV. NOTE

This Additional Report has been prepared for M/s. Sobha Limited (our 'Client'), in continuation of the Title Report dated 20.09.2008 ("Earlier Title Report") issued by us with regard to the Western Portion of Survey No. 50 detailed hereinabove and should be read along with the said reports and should not be relied upon for any other purpose. The contents of this Report shall not without our express written consent be quoted or referred to in any public document or filed in court proceedings. This Report is not issued nor should be construed to have been issued or deemed to be issued under any provisions of any State or Central statutes or to any authority. The information in this Title Report is derived solely from a review of the copies of the documents made available to us and the information furnished to us by the Client. We have assumed that (a) all copies provided to us, conform to the originals and are accurate and complete; (b) all documents provided to us were properly authorized and executed (c) apart from the documents and information made available to us there are no other documents or information (d) there are no existing litigations or threatened litigations or claims or proceedings in relation to the property which is the subject matter of this title report and (e) all searches furnished to us are accurate and complete. Our observation would undergo a change in the event of fresh information being obtained on accurate Search Reports being provided wherever observed by us as faulty in our report. If any of the facts are different from the documents and information or if any of the documents sought, are furnished subsequently and the contents thereof are contrary to the observations on title made herein, it could have

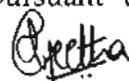
Apetha

material impact on our conclusions in title report. We have not undertaken any physical searches at any Court or at the office of any other authority having judicial/ quasi-judicial powers to ascertain if any legal proceedings are pending in respect of the Property. Further, we have not physically inspected the Property, including for the purposes of ascertaining the boundaries of the Property and/or for ascertaining possession. We have not conducted any independent investigation of the documents or of the information provided for our review. This Report should not be assumed to state the general principles of law applicable to transactions of this kind.

V. FLOW OF TITLE

1. We have in the title report issued by us to M/s. Sobha Developers Limited, dated 20.09.2008 ("**Earlier Title Report**"), observed that, all that piece and parcel of agricultural land being portion of Survey No. 50 measuring about 06 Acres 29 Guntas, along with 13 Guntas of kharab, measuring in all about 07 Acres 02 Guntas, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk ("**Schedule Property**"), belongs to C. Vinod Kumar son of H.R Chandrashekar and he has a good and marketable title, subject to (i) Search Report from the period 05.04.2005 to date, with regard to Survey No. 50, (ii) RTC/Pahani for the period 2005, with regard to Survey No. 50, (iii) Endorsement confirming that there are no acquisition proceedings initiated with regard Survey No. 50 from the land acquisition officer of (a) Karnataka Industrial Areas Development Board and (b) Bangalore Development Authority and (iv) Upto date Tax Paid receipts being obtained.

2. C. Vinod Kumar son of H.R. Chandra Shekar, made an application to the Special Deputy Commissioner, Bangalore District, Bangalore for the conversion of western portion of Survey No. 50, measuring about 06 Acres 29 Guntas and the regularization of 06 Guntas of 'A' kharab from agricultural to non-agricultural use. The Special Deputy Commissioner, Bangalore District, Bangalore pursuant to receipt of the requisite



conversion fine and the kharab regularization fine, by way of Official Memorandum bearing No. ALN (EVH) SR. 62/2007-08 dated 03.10.2008 (Document No.3 read with Document Nos. 1 &2), converted the western portion of Survey No. 50 measuring about 06 Acres 29 Guntas and regularized 06 Guntas of 'A' kharab, in all measuring about 6 Acres 35 Guntas, from agricultural to non-agricultural residential purposes ("**Western Portion of Survey No. 50**").

3. (i) C. Vinod Kumar son of H.R Chandrashekar and ii) H.R Chandrashekar son of late I.L.K Ramaiah by a Deed of Sale dated 10.02.2009 (Document No.4) sold the Western Portion of Survey No. 50 to M/s. Sobha Developers Limited, represented by its authorized representative D.S Patil.

4. M/s. Sobha Developers Limited by a Memorandum of Deed of Deposit of Title Deeds dated 04.03.2009 (Document No.5) deposited the original title deeds of the Western Portion of Survey No. 50 and the adjoining lands with the Indian Overseas Bank to create a charge by way of equitable mortgage, in order to avail financial facility. On repayment of the financial facility availed, the Indian Overseas Bank released the charge created upon the Western Portion of Survey No. 50 in favour of M/s. Sobha Limited by way of a Deed of Release dated 16.12.2014 (Document No.6).

5. M/s. Sobha Limited represented by its authorized signatory Hara Hari Rao Maney by a Memorandum recording the creation of Mortgage by Deposit of Title Deeds dated 05.02.2015 read with Deed of Modification/Rectification dated 16.06.2015 and a Memorandum recording the extension of Mortgage by Deposit of Title Deeds dated 09.09.2015 (Document Nos.7, 8 & 9) deposited the original title deeds of Western Portion of Survey No. 50 with the Tata Capital Financial Services Limited, represented by its regional sales manager H. Narayan acting as an agent and on behalf of the Axis Bank, to create a charge by way of equitable mortgage, in order to avail financial facility. We

observe that the aforesaid mortgage is still subsisting. In the event of the aforesaid mortgage being not discharged, there would be additional cash out flow towards the discharge of the said mortgage and the release of the original title deeds.

6. M/s. Sobha Limited, represented by its authorized signatory Hara Hari Rao Maney by a Memorandum of Entry by way of Deposit of Title Deeds dated 23.12.2016 read with Memorandum of Entry (Extension of Mortgage) dated 12.07.2017 and two Supplementary Memorandum of Agreement dated 09.12.2019 and 09.03.2022 (Document Nos.10, 11, 12 & 13) deposited the original title deeds of Western Portion of Survey No. 50 with the Housing Development Finance Corporation Limited, represented by its authorized official D. Sathish Baragi, acting for itself and as an agent of M/s. Axis Bank Limited, to create a charge by way of equitable mortgage, in order to avail financial facility. We observe that the aforesaid mortgage is still subsisting. In the event of the aforesaid mortgage being not discharged, there would be additional cash out flow towards the discharge of the said mortgage and the release of the original title deeds.

7. All that Piece and parcel of residentially converted land being a western portion of Survey No. 50, situated at situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 6 Acres 29 Guntas along with regularized 06 Guntas of 'A' kharab, in all measuring about 6 Acres 35 Guntas is hereinafter referred to as "**Schedule Property**".

8. The Schedule Property has presently come within the jurisdiction of the Bruhat Bangalore Mahanagara Palike and it is recommended that the Sobha Limited made an application for the assessment of land to tax and obtain transfer of khata in their name.

9. The Endorsement bearing No. KHB/LAO/230/2021-22 dated 29.12.2021, issued by office of the Special Land Acquisition officer, Karnataka Housing Board, Bangalore



(Document No.14) confirms that no acquisition proceedings have been initiated, with regard to Survey No. 50 by the Karnataka Housing Board.

10. The Endorsement bearing No. KIADB/SLAO-2/4712/2021-22, dated 19.02.2022 issued by office of the Special Land Acquisition officer, Karnataka Industrial Area and Development Board (Document No.15) confirms that no acquisition proceedings have been initiated, with regard to Survey No. 50 by the Karnataka Industrial Area and Development Board.

11. The Endorsement bearing No. PTCL/BE/CR:285/2022-23 dated 14.10.2022, issued by office of the Assistant Commissioner, Bangalore North-Sub-Division, Bangalore (Document No. 16) confirms that no proceedings have been initiated with regard to Survey No. 50 measuring about 6 Acres 29 Guntas under the provisions of the Karnataka Scheduled Castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

12. The Record of Rights, Tenancy & Crops (RTC) Extract / Pahani Patrike for the period set out below with regard to Survey No. 50 discloses total extent as 10 Acres 31 Guntas and actual extent as 10 Acres 18 Guntas, there being 13 Guntas of kharab (Document No.17). The RTC/Pahani further discloses the following owners and occupants:-

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
2004-05	P. Krishnappa (6A 29G)	-	-	P. Krishnappa
	A.Nagendramma	IHC No.6/93-94		A.Nagendramma
	Venkatesh (jointly 3A 23G)			Venkatesh
2005-06 to 2022-23	A.Nagendramma	IHC No.6/93-94	-	A.Nagendramma

Chetna

Period	Kathedar Column 9	How acquired Column 10	Other rights Column 11	Occupant Column 12
	Venkatesh (jointly 3A 23G)			Venkatesh
	C. Vinod Kumar s/o H.R. Chandrashekar (6A 29G)	MR 17/2005-06, Gift		C. Vinod Kumar

13. The RTC/Pahani for the period 2004-05 to 2022-23, with regard to Survey No. 50, furnished to us corroborate with the documents of title furnished and do not disclose any change or deviation either in the ownership or occupancy, save and except Column 9 & 12 of the Record of Rights, Tenancy and Crops (RTC) Extract/Pahani Patrike for the period from 2009-10 to 2022-23 still records the name of the erstwhile owner i.e. C. Vinod Kumar, though the Survey No.50 has been converted and sold to Sobha Limited in the year 2009 itself. Hence a necessary application is recommended to be made to the concerned authority seeking removal of the name of predecessor-in-title C. Vinod Kumar in column 9 and 12 and to record NAK (Non-agricultural kharab), in order to avoid multiple transactions and the possibility of future disputes.

14. The Search Report with regard to Survey No. 50, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, issued by the concerned Sub-Registrar (Document Nos. 18 to 21) discloses the following transactions:-

SA. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
10386/ 22-23	01.04.2005	31.03.2009	Sale Deed dated 10.02.2009	06	35	C. Vinod Kumar s/o H.R. Chandrashekar	M/s. Sobha Developers Ltd	5304/ 08-09
19501/ 14-15	01.04.2009	15.12.2014	Memorandum of Deposit of Title Deeds dated 25.06.2009	06	35	M/s. Sobha Developers Limited	Indian Overseas Bank	990/ 09-10

S.A. No.	From	To	Transaction	Extent		By	In favour of	Doc. No.
				A	G			
13303/21-22	01.04.2014	11.02.2022	Release Deed dated 16.12.2014	06	35	Indian Overseas Bank	M/s. Sobha Developers Limited	4354/14-15
			Memorandum of Deposit of Title Deeds dated 07.02.2015	06	35	M/s. Sobha Developers Limited	Tata Capital Financial Services Limited	5125/14-15
			Rectification Deed dated 16.06.2015	06	35	M/s. Sobha Developers Limited	Tata Capital Financial Services Limited	1070/15-16
			Memorandum of Deposit of Title Deeds dated 09.09.2015	06	35	M/s. Sobha Developers Limited	Tata Capital Financial Services Limited	2584/15-16
			Memorandum of Deposit of Title Deeds dated 23.12.2016	06	35	M/s. Sobha Developers Limited	Housing Development Finance Corporation Limited	4485/16-17
			Supplemental Deed dated 13.07.2017	06	35	M/s. Sobha Developers Limited	Housing Development Finance Corporation Limited	1660/17-18
			Memorandum of Deposit of Title Deeds dated 09.12.2019	06	35	M/s. Sobha Developers Limited	Axis Bank	8418/19-20
10389/22-23	01.02.2022	10.10.2022	Deposit of Title Deeds dated 09.03.2022	06	35	M/s. Sobha Developers Limited	Axis Bank	15585/21-22

15. We have reviewed the aforesaid Search Reports furnished to us for the period covering from 01.04.2005 to 10.10.2022, with regard to Survey No. 50 and the same does not disclose any transactions other than those discussed herein above.

Prithvi

VI. OBSERVATION AND SUGGESTIONS:

Taking into consideration our Earlier Title Report and the documents and information furnished therein, subject to observations made in our Earlier Title Report and in this report and Search reports being brought upto date, khata being transferred in their name and taxes being paid upto date, we are of the view that, all that piece and parcel of residentially converted land being a western portion of Survey No. 50, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, measuring about 6 Acres 29 Guntas along with regularized 06 Guntas of 'A' kharab in all measuring about 6 Acres 35 Guntas ("**Schedule Property**"), presently vests with M/s. Sobha Limited subject to charges created by way of (a) Memorandum of Deposit of Title Deeds dated 05.02.2015 read with Rectification Deed dated 16.06.2015 and Memorandum of Extension of Mortgage by Deposit of Title Deeds dated 09.09.2015 in favour of Axis Bank Limited and (b) Memorandum of Entry by way of Deposit of Title Deeds dated 23.12.2016 read with Memorandum of Entry (Extension of Mortgage) dated 12.07.2017 and two Supplemental Memoranda evidencing physical and constructive delivery of Title Deeds dated 09.12.2019 and 09.03.2022 in favour of Axis Bank Limited.

We have been assisted by Ms. Sangeetha Sakre in the preparation of this Title Report.

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

Thanking you,

Yours faithfully,
Induslaw


(K.N. Geetha)
Advocate.