AZB & PARTNERS
ADVOCATES & SOLICITORS

LAND DUE DILIGENCE REPORT

IN RELATION TO:

Land situated at Tharahunase Village, Jala Hobli, Bengaluru North Taluk, Bengaluru District

September 22, 2025

To:

Catalyst Trusteeship Limited.
901, 9th floor, Tower B, Peninsula Business,
Park Tower, Senapati Bapat Marg, Lower Parel, W,
Mumbai, Maharashtra 400013

From:

Malini Raju
AZB & PARTNERS
Bengaluru

PRIVILEGED & CONFIDENTIAL

AZB & PARTNERS
ADVOCATES & SOLICITORS

FOREWORD

1. We are acting as legal advisors to **Catalyst Trusteeship Limited,** ("**Client**") in connection with conducting a land due diligence in respect of all that piece and parcel of the Land (as defined below).

2. The contents of this Due Diligence Report ("**Report**") are confidential. Neither this Report nor any of its contents may be disclosed to any person other than the Client, without our express written consent. We accept no responsibility or legal liability to any person other than the Client in relation to the contents of the Report even if the same has been disclosed with our consent.

3. The information in this Report is derived from a review of documents specified under **Annexure "A"** of this Report and information provided to us from time to time ("**Available Documents**") in respect of the property.

4. The scope of this Report is limited to the identification of issues in relation to the title of Client to the property.

5. Our review for the purpose of this Report is subject to the following limitations:

   (i) We have relied on the information and the contents mentioned in the Available Documents;
   (ii) The review consisted of review of the Available Documents made available by the Client. Certain information and clarifications on particular issues were provided vide emails and orally;
   (iii) We have not carried out any physical inspection of the property;
   (iv) We have only examined issues pertaining to ownership of the Client and key approvals from legal perspective as listed in the Report and have not examined issues pertaining to (i) approvals from statutory/ regulatory authorities for construction, development and/ or occupation of the property from a technical perspective (this aspect generally forms part of technical due diligence which is to be separately undertaken by the Client); (ii) business, regulatory and financial issues of the present or previous owners of the property; and (iii) other matters that do not directly affect ownership of the property.

6. Unless otherwise stated in this Report, this Report is based on the assumptions that:

   (i) all documents submitted to us as photocopies or other copies of originals conform to the originals and all such originals are authentic and complete;

(ii) all signatures and seals on any documents submitted to us are genuine;

(iii) there have been no amendments or changes to the documents examined by us; and

(iv) the legal capacities of all natural persons are as they purport it to be.

7. Our liability in relation to this Report shall be limited to the amount of fees received by us from our Client for this particular assignment.

MALINI RAJU

Digitally signed by MALINI RAJU
Date: 2025.09.22 13:26:24 +05'30'

Malini Raju
AZB & Partners
Bengaluru

AZB & PARTNERS
ADVOCATES & SOLICITORS

DUE DILIGENCE REPORT

We have in this due diligence report on land bearing Survey Nos. 149/2, 223/1 and 223/2 totally admeasuring 202 acres 4 guntas, situated at Tharahunase Village, Jala Hobli, Bengaluru North Taluk, Bengaluru District ("**Schedule Property**"). The Schedule Property is to be developed in the following manner:

1. Commercial development consisting of Survey No.149/2 and Survey No.223/1 measuring 116 acres 25 guntas; and

2. Residential development consisting of Survey No.223/1 and Survey No.223/2 measuring 85 acres 19 guntas.

Flow of title:

1. We have perused a copy of the Allotment Letter dated 15.10.2022 in KIADB/HO/Allot/Sec-2/23939/12695/2022-23 issued by the Karnataka Industrial Areas Development Board **("KIADB")** which bears out that land in Survey Nos. 149/2, 223/1 and 223/2 totally admeasuring 202 acres 4 guntas, situated at Tharahunase Village, Jala Hobli, Bengaluru North Taluk, Bengaluru District ("**Schedule Property**") was allotted in favour of **Summit Developments Private Limited ("SDPL"),** for establishing "IT Park/Commercial with Residential and Supporting Facilities, catering to the requirements of SME sector of IT/ITES/BPO Industry. The allotment of the Schedule Property was on a lease cum sale basis for a period of 10 years. The approval for allotment of Schedule Property was confirmed in the 27th SLSWCC meeting held on 13.04.2012 and as per the Government Order: (1) Gazette Notification in GO No.CI 139 SPI 2012 dated 23.04.2012 and (2) the office letter No. KIADB/HO/LA/2301-1/10977/2020-21 dated 13.01.2021. The said allotment is subject to certain conditions and payment of premium as detailed therein. We have not dealt with the details of the conditions as all the relevant conditions are recorded in the Lease Cum Sale Agreement dated 09.11.2023 registered on 13.11.2023, referred to below. The allotment letter also records that KIADB fixed tentative premium of Rs.80,00,000/- per acre and the total amount payable is Rs.1,93,89,52,936/-.

2. We have also perused copies of the (1) Gazette Notification in GO No.CI 139 SPI 2012 dated 23.04.2012 and (2) the office letter No. KIADB/HO/LA/2301-1/10977/2020-21 dated 13.01.2021 issued by the KIADB which bears out that consent was approved in favour of SDPL to establish "IT Park/Commercial with Residential and Supporting Facilities, catering to the requirements of SME sector of IT/ITES/BPO Industry.

3. We have perused a copy of the Possession Certificate dated 12.12.2022 issued by the KIADB which bears out that possession of the Schedule Property was handed over to the SDPL. The said possession certificate also details the individual extents of each survey numbers:

Sl.No.	Land details	Extent
1.	Survey No. 149/2	3 acres 29 guntas
2.	Survey No.223/1	186 acres 15 guntas
3.	Survey No.223/2	12 acres
	Total	**202 acres 4 guntas**

4. We have perused a copy of the Lease Cum Sale Agreement dated 09.11.2023 registered on 13.11.2023 as document No.GNR-I-05871/2023-24 in the office of the sub-registrar Ganganagar, Bangalore which bears out that the KIADB leased a portion of the Schedule Property in Survey No. 149/2 measuring 3 acres 29 guntas and (1) Survey No.223/1 measuring 112 acres 36 guntas (out of 186 acres 15 guntas) totally admeasuring 116 acres 25 guntas **("Item No.1 of Scheule Property")** in favour of SDPL. The important terms of the lease are as follows:

    1. The lease term is for a period of 10 years from 09.11.2023.
    2. During the term of the lease, SDPL is required to pay yearly rent of Rs.1,16,625/- per annum from 12th December every year to the KIADB.
    3. SDPL has paid a sum of Rs.1,04,49,60,000/- to KIADB.
    4. The lease of the Item No.1 of Schedule Property gets automatically cancelled in case the same is not utilised within a period of three (3) years from the date of this lease deed in case of MSME, Larger enterprises and five (5) years in case of Mega Ultra Mega and Super Mega Projects.
    5. SDPL has to mandatorily obtain clearance for the project from the Karnataka State Pollution Control Board and other statutory competent authorities before commencement of the Project.
    6. SDPL shall obtain license from the Chief Inspector of Factories and Boilers in Karnataka and/ or from any other Authority as required under law.
    7. SDPL shall seek extension of time in writing by giving valid reasons to the concerned investment approving committees.
    8. The SDPL shall utilize not less than 50% of the Item No.1 of Schedule Property and in accordance with the floor area ratio and proposals furnished by the SDPL to the KIADB in application for allotment of land and project report submitted to SHLCC/SLSWCC/DLSWCC/allotment.
    9. SDPL shall use the Item No.1 of Schedule Property only for the purposes of establishing **"IT Park/Commercial and supporting Facilities catering to requirements of SME sector of IT/ITES/BPO Industry"** or for establishing any other industry permissible under the law after obtaining prior approval of the KIADB.
    10. SDPL can mortgage the lease hold right/s in the Item No.1 of Schedule Property after obtaining consent on writing from the KIADB to secure for erection of building, plant and machinery on the Item No.1 of Schedule Property or avail working capital facilities for the purposes of the project on Item No.1 of Schedule Property from reputed Financial institutions and banks. The KIADB shall hold first charge on the Item No.1 of Schedule Property and second charge shall be with the banks and financial institutions who have financed loan for the

plot/plots for which KIADB has issued No Objection Certificate. The KIADB may consider permission to offer the lease hold rights of the Item No1 of Schedule Property as collateral security to financial institutions for raising loan for any other project other than the project in this agreement in case where the projects are fully implemented and the land in utilization as per terms of the agreement subject to the loan availed has been duly cleared for the project for which allotment has been made and after obtaining No Objection Certificate from the banks and financial institutions. The decision of the KIADB in this regard is final and binding.

11. **Sub-lease:** The SDPL shall inform the KIADB when the built-up premises is sublet to their 100% subsidiary companies. In case of IT/ITES/BT infrastructure projects (developer) involving sublease, the SDPL shall inform that, when the built up premises is sublet for approved activities. The SDPL shall seek the prior approval of the KIABD to sublease built up premises for the category of the industries other that the above, on the Schedule Property on such terms and conditions as may prescribed by the SDPL from time to time after implementation of the projects as approved by the competent authority and subject to obtaining such clearances as may be required by the Financial Institutions/Banks. The SDPL shall pay sub-lease rent to be notified by the KIADB from time to time in all the above circumstances. However, where the project consists of different phases or consists of more that one building and the SDPL wants to give on lease, the SDPL can sub-lease such completed portion of the building with the prior approval of the concerned investment approval committee.
12. **Change in constitution**: SDPL should hold interest of not less than 51% till the end of the lease period and the following cases will be treated as change in constitution of companies and no transfer charges and difference in the land cost will be levied.
13. **Transfer of lease hold rights**: SDPL may with the prior approval of the concerned investment approval committee permit the SDPL for transfer of leasehold rights in favour of new entrepreneurs during the currency of the lease period subject to the condition that the SDPL has implemented the project as per the terms and conditions stipulated in the lease document. Facility of transfer of lease hold rights is applicable only of the units have implemented the project. In such case, the SDPL shall pay the transfer charges as indicated.
14. Clause 22 of the lease cum sale agreements referred to above deals with proceedings by banks and financial institutions for recovery of dues. The said clause bears out that the whenever the lessee defaults in payment to financial institutions and such financial institution, proceed against the lessee for recovery of its dues, the KIADB reserves the right to determine the lease in accordance with Sec.34 (B) of the KIAD Act, 1966, after giving notice. Without prejudice to the powers of the KIADB, as mentioned above, the KIADB may permit transfer of lease-hold rights in favour of the auction purchaser recommended by the financial institution/s, on payment of an amount as detailed in Clause 22(i) to the KIADB towards the cost of land through the

financial institution/s. The financial institution shall be liable to pay the amount mentioned Clause 22(i) for the KAIDB to consider such transfer of leasehold rights. Clause 22(i) deals with the transfer charges payable for transfer of lease hold rights in respect of cases covered in clause nos. 20(viii),21 & 22.

15. Clause 23 of the lease cum sale agreements, deals with the determination of lease and resumption of land where the KIADB is entitled to during the currency of the lease to take possession of the allotted plot together with factory and other buildings and fixtures located for any violation of any of the conditions of this deed or the terms and conditions of allotment after following the provisions contained in the Karnataka Industrial Areas Development Act. 1966. In such an event, the lessee shall be entitled for a compensation of 50% of the original allotment cost and actual amount paid.
16. Details of transfer charges payable for transfer of lease hold rights in respect of cases covered in clause No.20 (viii), 21 and 22 are recorded.

Sy. Nos. 149/2 and 223/1 situated at Tharahunase Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District	**Sy. Nos. 223/1 and 223/2 situated at Tharahunase Village, Jala Hobli, Bengaluru North Taluk, Bengaluru Urban District**
1. We refer to Clauses 21 and 22 of the Lease-cum-Sale Agreement which govern the permissibility and conditions attached to the transfer of leasehold rights in respect of the subject property. 2. At the outset, it is pertinent to note that any transfer of leasehold rights is contingent upon the prior approval of the Lessor and the Investment Approval Committee. Further, the Agreement stipulates that the transferee must be a new entrepreneur proposing to implement the project units, which is a condition precedent to a valid transfer. 3. That said, the concept of 'transfer' must be read in light of Clause 20 of the Agreement. In the event the transaction in question falls within the defined scope of a 'change in constitution', such transaction would not be treated as a transfer for the purposes of the Agreement, and accordingly, no transfer charges shall be applicable.	1. As per Clauses 21 of the Lease-cum-Sale Agreement, we set out below additional key considerations that would be relevant in the context of a proposed transfer: **a. Transfer Permitted Only Upon Completion of Project Implementation** i. The Agreement provides that the Lessor, with the prior approval of the Investment Approval Committee, may permit the Lessee to transfer their leasehold rights in favour of new entrepreneurs. Such transfer, however, is subject to a

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4. Subject to the foregoing, we summarise below the applicable charges and penalties in the event of a transfer under Clause 22(i), differentiated based on whether the allotment rate in the industrial area has undergone revision:
<table>
<tr><th>Where Allotment Rate and Current Rate are the Same</th><th>Where Allotment Rate Has Been Revised</th></tr>
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1. Substantial Implementation (Investment > 50%)
a. Penalty: 20% of the total cost paid for the land.
b. Transfer Charges: 10% of the land cost paid by the original allottee (Investment to be evidenced by a certificate from financial institutions/chartered accountants).

2. Partial Implementation (Investment > 25% and ≤ 50%).
a. Penalty: 30% of the total cost paid for the land.
b. Transfer Charges: 10% of the land cost paid by the original allottee.
3. Limited Implementation (Investment > 15% and ≤ 25%)
</td>
<td>
1. Substantial Implementation (Investment > 50%)
a. Penalty: 25% of the differential between the current rate and the original allotment rate.
b. Transfer Charges: 10% of the land cost paid by the original allottee.

2. Partial Implementation (Investment > 25% and ≤ 50%)
a. Penalty: 50% of the differential between the current rate
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fundamental condition that the Lessee must have fully implemented the Project in accordance with the terms and timelines specified under the Agreement. In effect, no transfer of leasehold rights is permissible unless the implementation of the Project has been completed.

b. Cost-Sharing and Transfer Charges
i. In the event a transfer is permitted, the differential between the prevailing allotment rate and the original allotted rate of the land is to be shared between the Lessee and the Lessor in the ratio of 75:25, respectively. In addition to the above, the transferee (i.e., the new entrepreneur) is also required to pay transfer charges amounting to 10% of the allotted price.
</td>
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	a. Penalty: 40% of the total cost paid for the land b. Transfer Charges: 10% of the land cost paid by the original allottee ***Note:*** *No transfer of leasehold rights shall be permitted where the investment in the project is less than 15% of the total project cost as approved by the Investment Approval Committee.*	and the original allotment rate. b. Transfer Charges: 10% of the land cost paid by the original allottee. 3. **Limited Implementation (Investment > 15% and ≤ 25%)** a. Penalty: 75% of the differential between the current rate and the original allotment rate b. Transfer Charges: 10% of the land cost paid by the original allottee ***Note:*** *As above, no transfer shall be permissible where the investment is less than 15% of*	

		the total project cost approved by the Investment Approval Committee	

5. We have perused a copy of the Lease Cum Sale Agreement dated 09.11.2023 registered on 13.11.2023 as document No.GNR-I-05870/2023-24 in the office of the sub-registrar Ganganagar, Bangalore which bears out that KIADB lease the another portion of the Schedule Property in Survey No.223/1 measuring 73 acres 19 guntas and Survey No. 223/2 measuring 12 acres totally measuring 85 acres 19 guntas **("Item No.2 of Scheule Property")** in favour of SDPL. The terms of the lease are as follows:

    1. The lease term is for a period of 10 years from 9.11.2023.
    2. During the terms of the lease SDPL shall pay yearly rent of Rs.85,475/- per annum from 12th December every year to the KIADB.
    3. The SDPL shall use the Item No.2 of the Schedule Property only for residential development to provide low rise residential apartments with dense landscaped area over-looking the existing lake, indoor and outdoor recreation facilities along with swimming pool within the development. The typical residential apartment shall be of ground plus eight storeys (G+8). SDPL shall establish a secure gated community development with residential service apartments sited amidst parks and landscaped open spaces and sited to maximize frontage/views toward the existing lake and open spaces. The apartment shall be preferably allotted to the senior executives of the IT Park apart from the buyers outside the IT park, who requires quality accommodation after obtaining plan sanctions/approval from the KIADB.
    4. SDPL shall obtain prior clearance for the height of buildings to be constructed from the Airport Authority of India.
    5. SDPL shall utilize not less than 50% of the Item No.2 of the Schedule Property and in accordance with the floor area ratio and proposals furnished by the SDPL to the KIADB on the application for allotment of land and project report submitted to SHLCC/SLSWCC/DLSWCC/Allotment committee.
    6. SDPL may enter into an agreement to sell units in the project post plan approval and RERA registration as part of RERA compliance. SDPL shall be entitled to allow financial institutions and banks to enter into an agreement with prospective apartment buyers for availing housing loans. KIABD shall give the SDPL a no objection in writing for the same.
    7. Other conditions detailed above are the same.

6. We have perused a copy of the encumbrance certificate for the period 01.04.2005 to 21.05.2025 bears out the registration of the (1) lease cum sale agreement dated 13.11.2023 registered as document No.5870/2023-24 executed by KIADB in favour of SDPL and (2) lease cum sale agreement dated 09.11.2023 registered on 13.11.2023 as document No.05871/2023-24 executed by KIADB in favour of SDPL (as detailed above) and otherwise bears out nil encumbrances with respect to Item No.1 of Schedule Property and Item No.2 of Schedule Property.

7. Item No.1 of Schedule Property and Item No.2 of Schedule Property are collectively referred to as Schedule Property. SDPL is developing commercial and residential projects on the Schedule Property: (1) Commercial development consisting of Survey No.149/2 and Survey No.223/1 measuring 116 acres 25 guntas and (2) Residential development consisting of Survey No.223/1 and Survey No.223/2 measuring 85 acres 19 guntas.

8. We have reviewed a copy of the receipt issued by the KIADB dated 2.2.2025 which bears out that SDPL has made payment of Rs.2,02,100 towards rent and maintenance fee.

Searches:

9. **Registrar of Companies:** We have obtained ROC search report and CERSAI report from Rahul A & Associates dated 24.05.2025 which bears out that there are no mortgages on the Schedule Property.

10. **Litigation searches:** We have obtained litigation search report from Cubictree Technology Solution Private Limited dated 27.05.2025 which bears out certain litigations where SDPL is a party. We have been informed that these litigations do not pertain to the Schedule Property.

11. **Sub registry:** We have reviewed the encumbrance certificate for the period 01.04.2005 to 21.05.2025, which is in order.

Observations:

1. SDPL to obtain No objection certificate from the KIADB to mortgage or avail financial assistance from banks and financial institutions.

2. Original of all the documents mentioned above to be inspected.

3. We have reviewed a sketch issued by the Assistant Engineer, KIADB dated 12.12.2022 which bears out location of kharab land. A copy of the sketch is attached to this report as Annexure B:

Sl. No.	Survey No.	Allotted Extent (excluding the kharab land)	Kharab land
1.	Survey No. 149/2	3 acres 29 guntas	01 gunta
2.	Survey No.223/1	186 acres 15 guntas	13 acres 27 guntas
3.	Survey No.223/2	12 acres	12 guntas
	Total	**202 acres 4 guntas**	**14 acres**

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CONCLUSION

Based on a review of the documents detailed above and subject to our observations, Summit Developments Private Limited has leasehold rights in relation to the Schedule Property. SDPL is entitled to develop:

(a) Commercial development consisting of Survey No.149/2 and Survey No.223/1 measuring 116 acres 25 guntas; and

(b) Residential development consisting of Survey No.223/1 and Survey No.223/2 measuring 85 acres 19 guntas.

(c) SDPL is entitled to mortgage the Schedule Property, subject to obtaining No objection certificate from the KIADB.

MALINI RAJU

Digitally signed by MALINI RAJU
Date: 2025.09.22 13:26:51 +05'30'

Malini Raju
AZB & Partners
Bengaluru

SCHEDULE

All that piece and parcel to land in Survey Nos. 149/2, 223/1 and 223/2 totally admeasuring 202 acres 4 guntas, situated at Tharahunase Village, Jala Hobli, Bengaluru North Taluk, Bengaluru District and bounded on:

Sl.No.	Land details	Extent
1.	Survey No. 149/2	3 acres 29 guntas
2.	Survey No.223/1	186 acres 15 guntas
3.	Survey No.223/2	12 acres
	Total	**202 acres 4 guntas**

East by	Land in Survey No.223/3, Kudaragere Village boarder, Papanahallli Village boarder, Survey Nos.145, 144 and 147
West by	Land in Survey Nos.235, 96, 97, 98, 99,100, 124, 135, 136, 139, 140, 141, 142, 143, 150 and 152.
North by	Survey No.148.
South by	Survey No.153 and Bettahallasuru Village boarder.

In relation to the boundaries, sketches have been attached to the Lease Cum Sale Agreement dated 09.11.2023 registered on 13.11.2023 as document No.GNR-I-05871/2023-24 in the office of the sub-registrar Ganganagar, Bangalore and Lease Cum Sale Agreement dated 09.11.2023 registered on 13.11.2023 as document No.GNR-I-05870/2023-24 in the office of the sub-registrar Ganganagar, Bangalore

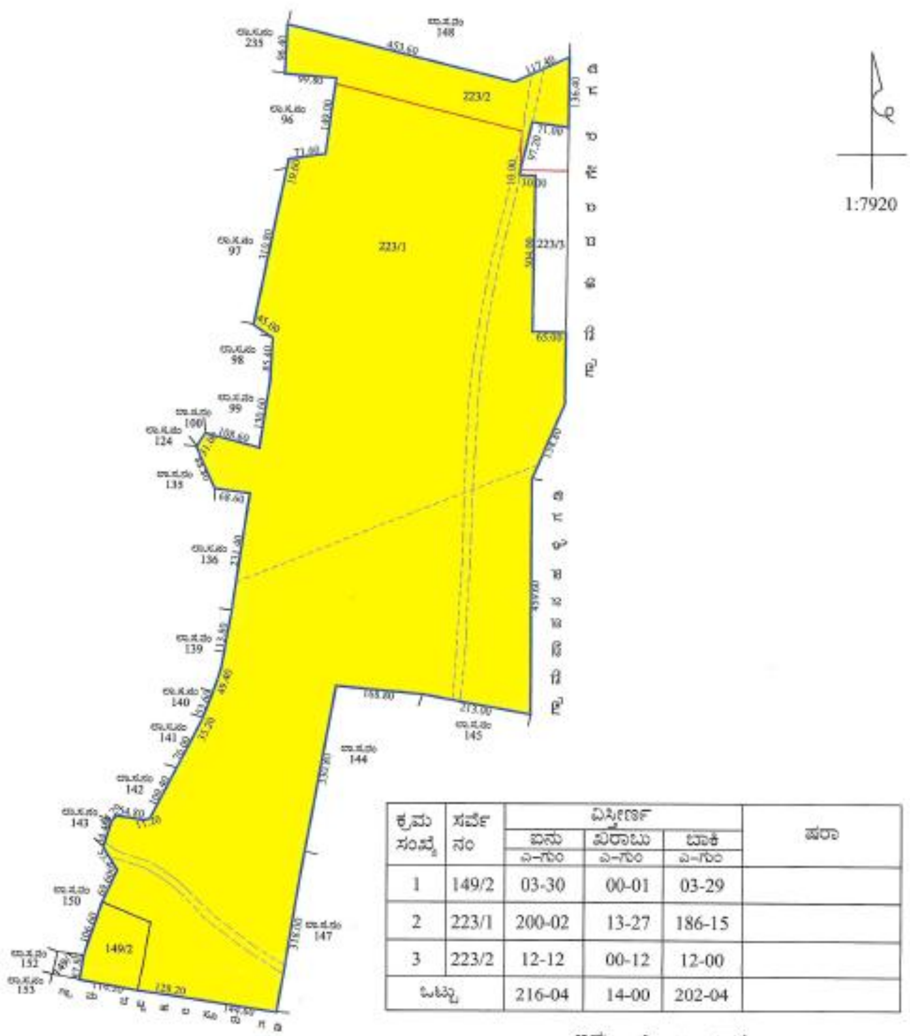
Annexure -A

Sketch issued by the Assistant Engineer, KIADB dated 12.12.2022

Sketch Showing The Details Of Land Handed over to M/S Summit Developments Pvt Ltd No 150 Embassy Point Infentry Road Bengaluru 01 On 12-12-2022 As Per Allotment Letter No KIADB/HO/ALLOT/SE-02/ 23939/19695/2022-2023 Date 15-10-2022 Issued by Secretary -02 KIADB Bengaluru

ಗ್ರಾಮ : ತರಹುಣಸೆ　　ಹೋಬಳಿ : ಜಾಲ　　ತಾಲ್ಲೂಕು : ಯಲಹಂಕ　　ಜಿಲ್ಲೆ : ಬೆಂಗಳೂರು ನಗರ

ರೀ:ಸ:ನಂ.: 149/2,223/1 ಮತ್ತು 223/2 ರ ಪೈಕಿ ಬಾಬ್ತು ಜಂಟಿ ನಕ್ಷೆ.



ಕ್ರಮ ಸಂಖ್ಯೆ	ಸರ್ವೆ ನಂ	ವಿಸ್ತೀರ್ಣ			ಷರಾ
		ಐನು	ಖರಾಬು	ಬಾಕಿ	
		ಎ-ಗುಂ	ಎ-ಗುಂ	ಎ-ಗುಂ	
1	149/2	03-30	00-01	03-29	
2	223/1	200-02	13-27	186-15	
3	223/2	12-12	00-12	12-00	
ಒಟ್ಟು		216-04	14-00	202-04	

ಈ ಬಣ್ಣದಿಂದ ತೋರಿಸಿರುವ ಪ್ರದೇಶವು ಸ.ನಂ 149/2,223/1 ಮತ್ತು 223/2 ರಲ್ಲಿ ಒಟ್ಟು ಐನು ಎ-ಗುಂ 216-04 ಖರಾಬು ಎ-ಗುಂ 14-00 ಬಾಕಿ ಎ-ಗುಂ 202-04 ವಿಸ್ತೀರ್ಣ ಇರುತ್ತದೆ.

12/12/22
Assistant Engineer
KIADB, Bengaluru.

UMMIT DEVELOPMENTS PVT. LTD.
Authorised Signatory

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ADVOCATES & SOLICITORS

ANNEXURE – B

list of documents reviewed by us

Sl No	Description of documents:
1.	Allotment Letter dated 15.10.2022 in KIADB/HO/Allot/Sec-2/23939/12695/2022-23 issued by the Karnataka Industrial Areas Development Board ("KIADB") in favour of Summit Developments Private Limited ("SDPL").
2.	Copies of the (1) Gazette Notification in GO No.CI 139 SPI 2012 dated 23.04.2012 and (2) the office letter No. KIADB/HO/LA/2301-1/10977/2020-21 dated 13.01.2021 issued by the KIADB.
3.	Possession Certificate dated 12.12.2022 issued by the KIADB in favour of SDPL.
4.	Lease Cum Sale Agreement dated 09.11.2023 registered on 13.11.2023 as document No.GNR-I-05871/2023-24 in the office of the sub-registrar Ganganagar, Bangalore executed by KIADB in favour of SDPL with respect to land in Survey No. 149/2 measuring 3 acres 29 guntas and (1) Survey No.223/1 measuring 112 acres 36 guntas (out of 186 acres 15 guntas) totally admeasuring 116 acres 25 guntas.
5.	Lease Cum Sale Agreement dated 09.11.2023 registered on 13.11.2023 as document No.GNR-I-05870/2023-24 in the office of the sub-registrar Ganganagar, Bangalore executed by KIADB in favour of SDPL for an extent of Survey No.223/1 measuring 73 acres 19 guntas and Survey No. 223/2 measuring 12 acres totally measuring 85 acres 19 guntas.
6.	Encumbrance certificate for the period 01.04.2005 to 21.05.2025.
7.	Receipt issued by the KIADB dated 2.2.2025 which bears out that SDPL has made payment of Rs.2,02,100/-
8.	ROC search report and CERSAI report from Rahul A & Associates dated 24.05.2025
9.	Litigation search report from Cubictree Technology Solution Private Limited dated 27.05.2025.
10.	Sketch of the Schedule Property.

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ANNEXURE – C

List of Original documents inspected by us:

Sl No	Description of documents:	Original/Certified copy/Photocopy
1.	Allotment Letter dated 15.10.2022 in KIADB/HO/Allot/Sec-2/23939/12695/2022-23 issued by the Karnataka Industrial Areas Development Board ("KIADB") in favour of Summit Developments Private Limited ("SDPL").	Original
2.	Copies of the (1) Gazette Notification in GO No.CI 139 SPI 2012 dated 23.04.2012 and (2) the office letter No. KIADB/HO/LA/2301-1/10977/2020-21 dated 13.01.2021 issued by the KIADB.	Photocopy
3.	Possession Certificate dated 12.12.2022 issued by the KIADB in favour of SDPL.	Original
4.	Lease Cum Sale Agreement dated 09.11.2023 registered on 13.11.2023 as document No.GNR-I-05871/2023-24 in the office of the sub-registrar Ganganagar, Bangalore executed by KIADB in favour of SDPL with respect to land in Survey No. 149/2 measuring 3 acres 29 guntas and (1) Survey No.223/1 measuring 112 acres 36 guntas (out of 186 acres 15 guntas) totally admeasuring 116 acres 25 guntas.	Original
5.	Lease Cum Sale Agreement dated 09.11.2023 registered on 13.11.2023 as document No.GNR-I-05870/2023-24 in the office of the sub-registrar Ganganagar, Bangalore executed by KIADB in favour of SDPL for an extent of Survey No.223/1 measuring 73 acres 19 guntas and Survey No. 223/2 measuring 12 acres totally measuring 85 acres 19 guntas.	Original
6.	Encumbrance certificate for the period 01.04.2005 to 21.05.2025.	Online Certified Copy
7.	Receipt issued by the KIADB dated 2.2.2025 which bears out that SDPL has made payment of Rs.2,02,100/-	Original
8.	Sketch of the Schedule Property.	Original