

Ref.

27.03.2026
Bangalore

To,

M/s Sattva Realtors Private Limited,
Bangalore.

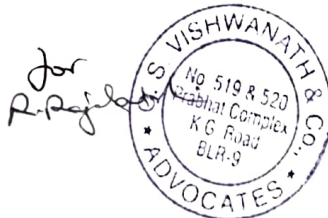
Sirs,

Sub:-	Supplementary report regarding the title of M/s Sattva Realtors Private Limited rep by GPA holder M/s Sattva Resi Private Limited in respect of converted land bearing Sy nos.23/1B measuring 1 acre 30 guntas, Sy no.23/2 measuring 1 acre 25 guntas, Sy no.24/1C measuring 2 acres 6 guntas, Sy no.24/2B measuring 34 guntas, Sy no.25/2 measuring 1 acre 28 guntas and Sy no.26/2 measuring 2 acres 27 guntas situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore
Total Extent:	10 acres 5 guntas
Ref:	Our reports dated 15.05.2014 and 19.11.2024

I DESCRIPTION OF PROPERTY :

All that piece and parcel of converted land bearing Sy nos.23/1B measuring 1 acre 30 guntas, Sy no.23/2 measuring 1 acre 25 guntas, Sy no.24/1C measuring 2 acres 6 guntas, Sy no.24/2B measuring 34 guntas, Sy no.25/2 measuring 1 acre 28 guntas and Sy no.26/2 measuring 2 acres 27 guntas situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore measuring 10 acres 5 guntas and bounded as follows :

On the East by	:	Property of Electronic Research Private Ltd.,
West by	:	Property of M/s Bhuwalka Steel Industries Ltd.,
North by	:	Old Madras Road
South by	:	Private properties and Government land



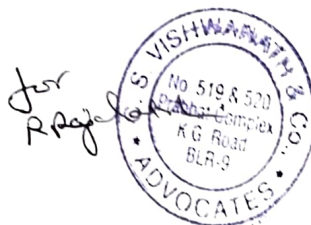
II FURTHER LIST OF DOCUMENTS SCRUTINISED (ALL PHOTO-COPIES) :

1. Joint Development Agreement dated 02.12.2025 entered into between M/s Sattva Realtors Pvt. Ltd., rep by its authorised signatory Sri.K.Sheshdari of the one part and M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Surendra Kumar Bajaj of the other part, registered as doc no.14540/2025-26, in Book-I, at the office of Sub-Registrar, Shivajinagar, (Banaswadi), Bangalore.
2. General Power of Attorney dated 02.12.2025 executed by M/s Sattva Realtors Pvt. Ltd., rep by its authorised signatory Sri.K.Sheshdari in favour of M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Surendra Kumar Bajaj, registered as doc no.1587/2025-26, in Book-IV, at the office of Sub-Registrar, Shivajinagar (Banaswadi), Bangalore.
3. Discharge deed dated 22.01.2025 executed by IDBI Trusteeship Services Ltd., rep by its authorised signatory Sri.M.Manohar in favour of M/s Sattva Realtors private Ltd., (earlier known as Sattva Realtors Ltd.,) rep by its authorised signatory Sri.Surendra Kumar Bajaj, registered as doc no.16331/2024-25, in Book-I, at the office of Sub-Registrar, Shivajinagar (Banaswadi), Bangalore.
4. Plan sanction letter dated 02.02.2026 issued by BDA.
5. Copy of sanction plan dated 02.02.2026 issued by BDA.
6. Encumbrance certificate dated 08.12.2025 for the period 01.04.2004 to 02.12.2025 depicting the entries of sale deed bearing doc no.2873 and discharge deed bearing no.16331.

III CONTINUATION OF SOURCE OF TITLE :

On perusal of additional documents produced for scrutiny, it is noticed that the land owner M/s Sattva Realtors Pvt. Ltd., rep by its authorised signatory Sri.K.Sheshdari has entered into a Joint Development Agreement dated 02.12.2025 with M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Surendra Kumar Bajaj (doc no.14540/2025-26) for the beneficial development of captioned property under symbiotic terms. The parties to the said JDA have agreed to share the revenue in the ratio of 25 % (to the owner) : 75 % (to the builder).

In furtherance to the JDA, M/s Sattva Realtors Pvt. Ltd., rep by its authorised signatory Sri.K.Sheshdari executed a General Power of Attorney dated 02.12.2025 (doc no.1587/2025-26) in favour of M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Surendra Kumar Bajaj, empowering the attorney to do various acts, deeds and things including power of alienation.



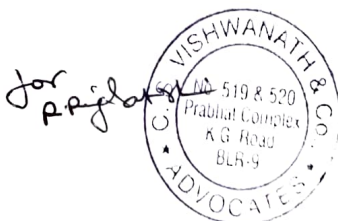
The mortgage of subject property created in favour of IDBI Trusteeship Services Ltd., by M/s Sattva Realtors Private Ltd., (earlier known as Sattva Realtors Ltd.,) under of Memorandum of entry of equitable mortgage by deposit of title deeds dated 30.03.2017 (doc no.6108/2016-17) was discharged vide Discharge deed dated 22.01.2025 (doc no.16331/2024-25).

The copies of Plan sanction letter and sanction plan both dated 02.02.2026 issued by BDA permits the construction of following

Tower-1	4 basement+ ground + 9 upper floors	39 units
Tower-2	4 basement + ground +33 upper floors	130
Tower-3	4 basement + ground +36 upper floors	142
Tower-4	4 basement + ground + 39 floors	155
Tower-5	4 basement + 42 floors	159
Amenity Block	2 basement + ground floor	
Amenity Block	2 basement + ground floor + 2 upper floors	

IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject property in favour of M/s Sattva Realtors Private Ltd., rep by GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Surendra Kumar Bajaj



V OPINION:

On the basis of documents perused and information furnished, SUBJECT TO THE PRODUCTION OF FOLLOWING DOCUMENTS viz.,

- a) RERA REGISTRATION CERTIFICATE,
- b) NIL E.C. FROM 02.12.2025 TILL DATE,

We are of the opinion that the title of M/s Sattva Realtors Private Ltd., rep by GPA holder M/s Sattva Resi Private Limited rep by its authorised signatory Sri.Surendra Kumar Bajaj over the subject property IS LEGALLY VALID, CLEAR AND MARKETABLE.

NOTE :

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

All the documents referred to us are returned herewith.

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

[Signature]
Advocate



19.11.2024

Ref. : Bangalore

To,

M/s Sattva Realtors Private Limited,
Bangalore.

Sirs,

Sub:-	Supplementary report regarding the title of M/s Sattva Realtors Private Limited in respect of property bearing Katha no.57 issued by Doddabanhalli Village Panchayath, RDPR no.150200401300600057 carved out of converted land bearing Sy nos.23/1B, 23/2, 24/1C, 24/2B, 25/2 and 26/2, situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
Total Extent:	9 acres 38.2 guntas OR 4,33,639.8 Sq. Ft.,

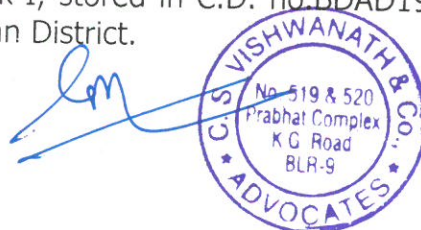
I DESCRIPTION OF PROPERTY :

All that piece and parcel of property bearing Katha no.57 issued by Doddabanhalli Village Panchayath, RDPR no.150200401300600057 carved out of converted land bearing Sy nos.23/1B, 23/2, 24/1C, 24/2B, 25/2 and 26/2, situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk, within the revenue jurisdiction of Doddabanhalli Village Panchayath, Bangalore measuring 9 acres 38.2 guntas OR 4,33,639.8 Sq. Ft., and bounded as follows :

On the East by	:	Private property
West by	:	Private property
North by	:	Road (national Highway)
South by	:	Private property

II FURTHER LIST OF DOCUMENTS SCRUTINISED (ALL PHOTO-COPIES) :

1. Relinquishment deed dated 05.12.2013 executed by M/s Sattva Realtors Pvt. Ltd., rep by its Bijay Kumar Agarwal in favour of Bangalore Development Authority, registered as doc no.2519/2013-14, in Book-I, stored in C.D. no.BDAD197, at the office of Addl. District Registrar, Bangalore urban District.



12. Katha in form no.11 dated 20.03.2015 issued by the office of Doddabanhalli Village Panchayath in favour of M/s Sattva Realtors Private Limited in respect of property bearing katha no.57/57, RDPR no.150200401300600057 measuring 41986.13 Sq. Mtrs.,
13. Memorandum of entry of equitable mortgage by Deposit of title deeds dated 28.03.2017 executed by M/s Sattva Realtors Limited in favour of IDBI Trusteeship Services Limited, registered as doc no.6108/2016-17, in Book-I, stored in C.D. no.HLSD144, at the office of Senior Sub-Registrar, Halasuru, Bangalore.
14. Tax paid receipt dated 04.10.2023 for the period 2023-24
15. Tax paid receipt dated 28.06.2024 for the period 2024-25
16. Encumbrance certificate :
 - a) Dated 05.10.2024 for the period 01.04.2004 to 31.03.2006 depicting the entry of sale deed dated 15.12.2015 (doc no.10744).
 - b) Dated 05.10.2024 for the period 01.04.2006 to 01.10.2024 depicting the entries of sale deed dated 18.08.2010 (doc no.2873), DTD dated 10.06.2013 (doc no.1586), Release deed dated 05.12.2013 (doc no.2519), 23.06.2015 (doc no.2293), DTD dated 24.06.2015 (doc no.2331), discharge deed dated 28.03.2017 (doc no.6079), DTD dated 30.03.2017 (doc no.6108).

III CONTINUATION OF SOURCE OF TITLE :

On perusal of additional documents produced for scrutiny, it is noticed that the katha for the subject property bearing katha no.57/57, RDPR no.150200401300600057 measuring 41986.13 Sq. Mtrs., stands in the name of M/s Sattva Realtors Private Limited vide Katha in form no.9 & 11 dated 20.03.2015 issued by the office of Doddabanhalli Village Panchayath. The property tax is paid upto the period 2024-25.

M/s Axis Bank has issued a No due letter dated 05.04.2013 confirming that there are no dues payable by M/s Sattva Realtors Pvt. Ltd., in respect of term loan of Rs.55 Crore

The mortgage of subject property by M/s Sattva Realtors Private Limited in favour of M/s State Bank of India vide a Memorandum relating to deposit of title deed/s dated 10.06.2013 (doc.no.1586/2013-2014) was discharged in terms of a Discharge Deed dated 23.06.2015 (doc no.2293/2015-16) executed by State Bank of India represented by its Asst. General Manager Sri.D.D. Gaikwad in favour of M/s Sattva Realtors Private Limited represented by its authorised signatory Sri.Surendra Kumar Bajaj. Further, we have been provided with a copy of Certificate dated 22.06.2015 issued by State Bank of India confirming that the cash credit (construction loan) of Rs.52 crore was paid fully and closed on 22.06.2015.

M/s Sattva Realtors Pvt. Ltd., rep by its Bijay Kumar Agarwal have executed a Relinquishment deed dated 05.12.2013 (doc no.2519/2013-14) in favour of Bangalore Development Authority, relinquishing an extent of 494.53 Sq. Mtrs., for road widening/formation in the subject property then measuring 10 acres 4.25 guntas of 40898.20 Sq. Mtrs., (excluding 0A-05 guntas kharab and 06 guntas of area left for PRR.



IV EVIDENCE OF POSSESSION :

All the documents produced for the scrutiny evidence the possession of subject property in favour of M/s Sattva Realtors Private Ltd.,

V OPINION:

On the basis of documents perused and information furnished, SUBJECT TO THE PRODUCTION OF FOLLOWING DOCUMENTS viz.,

- a) REGISTERED DISCHARGE DEED EXECUTED BY IDBI TRUSTEESHIP SERVICES LIMITED WITH REGARD TO MEMORANDUM OF ENTRY OF EQUITABLE MORTGAGE BY DEPOSIT OF TITLE DEEDS DATED 28.03.2017 (DOC NO.6108/2016-17).
- b) RERA REGISTRATION CERTIFICATE,
- c) COPY OF SANCTION PLAN FOR THE BUILDING,

We are of the opinion that the title of M/s Sattva Realtors Private Ltd., over the subject property IS LEGALLY VALID, CLEAR AND MARKETABLE.

NOTE :

1. ALL THE ORIGINAL DOCUMENTS OF TITLE SHOULD BE VERIFIED.
2. DOCUMENTS PERUSED HEREIN ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIUPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

All the documents referred to us are returned herewith.

Thanking you,

For C.S.Vishwanath & Co.

Advocate.



Ref. : 15.05.2014
Bangalore

To,

M/s Sattva Realtors Private Limited,
Bangalore.

Dear Sirs,

Sub:-	Legal scrutiny report regarding the title of M/s Sattva Realtors Private Limited in respect of property bearing Katha no.57 issued by Doddabanhalli Village Panchayath, carved out of converted land bearing Sy nos.23/1B, 23/2, 24/1C, 24/2B, 25/2 and 26/2, situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore.
Total Extent:	4,64,556.25 Sq. ft., (43,158 Square meters)

I DESCRIPTION OF PROPERTY :

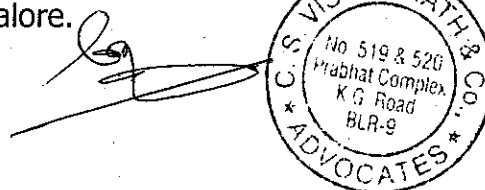
All that piece and parcel of property bearing Katha no.57 issued by Doddabanhalli Village Panchayath, carved out of converted land bearing Sy nos.23/1B, 23/2, 24/1C, 24/2B, 25/2 and 26/2, situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore measuring 4,64,556.25 Sq. ft., (43,158 Square meters) and bounded as follows :

On the East by	:	Property of Electronic Research Private Ltd.,
West by	:	Property of M/s Bhuwalka Steel Industries Ltd.,
North by	:	Old Madras Road
South by	:	Private properties and Government Land

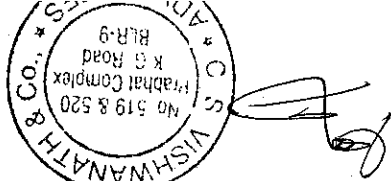
II LIST OF DOCUMENTS SCRUTINISED (all photo-copies) :

In respect of Sy.nos.23/1B (old no.23/1), 24/1C & 24/2B (old no.24):

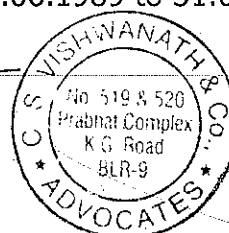
1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1987-88, 1989-90 to 1990-91, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014 issued by the Village Accountant, Bangalore East Taluk in respect of Sy.no. 23/1, Bandapura Village, Bidarahalli Hobli, Bangalore.



2. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1982-83 to 1983-84, 1984-85 to 1985-86, 1989-90 to 1993-94, 1994-95 to 1999-2000, 2000-01 to 2001-02, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014 issued by the Village Accountant, Bangalore East Taluk in respect of Sy.no.24, Bandapura Village, Bidarahalli Hobli, Bangalore.
3. Mutation register bearing MR nos.7/71-72, 8/71-72, 9/71-72 & 2/64-65 issued by the office of Taluk Shirastadar, Bangalore East Taluk, KR Puram.
4. Mutation register bearing MR no.10/71-72 issued by the office of Taluk Shirastadar, Bangalore East Taluk, KR Puram.
5. Mutation register bearing MR no.41/1960-61 issued by the office of Taluk Shirastadar, Bangalore East Taluk, Bangalore.
6. Mutation register bearing MR no.1/61-62 issued by the office of Taluk Shirastadar, Bangalore East Taluk, Bangalore.
7. Mutation register bearing MR nos.43/60-61, 44/60-61 & 45/60-61. Copy of order dated 21.12.1959 passed by the Special Deputy Commissioner for abolition of Inams, Bangalore in case no.13/59-60.
9. Endorsement dated 19.01.1960 issued by the office of Special Deputy Commissioner, Bangalore for Inam Abolition.
10. Copy of order dated 21.12.1959 passed Special Deputy Commissioner for Inam Abolition, Bangalore in case no.17.
11. Endorsement dated 19.01.1960 issued by the office of Special Deputy Commissioner for Inam Abolition, Bangalore in case no.17.
12. Certified copy of sale deed dated 20.11.1958 executed by Sri.Munivenkatappa in favour of Sri.Thimmaiah and registered as doc.no.3030/1958-59 in Book-I, Vol.921, entered in pages 138 to 139 at the office of Sub-Registrar, Hosakote.
13. Certified copy of sale deed dated 08.06.1960 executed by Sri.Thimmaiah in favour of Sri.A.Rathnadas and registered as doc.no.989/1960-61 in Book-I, Vol-965, entered in pages 138 to 140 at the office of Sub-Registrar, Hosakote.
14. Certified copy of sale deed dated 20.04.1961 executed by Sri.Subbaiah in favour of Smt.Pista Bai and registered as doc.no.291/1961-62 in Book-I, Vol.992, entered in pages 27 to 30 at the office of Sub-Registrar, Hosakote.
15. Certified copy of sale deed dated 26.2.1964 executed by Sri.Munlikrishnappa alias Krishnappa & others in favour of Smt.Pista Bai and registered as doc.no.4030/1963-64 in Book-I, Vol.1082, entered in pages 78 to 81 at the office of Sub-Registrar, Hosakote.
16. Certified copy of sale deed dated 30.07.1964 executed by Smt.Pista Bai in favour of Sri.T.B.Mody and Sri.A.C.Mody registered as doc.no.1438/1964-65 in Book-I, Vol.1096, entered in pages 58 to 63 at the office of Sub-Registrar, Hosakote.
17. Release deed dated 06.02.1965 executed by Sri.Subbaiah in favour of Sri.T.B.Modi and Sri.A.C.Modi and registered as doc.no.3368/1964-65 in Book-I, Vol-1111 entered in pages 91 to 93 at the office of Sub-Registrar, Hosakote.



18. Official memorandum dated 26.04.1966 issued by the office of Assistant Commissioner, Doddaballapura Sub-division, Bangalore regarding conversion of 3 acres of land in Sy.no.24, Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk for industrial purpose.
19. Indenture of absolute sale dated 30.12.1971 executed by Sri.T.B.Mody and Sri.A.C.Mody in favour of M/s British Physical Laboratories India Private Ltd., rep by its Managing Director Sri.T.P.G.Nambiar and registered as doc.no.3353/1971-72 in Book-I, Vol.1317, entered in pages 141 to 144 at the office of Sub-Registrar, Hosakote.
20. Endorsement dated 18.02.2010 issued by the office of Tahsildar, Bangalore East Taluk.
21. Endorsement dated 25.06.2010 issued by the office of Asst. Commissioner, Bangalore North Sub-Division, Bangalore
22. Copy of receipt dated 30.03.2009 issued by the office of Asst. Commissioner, Competent Authority, NH-4.
23. Endorsement (date illegible) issued by the office of Asst. Commissioner, Kolar.
24. Copy of receipt dated 30.03.2009 issued by the office of Asst. Commissioner, Competent Authority, NH-4
25. Endorsement dated 18.02.2010 issued by the office of Tahsildar, Bangalore East Taluk.
26. Endorsement dated 16.09.2010 issued by the office of Assistant Commissioner, Bangalore North Sub-Division, Bangalore.
27. Endorsement (date illegible) issued by the office of Asst. Commissioner, Kolar
28. Copy of Karnataka Revision Settlement Akarbandh/s.
29. Copy of karda (*in respect of Sy no.24*)
30. Copy of Atlas.
31. Copy of Tippani
32. Encumbrance certificates:
 - a. Dated 19.11.2004 for the period 01.04.1964 to 31.03.1965.
 - b. Dated 18.08.1995 for the period 01.08.1965 to 30.07.1986.
 - c. Dated 18.11.2010 for the period 01.04.1972 to 31.07.1986.
 - d. Dated 18.11.2010 for the period 01.04.1972 to 31.07.1986.
 - e. Dated 18.11.2010 for the period 01.04.1972 to 31.07.1986.
 - f. Dated 16.11.2010 for the period 01.04.1986 to 31.05.1989.
 - g. Dated 16.11.2010 for the period 01.04.1986 to 31.05.1989.
 - h. Dated 16.11.2010 for the period 01.08.1986 to 31.05.1989.
 - i. Dated 18.08.1995 for the period 01.06.1989 to 10.08.1995.
 - j. Dated 24.02.1998 for the period 11.08.1995 to 21.02.1998.
 - k. Dated 18.11.2010 for the period 01.06.1989 to 31.03.2004.
 - l. Dated 18.11.2010 for the period 01.06.1989 to 31.03.2004.
 - m. Dated 18.11.2010 for the period 01.06.1989 to 31.03.2004.



In respect of Sy.no.23/2:

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1985-86, 1989-90 to 1990-91, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014 issued by the Village Accountant, Bangalore East Taluk in respect of Sy.no.23/2, Bandapura Village, Bidarahalli Hobli, Bangalore.

2. Mutation register bearing MR no.22/1960-61 issued by the office of Taluk Shirastedar, Bangalore East Taluk, KR Puram.
3. Copy of order dated 19.12.1959 passed in case no.15/59-60 issued by the office of Special Deputy Commissioner, Inam Abolition, Bangalore.
4. Endorsement dated 16.01.1960 issued by the office of Special Deputy Commissioner, Inam Abolition, Bangalore.
5. Certified copy of sale deed dated 19.10.1962 executed by Sri.A.Rathna Das in favour of Sri.Subbaiah Shetty and registered as doc.no.2507/1962-63 in Book-I, Vol-1041, entered in pages 178 to 180 at the office of Sub-Registrar, Hosakote.

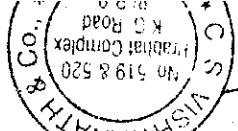
6. Sale deed dated 12.06.1969 executed by Sri.R.Subbiah Setty and Sri.MuniVenkatappa in favour of Sri.Ashok.C.Mody and registered as doc.no.898/1969-70 in Book-I, Vol-1248, entered in pages 166-168 at the office of Sub-Registrar, Hosakote.
7. Indenture of absolute sale dated 29.12.1971 executed by Sri.Ashok.C.Mody in favour of M/s British Physical Laboratories India Private Ltd., rep by its Managing Director Sri.T.P.G.Nambiar and registered as doc.no.3354/1971-72 in Book-I, at the office of Sub-Registrar, Hosakote.

8. Endorsement dated 18.02.2010 issued by the office of Tahsildar, Bangalore East Taluk.
9. Endorsement dated 25.06.2010 issued by the office of Asst.Commissioner, Bangalore North Sub-Division, Bangalore.
10. Copy of Karnataka Revision Settlement Akarbandh.
11. Copy of Atlas.
12. Copy of Tippani.
13. Encumbrance certificates:

- a. Dated 18.08.1995 for the period 01.08.1965 to 30.07.1986.
- b. Dated 23.08.1995 for the period 01.08.1986 to 31.05.1989.
- c. Dated 18.08.1995 for the period 01.06.1989 to 10.08.1995.
- d. Dated 24.02.1998 for the period 11.08.1995 to 21.02.1998.

In respect of Sy.no.25/2:

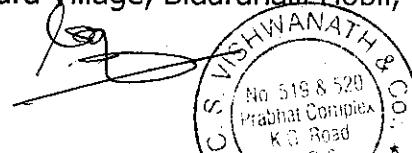
1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1987-88, 1989-90 to 1990-91, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-10 issued by the Village Accountant, Bangalore East Taluk in respect of Sy.no.25/2, Bandapura Village, Bidarahalli Hobli, Bangalore.



2. Mutation register bearing MR no.8/71-72 issued by the office of Taluk Shirastedar, Bangalore East Taluk, KR Puram.
3. Copy of order dated 19.12.1959 passed in case no.39/59-60 issued by the office of Special Deputy Commissioner, Inam Abolition, Bangalore.
4. Endorsement dated 16.01.1960 issued by the office of Special Deputy Commissioner, Inam Abolition, Bangalore.
5. Mutation register bearing MR no.19/60-61 issued by the office of Taluk Shirastedar, Bangalore East Taluk, KR Puram.
6. Copy of order sheet passed in case no.32/1959-60.
7. Certified copy of sale deed dated 19.04.1960 executed by Sri.Venkataramanappa in favour of Sri.Mastan Saheb and registered as doc.no.200/1960-61 in Book-I, Vol.961, entered in pages 118 – 119 at the office of Sub-Registrar, Hosakote.
8. Certified copy of sale deed dated 01.07.1965 executed by Sri.Mastan Sab in favour of Sri.Venkataramanappa and registered as doc.no.1180/1965-66 in Book-I, Vol-1124, entered in pages 15 to 16 at the office of Sub-Registrar, Hosakote
9. Sale deed dated 30.06.1966 executed by Sri.Venkataramanappa & Master.Venkatesha, minor rep by his father and natural guardian Sri.Venkataramanappa in favour yof Smt.Godavari.T.Mody and registered as doc.no.1469/1966-67 in Book-I, Vol-1154, entered in pages 165-170 at the office of Sub-Registrar, Hoskote.
10. Absolute sale deed dated 29.12.1971 executed by Smt.Godavari.T.Mody in favour of M/s British Physical Laboratories India Private Ltd., rep by its Managing Director Sri.T.P.G.Nambiar and registered as doc.no.3352/1971-72 in Book-I, Vol-1316, entered in pages 223-225 at the office of Sub-Registrar, Hosakote.
11. Endorsement dated 18.02.2010 issued by the office of Tahsildar, Hosakote.
12. Endorsement dated 04.06.2010 issued by the office of Assistant Commissioner, Bangalore North Sub-division, Bangalore.
13. Copy of Karnataka Revision Settlement Akarbandh.
14. Copy of Atlas.
15. Copy of Tippani.
16. Encumbrance certificates:
 - a. Dated 18.08.1995 for the period 01.08.1965 to 30.07.1986.
 - b. Dated 23.08.1995 for the period 01.08.1986 to 31.05.1989.
 - c. Dated 18.08.1995 for the period 01.06.1989 to 10.08.1995.
 - d. Dated 24.02.1998 for the period 11.08.1995 to 21.02.1998.

In respect of Sy.no.26/2:

1. RTC/s for the period 1968-69 to 1972-73, 1973-74 to 1978-79, 1979-80 to 1983-84, 1984-85 to 1987-88, 1989-90 to 1993-94, 1994-95, 2003-2004, 2004-2005, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014 issued by the Village Accountant, Bangalore East Taluk, Bangalore in respect of Sy.no.26/2, Bandapura Village, Bidarahalli Hobli, Bangalore.



2. Copy of order sheet dated 17.11.959 issued by the Special Tahsildar, Inam

Abolition, Bangalore.

3. Endorsement date (illegible) issued by the office of Special Deputy

Commissioner, Inam Abolition, Bangalore.

4. Copy of Survey sketch.

5. Mutation register bearing MR no.7/71-72 issued by the office of Taluk

Shirastadar, Bangalore East Taluk, KR Puram.

6. Copy of RR

7. Copy of mutation register bearing MR no.H6/2011-12 issued by the office of

Village Accountant, Bangalore East Taluk, KR Puram.

8. Certified copy of sale deed dated 30.06.1966 executed by Sri.Papalah &

Master.Prabhakara, minor rep by his father and natural guardian Sri.Papalah

in favour of Smt.Godavari.T.Mody and registered as doc.no.1468/1966-67 in

Book-I, Vol-1155, entered in pages 82-86 at the office of Sub-Registrar,

Hosakote.

9. Certified copy of sale deed dated 29.12.1971 executed by

Smt.Godavari.T.Mody in favour of M/s Jayakumar Engineering Private Limited

rep by its Director Sri.M.A.Uppal and registered as doc.no.3351/1971-72 in

Book-I, Vol-1315, entered in pages 247-249 at the office of Sub-Registrar,

Hosakote

10. Official memorandum dated 12.05.1987 issued by the office of Deputy

Commissioner, Bangalore District, Bangalore regarding conversion of 3 acres

02 guntas in Sy.no.26/2, Bandapura Village, Bidarahalli Hobli, Bangalore

South Taluk for non-agricultural industrial purpose

11. Certified copy of sale deed dated 07.03.1988 executed by M/s Jayakumar

Engineering Private Limited in favour of M/s British Physical Laboratories

India Limited and registered as doc.no.12299/1987-88 in Book-I, Vol-2776,

entered in pages 234 to 241 at the office of Senior Sub-Registrar, Hosakote.

12. Receipt dated 30.03.2009 issued by the Asst. Commissioner and Competent

Authority, NH-4.

13. Copy of notice dated 04.05.2010 issued by the office of Asst. Commissioner,

Kolar.

14. Endorsement dated 18.2.2010 issued by the office of Tahsildar, Bangalore

East Taluk.

15. Endorsement dated 19.03.2010 issued by the office of Tahsildar, Bangalore

East Taluk.

16. Endorsement dated 22.06.2010 issued by the office of Asst. Commissioner,

Bangalore North Sub-Division, Bangalore.

17. Copy of Karnataka Revision Settlement Akarbandh.

18. Copy of Atlas.

19. Copy of Tippani.

20. Encumbrance certificates:

a. Dated 15.01.2010 for the period 01.04.1965 to 31.07.1986.

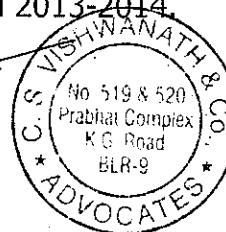
b. Dated 18.01.2010 for the period 01.08.1986 to 31.05.1989.



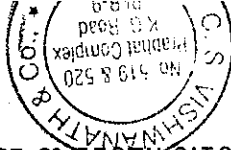
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Common documents:

1. Legal opinion dated 29.01.2011 given by M/s Anup S Shah Law Firm.
2. Endorsement dated 17.12.1971 issued by the office of Asst.Commissioner, Doddaballapura sub-Division, Bangalore.
3. Official memorandum dated 22.11.1972 issued by the office of Deputy Commissioner, Bangalore District, Bangalore regarding conversion of 7 acres 05 guntas in Sy.nos.23/1A (1-26), 23/2 (1-10), 24/1CA (2-21) & 25/2 (1-28), Bandapura Village, Bidarahalli Hobli, Hosakote Taluk for non-agricultural industrial purpose.
4. Letter dated 25.07.1973 issued by the office of Tahsildar, Hoskote Taluk.
5. Copy of Memorandum and Articles of Association of M/s Sattva Realtors Private Limited.
6. Copy of Board resolution dated 16.08.2010 of M/s Sanyo BPL Private Limited.
7. Search report dated 03.04.2013 of the charges on the assets of Sattva Realtors Private Limited given by M/s N.Tatia & Associates, Chartered Accountants.
8. Copy of Memorandum of Association and Articles of Association of M/s Sanyo BPL Private Limited.
9. Copy of Fresh certificate of incorporation consequent on change name from M/s BPL Multimedia Private Limited to M/s Sanyo BPL Private Limited.
10. Copy of certificate of incorporation of M/s BPL Multimedia Private Limited.
11. Fresh certificate of incorporation consequent of change of name from M/s British Physical Laboratories India Limited to M/s BPL Limited issued by the office of Registrar of Companies, Kerala.
12. Mutation register bearing MR no.17/2011-12.
13. Copy of Records of Rights.
14. Copy of Index of Lands.
15. Certified copy of sale deed dated 27.08.1948 executed by Sri.Venkatappa in favour of Sri.Papaiah and registered as doc.no.647/1948-49 in Book-I, Vol-668, entered in pages 108-109 at the office of Sub-Registrar, Hosakote.
16. Sale deed dated 14.12.2005 executed by M/s BPL Limited rep by its General Manager Sri.K.Vishwanath in favour of M/s Sanyo BPL Private Limited rep by its Director Sri.Toshiki Yabuuchi and registered as doc.no.10744/2005-2006 in Book-I, stored in CD.no.KRID165 at the office of Sub-Registrar, KR puram.
17. Letter dated 07.10.2008 issued by the office of Karnataka Government Secretariat, Vikasa Soudha, Bangalore.
18. Copy of order dated 6.10.2008 passed by the Secretary to Government, Labour Department with regard to closure of M/s Sanyo BPL Private Limite.
19. Endorsement dated 24.10.2011 issued by the office of Tahsildar, Bangalore East Tauk.
20. Tax paid receipt dated 03.10.2011 for the period 2011-2012.
21. Tax paid receipt dated 30.05.2013 for the period 2013-2014.



22. Memorandum relating to deposit of title deed /s dated 10.06.2013 executed by M/s Sattva Realtors Private Limited in favour of M/s State Bank of India and registered as doc.no.1586/2013-2014 in Book-I, stored in C.D.no.INRD68 at the office of Senior Sub-Registrar, Indiragar, Bangalore.
23. Demand register for the period 2011-2012 issued by the office of Doddabannahalli Village Panchayath, Bangalore East Taluk in favour of M/s Sattva realtors Pvt. Ltd.,
24. Tax assessment register for the period 2011-2012 issued by the office of Doddabannahalli Village Panchayath, Bangalore East Taluk in favour of M/s Sattva realtors Pvt. Ltd.,
25. Letter dated 10.02.2010 given by M/s AZB & Partners, Advocates & Solicitors addressed to M/s Sattva Group, Bangalore.
26. Letter dated 8.02.2010 given by Sri.K.Krishnappa, Advocate addressed to Smt.Sunitha Rajesh (AZB & Partners).
27. Copy of public notice published in English News Paper 'The Times of India' & Kannada News Paper 'Vijaya Karnataka' on 31.01.2010.
28. Letter dated 10.02.2010 given by Sri.Anup.S.Shah addressed to Sri.K.Krishnappa.
29. Endorsement dated 01.03.2010 issued by the office of Asst.Commissioner, Bangalore North Sub-Division, Bangalore.
30. Endorsement dated 30.04.2010 issued by the office of Doddabannahalli Village Panchayath, Bangalore East Taluk.
31. Sale deed dated 18.08.2010 executed by M/s Sanyo BPL Private Limited rep by its Director Sri.Keiji Oshima in favour of M/s Sattva Realtors Private Limited rep by its Director Sri.Bijay Kumar Agarwal and registered as doc.no.2873/2010-2011 in Book-I, stored in C.D.no.BDGD50 at the office of Sub-Registrar, Bidarahalli, Bangalore.
32. Copy of Atlas.
33. Copy of Village Map.
34. Plan sanction letter dated 24.02.2014 issued by the Bangalore Development Authority.
35. Copy of sanction plan issued by the office of Bangalore Development Authority.
36. Encumbrance certificates:
- a. Dated 14.01.2008 for the period 01.06.1989 to 31.03.2004.
 - b. Dated 18.11.2010 for the period 01.01.1994 to 31.03.2004.
 - c. Dated 14.01.2008 for the period 01.06.1989 to 31.03.2004.
 - d. Dated 11.01.2008 for the period 01.04.2004 to 11.01.2008.
 - e. Dated 28.01.2009 for the period 01.01.2008 to 27.01.2009.
 - f. Dated 12.01.2010 for the period 28.01.2009 to 11.01.2010.
 - g. Dated 06.07.2011 for the period 18.08.2010 to 05.07.2011.
 - h. Dated 02.09.2010 for the period 11.01.2010 to 01.09.2010.
 - i. Dated 16.01.2010 for the period 01.04.2004 to 15.11.2010.
 - j. Dated 16.11.2010 for the period 01.04.2004 to 15.11.2010.
 - k. Dated 03.10.2011 for the period 01.04.2004 to 29.09.2011.
 - l. Dated 16.01.2012 for the period 01.04.2011 to 15.01.2012.



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- m. Dated 25.04.2012 for the period 16.01.2012 to 24.04.2012.
n. Dated 27.03.2013 for the period 25.04.2012 to 26.03.2013.

III SOURCE OF TITLE :

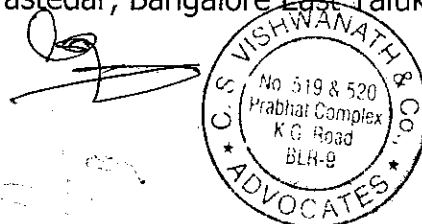
In respect of Sy no.23/1 (New Sy no.23/1B):

On perusal of documents produced for scrutiny, it is noticed that one Sri.Munikrishnappa was conferred occupancy rights over land bearing Sy no.23/1 measuring 3 acres 30 guntas situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk (formerly Bangalore South Taluk), Bangalore by the Special Deputy Commissioner for abolition of Inams, Bangalore under Section 5 of the Mysore (Personal and Miscellaneous) Inams Abolition Act Vide order dated 21.12.1959 in case no.13/1959-60. Further, the office of Special Deputy Commissioner for Abolition of Inams, Bangalore also issued an endorsement dated 19.01.1960 favouring Sri.Munikrishnappa in respect of land measuring 3 acres 30 guntas Sy no.23/1. The said fact is reflected in the mutation register bearing MR no.43/1960-61 issued by the Taluk Shirastedar, Bangalore East Taluk, K.R Puram.

Thereafter, Sri.Munikrishnappa alias Krishnappa together with his brothers, Sri.Munithayappa, Sri.Munipillappa and mother Smt.Krishnamma sold land bearing Sy no.23/1 measuring of 3 acres 30 guntas of Bandapura Village in favour of Smt.Pista Bai under a sale deed dated 26.02.1964 (doc no.4030/1963-64). In turn, Smt.Pista Bai sold the said land in Sy no.23/1 measuring 3 acres 34 guntas (including 4 guntas kharab) along with Sy no.24 measuring 6 acres 7 guntas in favour of Sri.T.B.Mody and Sri.A.C.Mody in terms of a sale deed dated 30.07.1964 (doc no.1438/1964-65). The factum of sale is corroborated in the mutation register bearing MR no.2/1964-65 issued by the office of Taluk Shirastedar, Bangalore East Taluk, KR Puram.

Subsequently, Sri.T.B.Mody and Sri.A.C.Mody sold and conveyed land bearing Sy no.23/1 measuring 1 acre 30 guntas along with land bearing Sy no.24 measuring 3 acres 19 guntas in favour of M/s British Physical Laboratories India Private Ltd., rep by its Managing Director Sri.T.P.G.Nambiar through an absolute sale deed dated 30.12.1971 (doc no.3353/1971-72). The sale transaction is corroborated in the mutation register bearing MR no.9/1971-72 issued by the office of Taluk Shirastedar, Bangalore East Taluk, KR Puram.

The land measuring 3 acres 34 guntas in Sy no.23/1 was phodied and assigned new number Sy no.23/1A for an extent of 2 acres 04 guntas and Sy no.23/1B concerning 1 acre 30 guntas as evidenced from the copies of Atlas and Tippani issued by the issued by the Taluk Shirastedar, Bangalore East Taluk, K.R Puram.



The office of Tahsildar, Bangalore East Taluk has issued a nil tenancy endorsement dated 18.02.2010 in respect of Sy no.23/1 of Bandapura Village.

The land measuring 1 acre 26 guntas in Sy no.23/1B was converted for non-agricultural industrial purpose in the name of M/s British Physical Laboratories India (Private) Ltd., Vide conversion certificate dated 22.11.1972 issued by the Tahsildar, Hoskote Taluk.

The office of Asst. Commissioner, Bangalore North Sub-division, Bangalore has issued an endorsement dated 25.06.2010 confirming that no cases have been registered under Section 79 (A) & (B) of KLR Act in respect of Sy no.23/1 of Bandapura Village.

Encumbrance certificate/s produced for scrutiny discloses only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.

In respect of Sy no.24 (New Sy nos.24/1C & 24/2B)

Whereas land measuring 6 acres 07 guntas in Sy no.24 situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk (formerly Bangalore South Taluk), Bangalore was owned by one Sri.Chikka Subba Reddy, he having acquired the same in terms of Inam Abolition order dated 21.12.1959 passed by the Special Deputy Commissioner for Abolition of Inams, Bangalore in case bearing no.17/1959-60 under Section 5 of the Mysore (Personal & Miscellaneous) Inams Abolition Act, 1954. Further, the Special Deputy Commissioner of Abolition of Inams, Bangalore also issued an endorsement dated 19.01.1960 in case no.17/1959-60 in favour of Sri.Chikka Subba Reddy, duly acknowledged by Sri.Subbaiah (Sri.Chikka Subba Reddy) in respect of land measuring 6 acres 07 guntas Sy no.24. The said fact is also reflected in the mutation register bearing MR no.41/1960-61 issued by the office of Taluk Shrivastadar, Bangalore East Taluk, Bangalore.

Later, Sri.Subbaiah sold land bearing Sy no.24 (old Sy nos.20,21, 27/1 & 28) measuring 6 acres 07 guntas of Bandapura Village, Bangalore in favour of Smt.Pista Bai by virtue of a sale deed dated 20.04.1961 (doc no.291/1961-62). The factum of sale transaction is substantiated in the mutation register bearing MR no.1/1961-62 issued by the office of Taluk Shrivastadar, Bangalore East Taluk.

In turn, the said Smt.Pista Bai sold and conveyed land measuring 6 acres 07 guntas in Sy no.24 along with land bearing Sy no.23/1 measuring 3 acres 34 guntas of Bandapura Village in favour of Sri.T.B.Mody and Sri.A.C.Mody under a sale deed dated 30.07.1964 (doc no.1438/1964-65). The factum of sale is corroborated in the mutation register bearing MR no.2/1964-65 issued by the Taluk Shrivastadar, Bangalore East Taluk, K.R.Puram.



The erstwhile owner Sri.Subbaiah, who had caused a notice dated 02.11.1964 in favour Smt.Pista Bai for re-conveyance of said land, executed a release deed dated 06.02.1965 (doc no.3368/1964-65) in favour of Sri.T.B.Modi and Sri.A.C.Modi releasing his right, title, interest and claim over land bearing Sy no.24 measuring 6 acres 07 guntas of Bandapura Village.

The land bearing Sy no.24 measuring 3 acres of Bandapura Village was converted to industrial purpose vide official memorandum dated 26.04.1966 issued by the office of Asst. Commissioner, Doddaballapura Sub-division, Bangalore.

Subsequently, Sri.T.B.Mody and Sri.A.C.Mody sold and conveyed land bearing Sy no.24 measuring 3 acres 19 guntas along with Sy no.23/1 measuring 1 acre 30 guntas in favour of M/s British Physical Laboratories India Pvt. Ltd., rep by its Managing Director Sri.T.P.G.Nambiar through a sale deed dated 30.12.1971 (doc no.3353/1971-72).

The land measuring 6 acres 07 guntas in Sy no.24 was phodied and new numbers Sy no.24/1A, 1B, 1C and 24/2A & 2B were assigned as evidenced from the copies of Atlas and Tippani issued by the issued by the Taluk Shirastedar, Bangalore East Taluk, K.R Puram.

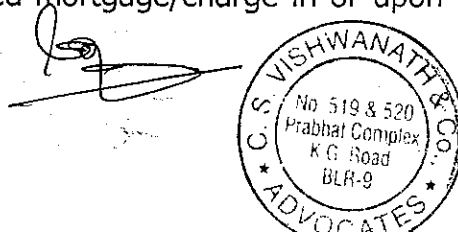
The land measuring 2 acres 21 guntas in Sy no.24/1C was converted for non-agricultural industrial purpose in the name of M/s British Physical Laboratories India (Private) Ltd., Vide conversion certificates dated 22.11.1972 and dated 25.07.1973 issued by the Tahasildar, Hoskote Taluk.

The office of Tahsildar, Bangalore East Taluk has issued a nil tenancy endorsement dated 18.02.2010 in respect of Sy no.24 of Bandapura Village.

The office of Asst. Commissioner, Bangalore North Sub-division, Bangalore issued an endorsement dated 16.09.2010 confirming that there are no cases have been registered under Section 79A & B of KLR Act in respect of Sy no.24 of Bandapura Village.

It is noticed from the receipt/s and order/s dated 30.03.2009 issued office of Assistant Commissioner and Competent Authority, NH-4, Kolar Sub-Division, Kolar that land measuring 1532 Sq. mtrs., in Sy no.24/1C and 387 Sq. mtrs. in Sy no.24/2B of Bandapura Village was acquired for the development of NH-4 (4/6 laning under NHDP Phase IIIA-Mulbagal-Kolar-Bangalore Section).

Encumbrance certificate/s produced for scrutiny discloses only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.



In respect of Sy no.23/2

Whereas land bearing Sy no.23/2 measuring 1 acre 10 guntas situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk (formerly Bangalore South Taluk), Bangalore was earlier owned by one Sri.Thimmaiah S/o Sri.Hanumanthappa, he having acquired the same in terms of an Inam Abolition order dated 19.12.1959 passed by the Special Deputy Commissioner for Inam Abolition, Bangalore in case no.15/1959-60. The Special Deputy Commissioner for Inam Abolition, Bangalore has issued an endorsement dated 16.01.1960 in the name of Sri.Thimmaiah in respect of Sy no.23/2 measuring 1 acre 10 guntas of Bandapura Village. The said fact is also reflected in the mutation register bearing MR no.22/1960-61 issued by the office of Taluk Shirastadar, Bangalore East Taluk, KR Puram.

The said Sri.Thimmaiah sold land bearing Sy no.23/2 measuring 1 acre 25 guntas in favour of Sri.A.Ratnadas, in terms of a sale deed dated 08.06.1960 (doc no.989/1960-61). In turn, Sri.A.Ratnadas sold the said land bearing Sy no.23/2 measuring 1 acre 25 guntas in favour of Sri.R.Subbaiah Shetty under a sale deed dated 19.10.1962 (doc no.2507/1962-63).

Thereafter, Sri.R.Subbaiah Shetty together with Sri.Munivenkatappa sold land measuring 1 acre 25 guntas in Sy no.23/2 of Bandapura Village in favour of Sri.Ashok C. Mody vide a sale deed dated 12.06.1969 (doc no.898/1969-70). In turn, the said Sri.Ashok C. Mody sold and conveyed land in Sy no.23/2 measuring 1 acre 25 guntas in favour of M/s British Physical Laboratories India Private Ltd., rep by its Managing Director Sri.T.P.G.Nambiar in terms of a sale deed dated 29.12.1971 (doc no.3354/1970-71). The said sale transaction is corroborated in the mutation register bearing MR no.10/1971-72 issued by the Taluk Shirastadar, Bangalore East Taluk, K.R.Puram. IT IS PERTINENT TO MENTION THAT THOUGH THE SALE DEED IS FOR LAND MEASURING 1 ACRE 25 GUNTAS, THE ACTUAL EXTENT AVAILABLE IN SY NO.23/2 IS ONLY 1 ACRE 10 GUNTAS. HENCE THE OPINION IS CONFINED TO AN EXTENT OF 1 ACRE 10 GUNTAS ONLY.

The land measuring 1 acre 30 guntas in Sy no.23/2 was converted for non-agricultural industrial purpose in the name of M/s British Physical Laboratories India (Private) Ltd., Vide conversion certificates dated 22.11.1972 and dated 25.07.1973 issued by the Tahasildar, Hoskote Taluk.

The office of Tahsildar, Bangalore East Taluk has issued nil tenancy endorsement dated 18.02.2010 in respect of Sy no.23/2 of Bandapura Village.

The office of Asst. Commissioner, Bangalore North Sub-division, Bangalore issued an endorsement dated 25.06.2010 confirming that no cases have been registered under section 79A & B of KLR Act in respect of Sy no.23/2 of Bandapura Village.



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Encumbrance certificate/s produced for scrutiny discloses only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.

In respect of Sy no.25/2

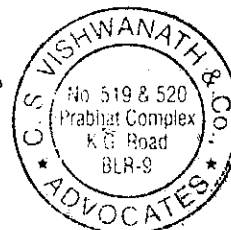
Whereas one Sri.Venkataramanappa S/o Sri.Chinnaswamy was conferred occupancy rights in respect of land measuring 1 acre 28 guntas in Sy no.25/2 situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk (formerly Bangalore South Taluk), Bangalore in terms of an order dated 19.12.1959 passed by the office of Special Deputy Commissioner for Inam Abolition, Bangalore in case no.39/1959-60 under Section 5 of the Inam Abolition Act. Further, the office of Special Deputy Commissioner for Inam Abolition, Bangalore issued an endorsement dated 16.01.1960 in favour of Sri.Venkataramanappa in respect of Sy no.35/2. However, the survey number was wrongly mentioned as 35/2 instead of 25/2 in the said endorsement. The office of Taluk Shirastedar, Bangalore East Taluk, KR Puram effected mutation register bearing M.R. No.19/60-61 in favour of Sri.Venkataramanappa in respect of land measuring 1 acre of Bandapura Village.

The said Sri.Venkataramanappa, sold land bearing Sy no.25/2 measuring 1 acre 28 guntas in favour of Sri.Mastan Saheb under a sale deed dated 19.04.1960 (doc no.200/1960-61). In turn, Sri.Mastan Saheb re-conveyed the said land unto Sri.Venkataramanappa through a sale deed dated 01.07.1965 (doc no.1180/1965-66).

Subsequently, Sri.Venkataramanappa for self and as father & natural guardian for his minor son Master. Venkatesha sold land bearing Sy no.25/2 measuring 1 acre 28 guntas in favour of Smt.Godavari T. Mody in terms of a sale deed dated 30.06.1966 (doc no.1469/1966-67).

Further, Smt.Godavari T. Mody sold and conveyed the land measuring 1 acre 28 guntas in Sy no.25/2 in favour of M/s British Physical Laboratories India Private Limited rep by its Managing Director Sri.T.P.G.Nambiar in terms of a sale deed dated 29.12.1971 (doc no.3352/1971-72). The sale transaction is reflected in the mutation register bearing MR no.8/1971-72 issued by the office of Taluk Shirastedar, Bangalore East Taluk, KR Puram.

The land measuring 1 acres 30 guntas in Sy no.23/2 was converted for non-agricultural industrial purpose in the name of M/s British Physical Laboratories India (Private) Ltd., Vide conversion certificates dated 22.11.1972 and dated 25.07.1973 issued by the Tahasildar, Hoskote Taluk.



The office of Tahsildar, Bangalore East Taluk has issued a nil tenancy endorsement dated 18.02.2010 in respect of Sy no.25/2 of Bandapura Village.

The office of Asst. Commissioner, Bangalore North Sub-division, Bangalore issued an endorsement dated 04.06.2010 confirming that there are no cases have been registered under Section 79A & B of KLR Act in respect of Sy no.25/2 of Bandapura Village.

Encumbrance certificate/s produced for scrutiny discloses only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.

In respect of Sy no.26/2 :

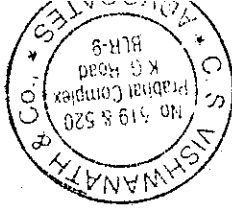
Whereas land measuring 3 acres 02 guntas in Sy no.26/2 situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore was owned by one Sri. Papiah, he having acquired the same in terms of an Inam Abolition order passed by the Special Deputy Commissioner for Inam Abolition, Bangalore in case no.32/1959-60. The Special Deputy Commissioner for Inam Abolition, Bangalore issued an endorsement dated 14.02.1960 in the name of Sri.Papiah in respect of land bearing Sy no.26/2 measuring 3 acres 02 guntas of Bandapura Village.

The said Sri.Papiah for self and as natural guardian for his minor son Master.Prabhakar sold land bearing Sy no.26/2 measuring 3 acres 02 guntas of Bandapura Village in favour of Smt.Godavari T. Mody under a sale deed dated 30.06.1966 (doc no.1468/1966-67).

Further, Smt.Godavari T. Mody sold land bearing Sy no.26/2 measuring 3 acres 2 guntas in favour of M/s Jaya Kumar Engineering Private Limited rep by its Director Sri.M.A.Uppal in terms of a sale deed dated 29.12.1971 (doc no.3351/1971-72). The said fact is reflected in the mutation register bearing MR no.7/1971-72 issued by the office of Taluk Shrivastadar, Bangalore East Taluk, KR Puram.

The land bearing Sy no.26/2 measuring 3 acres 02 guntas was converted from agriculture to non-agricultural industrial purpose vide official memorandum dated 12.05.1987 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

Subsequently, M/s Jayakumar Engineering Private Limited rep by its Director Sri.B.Narayan sold land bearing Sy no.26/2 measuring in favour of M/s British Physical Laboratories India Limited rep by its Secretary Sri.A.R.Rajaram under a sale deed dated 07.03.1988 (doc.no.12299/1987-88).



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It is noticed from the receipt and order dated 30.03.2009 issued office of Assistant Commissioner and Competent Authority, NH-4, Kolar Sub-Division, Kolar that land measuring 1622 Sq. mtrs., in Sy no.26/2 of Bandapura Village was acquired for the development of NH-4 (4/6 laning under NHDP Phase IIIA-Mulbagal-Kolar-Bangalore Section).

The office of Tahsildar, Bangalore East Taluk has issued a nil tenancy endorsement dated 18.02.2010 in respect of Sy no.26/2 of Bandapura Village.

The office of Tahsildar, Bangalore East Taluk has issued an endorsement dated 19.03.2010 confirming the non-availability of records for issue of records pertaining to RRT order no.12/1975-76 in respect of Sy no.26/2 of Bandapura Village.

The office of Asst. commissioner, Bangalore North Sub-division, Bangalore has issued an endorsement dated 22.06.2010 confirming that no case has been registered under Section 79A & B of KLR Act in respect of Sy no.26/2 of Bandapura Village.

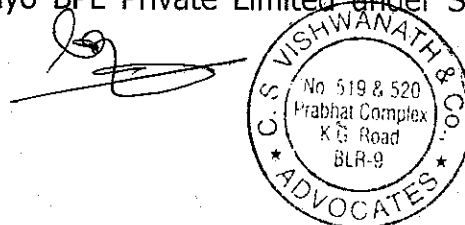
Encumbrance certificate/s produced for scrutiny discloses only the admitted documents and there is no registered mortgage/charge in or upon the property for the period covered in the E.C/s.

The office of Asst. Commissioner, Doddaballapura Sub-division, Bangalore issued an endorsement dated 17.12.1971 permitting Sri.T.P.G.Nambiar Managing Director of M/s British Laboratories, Bangalore to purchase land bearing Sy nos.23/2, 25/2, 24 & 23/1 of Bandapura Village.

It is noticed from the Fresh Certificate of Incorporation Consequent of Change of Name dated 06.03.1992 issued by the Registrar of Companies, Kerala that the name of the Company M/s British Laboratories India Private Limited was changed to BPL Limited from the date of Fresh Certificate of Incorporation.

Subsequently, BPL Limited rep by its General Manager – Corporate Affairs Sri.K.Vishwanath sold and conveyed Industrially converted land measuring 11 acres 24 guntas in land bearing Sy nos.23/1, 23/2, 24, 25/2 & 26/2 together with building standing thereon situated at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk in favour of M/s Sanyo BPL Private Limited in terms of a sale deed dated 14.12.2005 (doc no.10744/2005-06).

The Secretary to Government, Labour Department Vide order dated 06.10.2008 ordered for closure of M/s Sanyo BPL Private Limited under Section 25 (o) of Industrial Disputes Act.



Thereafter, M/s Sanyo BPL Private Limited represented by its Director Sri.Keiji Oshima sold and conveyed the property bearing V.P. Katha no.57, carved out of Bidarahalli Hobli, Bangalore East Taluk measuring 4,64,556.25 Sq. ft., (43,158 square meters) in favour of M/s Sattva Realtors Private Limited rep. by its Director Sri.Bijay Kumar Agarwal under a sale deed dated 18.08.2010 and registered as doc no.2873/2010-11, at the office of Sub-Registrar, Bidarahalli, Bangalore.

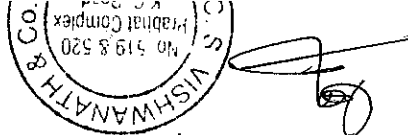
The katha for the captioned property stands in the name of M/s Sattva Realtors Private Limited vide tax assessment register and demand register issued by the office of Doddabarahalli Village Panchayath. The property tax is paid upto the period 2013-14.

The Assistant Commissioner, Bangalore North Sub-Division, Bangalore has issued an endorsement dated 01.03.2010 confirming that no cases have been registered under PTCL Act in respect of land bearing Sy nos.23/1, 23/2, 24, 25/2 and 26/2 of Bandapura Village.

The office of Tahsildar, Bangalore East Taluk, KR Puram has issued an endorsement dated 24.10.2011 confirming non-availability of records for issue of RTCs for the period 1991 to 1994 and 1994 to 2001 in respect of Sy nos.25/2, 23/1, 23/2 & 26/2, Bandapura Village.

The search report dated 03.04.2013 of M/s Sattva Realtors Private Limited issued by Nidhi Tatia Proprietor of N.Tatia & Associated, Chartered Accountants, Bangalore discloses the charge created by M/s Sattva Realtors Private Limited in favour of Axis Bank Limited, Queens Road, Bangalore in respect of subject property.

We have been provided with a copy of a letter dated 10.02.2010 issued by AZB & Partners addressed to M/s Sattva Group along with a letter dated 08.02.2010 addressed to Sunitha Rajesh (AZB & Partners), Lavelle Road, Bangalore-1 by Sri.K.Krishnappa, Advocate on behalf of his clients Sri.Venkatesh, Sri.Chandrapappa and Sri.Muniyappa sons of late Venkataramanappa, residing at Bandapura Village, Bidarahalli Hobli, Bangalore East Taluk taking the contention that the property was granted to Sri.Venkataramanappa in the year 1960 vide order dated 25.6.1960 who belongs to schedule caste. It is also mentioned that his clients have also filed cases under PTCL against Modi before Assistant Commissioner, Doddaballapura Division and appeal is pending before the High Court. However, the documents concerning the said cases are not made available. It is pertinent to mention that the said Sri.Venkataramanappa acquired land measuring 1 acre 28 guntas in Sy no.25/2 of Bandapura Village in terms of an order dated 19.12.1959 passed by the office of Special Deputy Commissioner for Inam Abolition, Bangalore in case no.39/1959-60 under Section 5 of the Inam



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Abolition Act and the same is not a granted land. Hence, PTCL act is not applicable and the contention taken by Venkatesh & others and the cases if any under PTCL Act are not sustainable in the eyes of law, as the said property is not a granted property to SC/ST.

The plan sanction letter dated 24.02.2014 issued by the BDA and copy of sanction plan approved by the office of Bangalore Development Authority vide no.BDA/TPM/DLP-11/12-13/6410/2013-14 dated 14.02.2014 permits the construction of non-residential (commercial) building on the captioned property.

Encumbrance certificate/s produced for scrutiny for the subject property disclose the admitted documents including the entry of DTD dated 15.04.2013 (doc no.1586/2013-14) in favour of State Bank of India for the period covered in the E.C/s.

IV EVIDENCE OF POSSESSION :

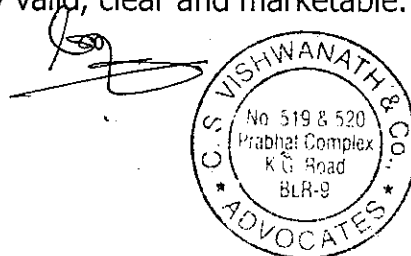
All the documents produced for the scrutiny evidence the possession of subject property in favour of M/s Sattva Realtors Private Limited.

V OPINION:

On the basis of documents perused & information furnished, SUBJECT TO THE PRODUCTION OF FOLLOWING DOCUMENTS VIZ.,

1. COPIES OF COMPUTERIZED DEMAND REGISTER AND TAX ASSESSMENT REGISTER/S IN FORM NO.9 & 11 ISSUED BY THE OFFICE OF DODDABANAHALLI VILLAGE PANCHAYATH IN FAVOUR OF M/S SATTVA REALTORS PRIVATE LIMITED.
2. LOAN DISCHARGE CERTIFICATE ISSUED BY AXIS BANK.
3. REGISTERED LOAN DISCHARGE DEED EXECUTED BY M/S STATE BANK OF INDIA, ST.MARKS ROAD BRANCH, BANGALORE IN FAVOUR OF M/S SATTVA REALTORS PRIVATE LIMITED.
4. NIL E.C. FROM 26.03.2013 TILL DATE.

we are of the opinion that the title of M/s Sattva Realtors Private Limited over the captioned property is legally valid, clear and marketable.



NOTE :

1. ALL THE ORIGINAL DOCUMENTS OF TITLE PERTAINING TO THIS FILE SHOULD BE VERIFIED.
2. COPIES OF DOCUMENTS PERUSED & ORIGINALS VERIFIED ARE BONA-FIDE BELIEVED TO BE GENUINE.
3. IN THE PROCESS OF LEGAL VERIFICATION OF DOCUMENTS, WE HAVE RELIED UPON THE VERACITY OF CONTENTS OF DOCUMENTS AND HAVE ASSUMED THE IDENTITY AND SIGNATURES OF THE PARTIES TO DEEDS AS AUTHENTIC.

This report is prepared with the assistance of Sri.Krishnamurthy, Advocate.

All the documents referred to us are returned herewith.

Thanking you,

For C.S.Vishwanath & Co.,

[Signature]
Advocate.

