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UNDERTAKEN ON BEHALF OF ASSETZ PRIVATE LIMITED

TITLE DUE DILIGENCE REPORT

JUNE 30, 2025

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TITLE DUE DILIGENCE REPORT

A. Background

We are instructed by Assetz Private Limited (“**Client**”) to undertake title due diligence, in relation to the following lands situated at Dandupalya Village, Kasaba Hobli, Hosakote Taluk, Bangalore Rural District:

- (a) land measuring 2 (two) acres 37 (thirty-seven) guntas including 1 (one) gunta of ‘A’ *kharab* land in Survey No. 142 (“**Property I**”);
- (b) land measuring 3 (three) acres 18 (eighteen) guntas, including 3 (three) guntas of ‘A’ *kharab* land in Survey No. 143 (“**Property II**”); and
- (c) land measuring 6 (six) acres 11 (eleven) guntas, in Survey No. 145 (“**Property III**”).

Property I to Property III are hereinafter collectively referred to as the “**Subject Property**”. We are informed by the Client that Vanshee Builders and Developers Private Limited is the present owner of the Subject Property (“**Landowner**”) and the Client is intending to develop the Subject Property partly by way of a joint development agreement with the Landowner and partly by way of a development agreement (“**Proposed Transaction**”).

B. Scope of Work

The aim of this title due diligence exercise is to review various documents and information relating to the Subject Property provided by the Client, to ascertain and identify legal issues or risks, if any, which may adversely affect the right, title and interest of the Landowner to the Subject Property and issue a report on title to that effect (“**Report**”).

C. Qualifications

1. The information provided in this Report is documentary in nature and is based completely and solely on the review of ordinary copies of documents and information provided by the Client up to June 19, 2025. A list of such documents reviewed is appended to this Report and marked as **Annexure A**.
2. The format of the Report is issues based and accordingly full details of the documents and information reviewed may not be reflected herein. This Report is not a certificate of title and consequently should not be treated as a substitute for specific legal advice concerning individual properties, matters, situations or concerns. Given the nature and purpose of this review, to the extent it contains conclusions or analysis, such conclusions or analysis are intended solely to identify potential issues for further consideration.



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3. No independent litigation searches in the Court registry have been undertaken as the Courts in Karnataka do not maintain any separate or specific index of litigation concerning immovable property.
4. We have not undertaken independent inspection of any public, revenue or municipal documents during the course of preparation of this Report.
5. We have not undertaken any physical survey of the Subject Property and have not independently verified the contiguity, access, zoning and boundaries of the Subject Property. Information on the existing boundaries, location and extents are based on documents and information provided to us during the course of due diligence by the Client.
6. We have neither carried out any technical, environmental, financial, tax, insurance, employment related or accounting due diligence, nor have we commented on technical, environmental, financial, tax, insurance, employment related or accounting issues, affecting the Subject Property or the Proposed Transaction.
7. The Schedules and Annexures form an integral part of this Report and should be read in conjunction with the main body of the Report.
8. This Report together with all observations and recommendations contained herein are intended for the sole use of the Client and are subject to strict confidentiality obligations on the Client and shall not be shared with any third parties, without our prior written consent. Cyril Amarchand Mangaldas shall not be liable for any reliance placed on this Report or any views contained herein by any third parties.
9. The information included in this Report is not meant to be published and is also not intended to be a substitute for the representations and warranties that the Client may wish to seek from any person /parties. The decision on whether to proceed with any transaction lies solely with the Client and our work and findings shall not in any way constitute a recommendation as to whether Client should or should not consummate the Proposed Transaction. Further, this Report is not intended to deal with all the precautions that the Client needs to exercise over the Subject Property and / or any portion thereof or any other arrangement in this regard, although related matters which have come to our attention have, to the extent possible, been reflected in this Report.
10. We have assumed the authenticity and genuineness of all documents and signatures on such documents and conformity of copies and extracts with the originals of such documents and wherever payments have been made by way of cheque(s) have been duly honored. We have also assumed the validity of all governmental proceedings and approvals.
11. We express no opinion/ view on current or potential user, zoning, reservations, development and F.S.I. of the Subject Property and this may be independently verified through a qualified architect to ascertain compliance of all conditions



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stipulated in the planning and development-related sanctions and approvals granted in relation to the Subject Property.

12. This Report is confined solely to the laws applicable as on the date of this Report and is subject to any change in applicable laws from the date hereof as well as any contrary view or position that may be taken by any Court, governmental or regulatory authority on issues considered in this Report.

It may be noted that in no circumstances shall the liability of Cyril Amarchand Mangaldas, its partners, consultants, associates or employees, related to the services provided in connection with this review, exceed the amount of professional fees paid to us for the same.

Yours faithfully,

for Cyril Amarchand Mangaldas

Harsha Sudhindra
Partner



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1. LOCATION AND EXTENT

- 1.1 We are provided with a copy of documents listed in the **Annexure A** hereto in relation to lands measuring (i) 2 (two) acres 37 (thirty-seven) guntas including 1 (one) gunta of 'A' *kharab* land in Survey No. 142 *i.e.*, Property I, (ii) 3 (three) acres 18 (eighteen) guntas, including 3 (three) guntas of 'A' *kharab* land in Survey No. 143 *i.e.*, Property II and (iii) 6 (six) acres 11 (eleven) guntas, in Survey No. 145 *i.e.*, Property III and we are instructed by the Client to undertake title due diligence for the entire extent in the Subject Property.
- 1.2 From a review of the official memorandum dated May 27, 2005 bearing No. ALN/HB/SR:63/2005-06 and Village Map (*defined and discussed in paragraphs 4.2 and 1.4 hereinbelow*), we note that the Subject Property is bounded as follows:

Survey No. 142 <i>i.e.</i> , Property I	
East by	Land bearing Survey Nos. 152 and 147;
West by	Halla;
North by	Land bearing Survey No. 141; and
South by	Land bearing Survey No. 143.
Survey No. 143 <i>i.e.</i> , Property II	
East by	Land bearing Survey Nos. 147 and 146;
West by	Lake;
North by	Land bearing Survey No. 142; and
South by	Land bearing Survey No. 145.
Survey No. 145 <i>i.e.</i> , Property III	
East by	Survey No. 146;
West by	Lake;
North by	Survey No. 143; and
South by	Road.

- 1.3 The boundaries mentioned hereinabove indicates that the Subject Property is contiguous and Property III is abutted by road on the southern side through which ingress and egress is available to the Subject Property. Further, we note that, the Property II and Property III are abutted by 'lake' on the western side. We recommend to the Client that prior to the consummation of the Proposed Transaction, necessary enquiries be caused with the Hosakote Planning Authority



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regarding on the setback to be earmarked as buffer from such lake abutting the Subject Property. It is further recommended for the Client, prior to the consummation of the Proposed Transaction, a physical survey of the Subject Property through a certified architect / surveyors be caused to understand the physically available land extent for development, shape, access and present boundaries.

- 1.4 We are provided with a certified copy of the Village Map of Dandupalya, issued by the Superintendent, Department of Survey, Hosakote (**Document No. 1**). Upon review, we *inter alia* note that, the Subject Property falls within the Dandupalya Village limits.
- 1.5 We are provided with a *moola tippani nakal*, in relation to Property I, Property II and Property III, all issued by the Superintendent, Hosakote Taluk, Hosakote (**Document Nos. 2 to 4**). Upon a combined review, we *inter alia* note that, the shape of the Subject Property corroborates with the shape of the Subject Property in the Village Map.
- 1.6 We are provided with the Re-survey *tippani/ karda nakal*, in relation to Property I, Property II and Property III, issued by the Superintendent, Hosakote Taluk, Hosakote (**Document Nos. 5 to 7**). Upon review, we *inter alia* note that, the name of (i) Korada Venkata is recorded as the *kardadar* in relation to Property I, (ii) Venkateshaiah is recorded as the *kardadar* in relation to Property II and (iii) Devanagudi Narasimhabhatta is recorded as the *Inamdar* in relation to Property III. Save and except for the reference of Narasimhabhatta as the *Inamdar* under the Re-Survey Tippani and under RTC Extracts issued only for the years 1968-69 to 1978-79 discussed at paragraph 3.6 hereinbelow, we have not come across any *inam* reference in documents discussed hereinbelow in relation to Property III. In this connection, we had raised requisition and the Landowner has provided us with an endorsement dated June 20, 2009, issued by the Tahsildar, Hosakote Taluk, Hosakote discussed in paragraph 8.1 which *inter alia* records that Property III is not an *inam* land.
- 1.7 We are provided with the Karnataka Revision Settlement *Akarband*, issued by the Superintendent, Hosakote Taluk (**Document No. 8**). Upon review, we *inter alia* note that:
 - (a) the total extent of land in Property I is 2 (two) acres 37 (thirty-seven) guntas including 1 (one) gunta of 'A' *kharab* land;
 - (b) the total extent of land in Property II is 3 (three) acres 18 (eighteen) guntas, including 3 (three) guntas of 'A' *kharab* land; and
 - (c) the total extent of land in Property III is 6 (six) acres 11 (eleven) guntas, with no *kharab* land.
- 1.8 We are provided with the *hudbust* sketch, issued by the Land Surveyor, Hosakote Taluk (**Document No. 9**) in relation to the Subject Property and the extent along



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with the location and shape of the Subject Property tallies with the documents discussed hereinabove.

2. HISTORY OF TITLE

Title flow in relation to Survey No. 142 i.e., Property I

- 2.1 The earliest document provided to us for our review is the partition deed dated December 10, 1934 and registered as document No. 652/34-35, Book I, Volume 437, pages 280 to 289, in office of Sub-Registrar, Hosakote (**Document No. 10**). Upon review, we *inter alia* note that, one Gundappa and his brother Madappa partitioned the Property I along with other properties and Property I was allotted to the exclusive share of Gundappa.
- 2.2 Thereafter, from a review of the index of land and record of rights bearing No. 206 (**Document Nos. 11 and 12**), we *inter alia* note that, Property I is the ancestral property of Gundappa and upon the death of Gundappa, the *khata* in relation to Property I was mutated in the name of his wife, Muniyamma by way of an inheritance register extract bearing IHC No. 13/1955-56, a copy of which has not been provided for our review. Instead, in response to our requisition, we are provided with an endorsement dated February 7, 2009 bearing No. LRF/CR/938/08-09, issued by the Tahsildar, Hosakote Taluk (**Document No. 13**), which records that, the inheritance register extract bearing IHC No. 13/1955-56 is not available.
- 2.3 We had sought for the (i) death certificate of Gundappa and (ii) genealogical tree of Gundappa recording the names of his wife, children and grandchildren. In response to our requisition, we are informed by the Landowner that the aforementioned documents are not available.
- 2.4 Thereafter, we are provided with a Will dated August 6, 1984 and registered as document No. 34/84-85, Book III, Volume 28, at pages 167-170, in office of the Sub-Registrar, Hosakote (**Document No. 14**). Upon review, we *inter alia* note that, Muniyamma bequeathed Property I by metes and bounds wherein, (i) a portion of Property I measuring 29 (twenty-nine) guntas was bequeathed in favour of her daughter Papamma, (ii) a portion of Property I measuring 29 (twenty-nine) guntas was bequeathed in favour of her daughter Ramakka, (iii) a portion of Property I measuring 1 (one) acre 18 (eighteen) guntas was bequeathed in favour of her daughter Gowramma. Given that the genealogical tree of late Gundappa is not available, we are unable to confirm if there existed any other legal heirs of late Gundappa, who may have legal claim for a share in Property I. Considering that, (i) over 70 (seventy) years have elapsed since the date of such transfer in the name of Muniyamma, (ii) we are informed by the Landowner that, no claims are received by them in relation to Property I, (iii) the time period prescribed under the Limitation Act, 1963 ("**Limitation Act**") to raise a legal claim has expired in ordinary course, and (iv) subsequent transactions have taken place, the legal risk *vis-à-vis* non-availability of the aforesaid documents is minimized to that extent.



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- 2.5 Thereafter, we are provided with a sale deed dated November 17, 1992 and registered as document No. 1700/92-93, Book I, Volume 1942, at pages 41-43, in office of the Sub-Registrar, Hosakote (**Document No. 15**). Upon review, we *inter alia* note that, Muniyamma conveyed a portion of land in Property I measuring $29 \frac{1}{4}$ (twenty-nine one fourth) guntas in favour of Venkataramanappa, son of Chikka Appaiah. Pursuant to such sale, the *khata* was mutated in the name of Venkataramanappa by way of an entry in the mutation register extract bearing MR No. 31/92-93 (**Document No. 16**). From a compare of the boundaries mentioned in the aforesaid sale deed, we note that, the southern side is bounded by land measuring 29 (twenty-nine) guntas which Muniyamma bequeathed to her daughter Gowramma. Therefore, it appears that, Muniyamma had bequeathed only 29 (twenty-nine) guntas of land in Property I similar to the shares of the remaining daughters, Papamma and Ramakka. However, we note that, the Will dated August 6, 1984 discussed in paragraph 2.4 erroneously recorded that, Muniyamma had bequeathed 1 (one) acre 18 (eighteen) guntas in favour of Gowramma. We had raised requisitions and in response to our requisitions, the Landowner has confirmed that no ratificatory documents were executed by Muniyamma to clarify this. However, the subsequent documents (*including but not limited to mutation register extract bearing No. 3/2003-04, discussed in paragraph 2.6 hereinbelow*) affirm this particular position.
- 2.6 In pursuance to the sale of the land measuring $29 \frac{1}{4}$ (twenty-nine one fourth) guntas in Property I in favour of Venkataramappa as per sale discussed hereinabove, the next document provided for our review is a mutation register extract bearing MR No. 3/2003-04 (**Document No. 17**). Upon review, we *inter alia* note that, the *khata* in relation to the land measuring 2 (two) acres $6 \frac{3}{4}$ (six three-fourth) guntas in Property I was jointly mutated in the names of Papamma, Ramakka and Gowramma. It may be noted that the land extents were bequeathed by 'metes and bounds' to the exclusive share of Papamma, Ramakka and Gowramma. However, in terms of the MR No. 3/2003-04 discussed hereinabove, the *khata* of the land extent allotted to the shares of daughters of Muniyamma are jointly mutated to their names.
- 2.7 Thereafter, based on an application made by Papamma, Ramakka, Gowramma and Venkataramanappa, the office of the Deputy Commissioner, Bangalore Rural District has accorded conversion of Property I from agricultural to non-agricultural residential use, the details of which are morefully discussed in paragraph 4.2 hereinbelow. On a detailed review of the official memorandum, we *inter alia* gather that Papamma, Ramakka, Gowramma have jointly included 1 (one) gunta of 'A' *kharab* to the portion of land measuring 2 (two) acres $6 \frac{3}{4}$ and have sought for regularization.
- 2.8 Thereafter, we are provided with an agreement to sell dated June 10, 2005 and registered as document No. HSK-1-01084/2005-06, Book I, stored in C.D. No. HSKD43, in office of the Sub-Registrar, Hosakote (**Document No. 18**). Upon review, we *inter alia* note that, (i) Papamma along with her children, namely, (ii)



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Somashekar, (iii) Ravindra, (iv) Manjunath, (v) Ramakka along with her children, namely, (vi) Narasimha Murthy, (vii) Krishnamurthy, (viii) Venkataramanappa, son of Chikka Appaiah along with his wife and children respectively, namely, (ix) Gowramma, (x) Lakshmikanth and (xi) Nagesh Babu jointly agreed to sell the Property I in favour of B. N. Bachegowda, son of Narayan Gowda. Subsequently, the aforesaid agreement of sale was cancelled by way of a cancellation deed dated August 3, 2005 and registered as document No. HSK-1-01936/2005-06, Book I, stored in C. D No. HSKD46, in office of the Sub-Registrar, Hosakote (**Document No.19**) and the repayment of advance sale consideration was acknowledged.

- 2.9 Thereafter, we are provided with a sale deed dated July 26, 2005 and registered as document No. HSK-1-102377/2005-06, Book I, stored in C.D No. HSKD47, in office of the Sub-Registrar, Hosakote (**Document No. 20**). Upon review we *inter alia* note that (i) Venkataramanappa, (ii) Gowramma, (iii) Lakshmikanth, (iv) Nagesh Babu, (v) Shashikala (iii to v) children of Venkataramanappa, (vi) Papamma, (vii) Somashekar, (viii) Ravindra, (ix) Manjunath, (x) Nagarathnamma, (xi) Venkatesh Murthy, (xii) Rajeshwari, (xiii) Savithri, (xiv) Geetha, (xv) Raghu (vii to xv) children of Papamma and Madappa, (xvi) Ramakka, (xvii) Nagamma, (xviii) Narasimha Murthy, (xix) Krishnamurthy, (xx) Saraswathi, (xxi) Radamma, (xxii) Rukkamani, (xxiii) Lakshmi Devi, (xxiv) Sharadamma (xvii to xxiv) children of Ramakka and Thirumalappa conveyed Property I in favour of Vanshee Builders and Developers Private Limited, represented by its Managing Director, G. Vanitha.
- 2.10 In the aforesaid manner, Vanshee Builders and Developers Private Limited acquired the right, title and interest in relation to Property I.

Title flow in relation to Survey No. 143 i.e., Property II

- 2.11 The earliest document provided to us for our review is the index of lands and record of rights bearing Nos. 207 and 489 (**Document Nos. 21 to 23**). Upon a combined review, we *inter alia* note that Property II is the ancestral property of Veeraiah, son of Veerabhadraiah and thereafter the Property II has devolved upon his wife Siddamma. We had sought for the document evidencing the mode and manner in which Veeraiah and Siddamma acquired the right, title and interest in Property II. In response to our requisition, we are informed by the Landowner that the same are not available.
- 2.12 Thereafter, we are provided with a gift deed dated April 24, 1963 and registered as document No. 490/63-64, Book I, Volume 1054, at pages 221-225, in office of the Sub-Registrar, Hosakote (**Document No. 24**). Upon review, we *inter alia* note that (i) Siddamma, (ii) Muddamma, daughter of Siddamma and (iii) Nanjundaiah, son of Muddamma gifted Property II in favour of C. Shivanna, son of Mallaiah. Given that Property II was originally an ancestral property and the fact that, we are not provided with the genealogical tree of Veeraiah, we are unable to comment if there existed any other legal heirs who may have legal claim for a share in relation to Property II. Considering that, (i) Veeraiah was in possession of Property II prior to 1963, (ii) we are informed by the Landowner that, no claims are received by them



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in relation to Property II, (iii) the time period prescribed under the Limitation Act to raise a legal claim has expired in ordinary course, and (iv) subsequent transactions have taken place, the legal risk *vis-à-vis* non-availability of the aforesaid documents is minimized to that extent.

- 2.13 Thereafter, we are provided with a sale deed dated July 7, 1979 and registered as document No. 570/79-80, Book I, Volume 1567, at pages 156-158, in office of the Sub-Registrar, Hosakote (**Document No. 25**). Upon review, we *inter alia* note that C. Shivanna conveyed the Property II in favour of H. Krishnappa *alias* Krishna, son of I Ianumanthappa.
- 2.14 Thereafter, we are provided with a release deed dated February 9, 1981 and registered as document No. 3841, Book I, Volume 1631, at pages 60-62, in office of the Sub-Registrar, Hosakote ("**1981 Release Deed**") (**Document No. 26**). Upon review, we *inter alia* note that, the 1981 Release Deed was made between H. K. Chandrashekar and H. Krishna and in terms of this 1981 Release Deed, H. K. Chandrashekar released and relinquished his right, title and interest in other joint family properties by retaining his right, title and interest in Property II.
- 2.15 Thereafter, we are provided with a sale deed dated July 6, 1985 and registered as document No. 523/85-86, Book I, Volume 1711, at pages 178-182, in office of the Sub-Registrar, Hosakote (**Document No. 27**). Upon review, we *inter alia* note that, H. K. Chandrasekhar conveyed Property II in favour of G. Venkatanarasamma, wife of G. Ranga Raju, represented by her power of attorney holder G.V.N Raju. Pursuant to such sale, the *khata* was mutated in the name of Venkatanarasamma by way of an entry in the mutation register extract bearing No. MR No. 19/1985-86 (**Document No. 28**). We further note that, we are not provided with the general power of attorney executed by G. Venkatanarasamma in favour of G.V.N Raju. In response to our requisition, we are informed by the Landowner that the general power of attorney is not available. Given that this power of attorney is utilised for representing the purchaser, we do not see the non-availability of the document as an issue.
- 2.16 Thereafter, we are provided with a sale deed dated December 30, 1994 and registered as document No. 2749/94-95, Book I, Volume 2015, at pages 108-113, in office of the Sub-Registrar, Hosakote (**Document No. 29**). Upon review, we *inter alia* note that, Venkatanarasamma, represented by her power of attorney holder G. V. N. Raju conveyed the Property II in favour of Rajeev Chandrasekhar, son of M.K Chandrasekhar, represented by his power of attorney holder, C.K Venugopalan, son of late P.K Kannan. In this connection, we are provided with a special power of attorney dated November 4, 1994 (**Document No. 30**). Upon review we *inter alia* note that Rajeev Chandrasekhar authorized C. K. Venugopalan, son of late P. K. Kannan to act on his behalf for presentation of the deed/s and to perform all necessary acts for effective registration.

Title flow in relation to Survey No. 145 i.e., Property III



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- 2.17 The earliest document provided to us for our review is the index of lands and record of rights bearing No. 209 (**Document Nos. 31 and 32**). Upon review, we *inter alia* note that, the name of Chandrashekar Shastri is recorded as the owner of the Property III which he acquired by way of an oral gift from Devanagundi Ramashastry. We had sought for the (i) document evidencing the mode and manner in which Devanagundi Ramashastry acquired the right, title and interest in Property III and (ii) genealogical tree of Devanagundi Ramashastry recording the names of his wife, children and grand-children. In response to our requisition, we are informed by the Landowner that the same are not available. Considering that, (i) over 80 (eighty) years have elapsed since the date of such transfer in the name of Devanagundi Ramashastry, (ii) we are informed by the Landowner that, no claims are received by them in relation to Property III, (iii) the time period prescribed under the Limitation Act to raise a legal claim has expired in ordinary course, and (iv) subsequent transactions have taken place, the legal risk *vis-à-vis* non-availability of the aforesaid documents is minimized to that extent.
- 2.18 Thereafter, we are provided with a sale deed dated January 6, 1949 and registered as document No. 1500/ 49-50, Book I, Volume 675, at pages 76-78, in office of the Sub-Registrar, Hosakote (**Document No. 33**). Upon review, we *inter alia* note that, Chandrashekar Shastri conveyed Survey No. 60 in favour of Jyothinagara Hanumanthappa, son of Kempanna *alias* Ballappa. In addition to the aforesaid sale deed, we are provided with a rectification deed dated June 22, 1949 and registered as document No. 3212/49-50, Book I, Volume 687, at pages 190-192, in office of the Sub-Registrar, Hosakote (**Document No. 34**). Upon review, we *inter alia* note that, Survey No. 145 *i.e.*, Property III was erroneously mentioned as Survey No. 60 in the sale deed dated January 6, 1949 and the such an error was rectified.
- 2.19 Thereafter, we are provided with a partition deed dated January 12, 1976 and registered as document No. 3647/76-77, Book I, Volume 1470, at pages 244-249, in office of the Sub-Registrar, Hosakote (**Document No. 35**). Upon review, we *inter alia* note that, the sons of Hanumanthappa, namely, (i) H. Krishna, (ii) Ashwathappa and (iii) Chikkanna partitioned their joint family properties, wherein, Property III was allotted to the exclusive share of H. Krishna. We further note that, the aforesaid partition deed was executed pursuant to the death of Hanumanthappa. We had sought for (i) the death certificate of Hanumanthappa and (ii) genealogical tree of Hanumanthappa. In response to our requisition, we are informed by the Landowner that the same are not available. Considering that, (i) over 49 (forty-nine) years have elapsed since the date of such partition deed, (ii) we are informed by the Landowner that, no claims are received by them in relation to Property III, (iii) the time period prescribed under the Limitation Act to raise a legal claim has expired in ordinary course, and (iv) subsequent transactions have taken place, the legal risk *vis-à-vis* non-availability of the aforesaid documents is minimized to that extent.
- 2.20 Thereafter, we are provided with a rectification deed dated June 22, 1985 and registered as document No. 517/85-86, Book I, Volume 1711, at pages 170-173, in office of the Sub-Registrar, Hosakote (**Document No. 36**). Upon review, we *inter*



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alia note that, Survey No. 145 i.e., Property III was erroneously mentioned as Survey No. 60 in the aforesaid partition deed dated January 12, 1976 and the such an error was rectified.

- 2.21 Thereafter, we are provided with a sale deed dated June 6, 1985 and registered as document No. 522/85-86, Book I, Volume 1702, at pages 85-91, in office of the Sub-Registrar, Hosakote (**Document No. 37**). Upon review, we *inter alia* note that, H. Krishna conveyed Property III in favour of G. Venkatanarasamma, wife of late Ranga Raju. We further note that H. K Jagadish, son of H. Krishna has attested as consenting witness in the aforesaid sale deed. Pursuant to such sale, the *khata* was mutated in the name of Venkatanarasamma by way of an entry in the mutation register extract bearing MR No. 18/1985-86 (**Document No. 38**). It is pertinent to note here that, in terms of the 1981 Release Deed, H. K. Chandrasekhar has acknowledged the receipt of Property II in his favour and has also affirmed the release of his rights over other joint family properties and to that extent H. K. Chandrasekhar and his family members will not be able to successfully raise a legal claim over Property III and / or portion thereof. However, we had sought for and are not provided with the genealogical tree of H. Krishna. Considering that, (i) over 40 (forty) years have elapsed since the date of the aforesaid sale made by H. Krishna, (ii) we are informed by the Landowner that, no claims are received by them in relation to Property III, (iii) the time period prescribed under the Limitation Act, to raise a legal claim has expired in ordinary course, and (iv) subsequent transactions have taken place, the legal risk *vis-à-vis* non-availability of the aforesaid documents is minimized.
- 2.22 Thereafter, we are provided with a general power of attorney dated August 12, 1992 (**Document No. 39**). Upon review, we *inter alia* note that, Venkatanarasamma appointed her son, G.V.N Raju as her power of attorney holder, authorizing him to act on her behalf to execute all agreements, deeds for sale and other instruments, to execute vakalath and to do other acts on behalf of her, in relation to Property III.
- 2.23 Thereafter, we are provided with a sale deed dated December 2, 1994 and registered as document No. 2386/94-95, Book I, Volume 2009, at pages 13-20, in the office of the Sub-Registrar, Hosakote (**Document No. 40**). Upon review, we *inter alia* note that, Venkatanarasamma, represented by her power of attorney holder, G. V. N. Raju conveyed Property III in favour of Rajeev Chandrasekhar, son of M. K. Chandrasekhar, represented by his power of attorney C. K. Venugopalan.

Common title flow in relation to Survey Nos. 143 and 145 i.e., Property II and Property III

- 2.24 We are provided with a sale deed dated November 03, 2004 and registered as document No. HSK-1-03784/2004-05, Book I, stored in C.D No. HSKD27, in office of the Sub-Registrar, Hosakote (**Document No.41**). Upon review, we *inter alia* note that, Rajeev Chandrasekhar conveyed the Property II and Property III in favour of B. N. Bachegowda, son of late Narayana Gowda.



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- 2.25 Thereafter, we are provided with a sale deed dated May 19, 2005 and registered as document No. HSK-1-00864/2005-06, Book I, stored in C.D No. HSKD42, in office of the Sub-Registrar, Hosakote (**Document No. 42**). Upon review, we *inter alia* note that, B. N. Bachegowda conveyed the Property II and Property III in favour of Vanshee Builders Private Limited. We note that, the name of the purchaser is recorded as Vanshee Builders Private Limited instead of Vanshee Builders and Developers Private Limited in the aforesaid sale deed dated May 19, 2005. In response to our requisition, we are provided with a deed of declaration for rectification dated June 10, 2025 and registered as document No. NMG-1-02650-2025-26, Book I, in office of the Senior Sub-Registrar, Nelamangala (**Document No.43**) recording declaration by the Landowner that, due to an inadvertent error, the name of Vanshee Builders and Developers Private Limited was recorded as Vanshee Builders Private Limited in the aforesaid sale deed, which was rectified.
- 2.26 In the aforesaid manner, Vanshee Builders and Developers Private Limited acquired the right, title and interest in relation to Property II and Property III.
- 2.27 We are provided with an order dated May 30, 2013 bearing No. HOSKPLA/LAO/17: 2011-12, issued by the Hosakote Planning Authority (“HPA”) (**Document No.44**). Upon review, we *inter alia* note that, the HPA has issued the order for relinquishment of land measuring 4,659.57 (four thousand six hundred and fifty nine point five seven) square meters (*equivalent to 1 acre 7 guntas*) for the purpose of parks and open spaces and 17,084.80 (seventeen thousand and eighty four point eight zero) square meters (*equivalent to 4 acres 8 guntas*) for the purpose of road, from and out of the Subject Property. In furtherance to such order, the aforesaid portions of land were relinquished in favour of HPA by a relinquishment deed dated May 20, 2013 and registered as document No. HSK-1-01383/2013-14, Book I, stored in C. D. No. HSKD386, in the office of the Sub-Registrar, Hosakote (**Document No. 45**). Thereafter, we are provided with a cancellation deed dated April 21, 2025 and registered as document No. HSK-1-01028/2025-26, Book I, in the office of Sub-Registrar, Hosakote (**Document No. 46**). Upon review, we *inter alia* note that the aforesaid relinquishment deed executed in favour of HPA was cancelled. Thereafter we are provided with the cancellation order dated April 28, 2025 HOSKPLA/LAO/17: 2011-12/183, issued by the HPA (**Document No. 47**). Upon review we *inter alia* note that the plan sanction was cancelled, and the extent relinquished from and out of the Subject Property towards park and open spaces and road was cancelled.
- 2.28 Thereafter, we are provided with (i) an endorsement dated December 5, 2024, bearing No. Nagarasabhe/ C.R/ 142/ 2024-25, issued by the Municipal Commissioner, Nagarasabhe, Hosakote and (ii) a cancellation letter dated April 28, 2025, bearing No. HPA/L.A.Q/17/2011-12/183, issued by the Joint Director, Hosakote Planning Authority, Hosakote (**Document Nos. 48 and 49**). Upon a combined review, we *inter alia* note that, pursuant to the release order in relation to 40 (forty) sites forming part of the layout on the Subject Property, no sales of such sites have taken place and further, the sanction of residential layout plan and release



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order in relation to 40 (forty) sites forming part of the layout on the Subject Property has been cancelled.

3. RECORD OF RIGHTS, TENANCY AND CROPS

3.1 We are provided with Records of Rights, Tenancy and Crops (“**RTC Extracts**”) issued for the following years in relation to Property I (**Document Nos. 50 to 55**):

- (a) RTC Extracts issued for the period 1968-69 to 1972-73 records the total available extent in Survey No. 142 as 2 (two) acres 37 (thirty-seven) guntas including 1 (one) gunta of *kharab* land. Column 9 of the RTC Extracts records the name of Muniyamma as the *khatedar* and person in possession during that period. Column 12 records the name of Muniyamma as the cultivator during such period.
- (b) RTC Extracts issued for the period 1973-74 to 1983-84 records the total available extent in Survey No. 142 as 2 (two) acres 37 (thirty-seven) guntas including 1 (one) gunta of *kharab* land. Column 9 of the RTC Extracts records the name of Muniyamma as the *khatedar* and person in possession during that period. Column 12 records the name of Krishna Singh as the cultivator during such period.
- (c) RTC Extracts issued for the period 1984-85 to 1988-89 records the total available extent in Survey No. 142 as 2 (two) acres 37 (thirty-seven) guntas including 1 (one) gunta of *kharab* land. Column 9 of the RTC Extracts records the name of Muniyamma as the *khatedar* and person in possession during that period. Column 12 records the name of Muniyamma as the cultivator during such period.
- (d) RTC Extracts issued for the period 1989-90 to 1993-94 records the total available extent in Survey No. 142 as 2 (two) acres 37 (thirty-seven) guntas including 1 (one) gunta of *kharab* land. Column 9 of the RTC Extracts records the names of Muniyamma and Venkataramanappa as the *khatedars* and persons in possession during that period. Column 12 records the name of Muniyamma as the cultivator during such period.
- (e) RTC Extracts issued for the period 1997-98 to 2002-03 records the total available extent in Survey No. 142 as 2 (two) acres 37 (thirty-seven) guntas including 1 (one) gunta of *kharab* land. Column 9 of the RTC Extracts records the names of Muniyamma and Venkataramanappa as the *khatedars* and persons in possession during that period. Column 10 records the mutation register extract bearing MR No. 31/1992-93. Column 12 records the names of Muniyamma and Venkataramanappa as the cultivators during such period.
- (f) RTC Extracts issued for the period 2003-04 to 2024-25 records the total available extent in Survey No. 142 as 2 (two) acres 37 (thirty-seven) guntas



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including 1 (one) gunta of *kharab* land. Column 9 of the RTC Extracts records the names of Venkataramanappa, Papamma, Ramakka and Gowramma as the *khatedars* and persons in possession during that period. Column 10 records the mutation register extract bearing MR Nos. 3/2003-04 and 30/2008-09. Column 12 records the names of Venkataramanappa, Papamma, Ramakka and Gowramma as the cultivators during such period.

- 3.2 We note that Column 12 of the RTC Extract for the period 1973-74 to 1978-79 that the name of Krishna Singh is recorded as the cultivator of Property I. We had sought for and are not provided with a clarification on the nature of right, title and interest held by Krishna Singh in relation to Property I. In its absence, we are unable to ascertain the nature of right held by Krishna Singh. However, considering that, (i) the name of Krishna Singh has been deleted from the year 1984-85 onwards, (ii) we are informed by the Landowner that, no claims are received by them in relation to Property I, (iii) the time period prescribed under the Limitation Act to raise a legal claim has expired in ordinary course, and (iv) subsequent transactions have taken place, a comfort may be drawn to that extent.
- 3.3 We are provided with an endorsement dated November 29, 2024, bearing No. R.K/ C.R/ 4/2024-25, issued by the Tahsildar (Grade-2), Hosakote Taluk (**Document No. 56**). Upon review, we *inter alia* note that, the RTC Extracts from the period 1994 to 1997, in relation to Property I are not available.
- 3.4 We are provided with RTC Extracts issued for the following years in relation to Property II (**Document Nos. 57 to 62**):
- (a) RTC Extracts issued for the period 1968-69 to 1972-73 records the total available extent in Survey No. 143 as 3 (three) acres 18 (eighteen) guntas including 3 (three) guntas of *kharab* land. Column 9 of the RTC Extracts records the name of Siddamma and Shivanna as the *khatedars* and persons in possession during that period. Column 12 records the name of Sidamma as the cultivator during such period.
 - (b) RTC Extracts issued for the period 1973-74 to 1978-79 records the total available extent in Survey No. 143 as 3 (three) acres 18 (eighteen) guntas including 3 (three) guntas of *kharab* land. Column 9 of the RTC Extracts records the name of Shivanna as the *khatedar* and person in possession during that period. Column 12 records the name of Shivanna as the cultivator during such period.
 - (c) RTC Extracts issued for the period 1979-80 to 1983-84 records the total available extent in Survey No. 143 as 3 (three) acres 18 (eighteen) guntas including 3 (three) guntas of *kharab* land. Column 9 of the RTC Extracts records the names of Shivanna and Chandrashekar as the *khatedars* and persons in possession during that period. Column 12 records the name of Shivanna as the cultivator during such period.



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- (d) RTC Extracts issued for the period 1984-85 to 1988-89 records the total available extent in Survey No. 143 as 3 (three) acres 18 (eighteen) guntas including 3 (three) guntas of *kharab* land. Column 9 of the RTC Extracts records the names of Chandrashekar and Venkatanarasamma as the *khatedars* and persons in possession during that period. Column 10 records the mutation register extract bearing MR No. 19/1985-86. Column 12 records the name of Chandrashekar as the cultivator during such period.
 - (e) RTC Extracts issued for the period 1989-90 to 2001-02 records the total available extent in Survey No. 143 as 3 (three) acres 18 (eighteen) guntas including 3 (three) guntas of *kharab* land. Column 9 of the RTC Extracts records the name of Venkatanarasamma as the *khatedar* and person in possession during that period. Column 12 records the name of Venkatanarasamma as the cultivator during such period.
 - (f) RTC Extracts issued for the period 2003-04 to 2024-25 records the total available extent in Survey No. 143 as 3 (three) acres 18 (eighteen) guntas including 3 (three) gunta of *kharab* land. Column 9 and 12 of the RTC Extracts reflects the said land as non-agricultural *kharab* (NAK).
- 3.5 We are provided with RTC Extracts issued for the following years in relation to Property III (**Document Nos. 63 to 68**):
- (a) RTC Extracts issued for the period 1968-69 to 1972-73 records the total available extent in Survey No. 145 is 6 (six) acres 11 (eleven) guntas. Column 9 of the RTC Extracts records the name of H. Krishnappa, son of Hanumantappa as the *khatedar* and person in possession during that period. Column 11 records the Survey No. 145 as inam land. Column 12 records the name of Hanumanthappa as the cultivator during such period.
 - (b) RTC Extracts issued for the period 1973-74 to 1983-84 records the total available extent in Survey No. 145 is 6 (six) acres 11 (eleven) guntas. Column 9 of the RTC Extracts records the name of H Krishnappa, son of Hanumanthappa as the *khatedar* and person in possession during that period. Column 11 records the Survey No. 145 as inam land. Column 12 records the name of Krishnappa as the cultivator during such period.
 - (c) RTC Extracts issued for the period 1984-85 to 1993-94 records the total available extent in Survey No. 145 is 6 (six) acres 11 (eleven) guntas. Column 9 of the RTC Extracts records the names of H Krishnappa, son of Hanumanthappa and Venkatanarasamma as the *khatedars* and persons in possession during that period. Column 10 records the entry of the mutation register extract bearing MR No. 18/85-86. Column 11 records the Survey No. 145 as inam land. Column 12 records the name of Krishnappa as the cultivator during such period.
 - (d) RTC Extracts issued for the period 1994-95 to 1995-96 and 1997-98 to



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1998-99 records the total available extent in Survey No. 145 is 6 (six) acres 11 (eleven) guntas. Column 9 of the RTC Extracts records the name of Venkatanarasamma as the *khatedar* and person in possession during that period. Column 11 records the Survey No. 145 as Inam land. Column 12 records the name of Venkatanarasamma as the cultivator during such period.

- (e) RTC Extracts issued for the period 1999-2000 to 2008-09 records the total available extent in Survey No. 145 is 6 (six) acres 11 (eleven) guntas. Column 9 and Column 12 of the RTC Extracts reflects the said land as non-agricultural *kharab* (NAK).
- (f) RTC Extract issued for the period 2009-10 to 2024-25 records the total available extent in Survey No. 145 is 6 (six) acres 11 (eleven) guntas. Column 9 and Column 12 of the RTC Extracts reflects the said land as non-agricultural *kharab* (NAK).

3.6 We note that, Column 11 of the RTC Extracts issued for the period 1968-69 to 1978-79 in relation to Property III records Property III as *inam* land which was subsequently deleted from 1979-80 onwards. In response to our requisition, we are provided with an endorsement dated June 20, 2009, discussed in paragraph 8.1 hereinbelow, recording that Property III is not an *inam* land.

4. CONVERSION AND LAND USAGE:

- 4.1 We are provided with an official memorandum dated August 18, 1993, bearing No. BDS/ALN/SR (AJ) 2: 963-94, issued by the Deputy Commissioner, Bengaluru Rural District (**Document No. 69**). Upon review we *inter alia* note that sanction for conversion was accorded in relation to Property II and Property III from agricultural to non-agricultural residential use, which is subject to certain terms and conditions specified therein. We had sought for and are not provided with the mutation register extract recording the conversion of Property II and Property III in the revenue records. However, we wish to highlight that the Column 12 of the recent RTC Extract issued for the year 2024-2025 in relation to Property II and Property III continues to record Property II and Property III as non-agricultural in nature.
- 4.2 We are provided with the (i) official memorandum dated May 27, 2005 bearing No. ALN/HB/SR:63/2005-06 issued by the Deputy Commissioner, Bangalore Rural District and (ii) conversion sketch, issued by the Taluk Surveyor, Hosakote Taluk (**Document Nos. 70 and 71**). Upon a combined review, we *inter alia* note that, upon payment of conversion fine, sanction for conversion was accorded in relation to Property I from agricultural to non-agricultural residential use, which is subject to certain terms and conditions specified therein. Pursuant to the conversion of the Property I the same is recorded by way of an entry in the mutation register extract bearing No. MR 30/2008-09 (**Document No. 72**). We note that, the aforesaid official memorandum *inter alia* records that Property I must be utilized for residential purposes within 2 (two) years from the date of its issue. We are informed by the Landowner that no notices have been served on them for non-compliance of



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the said requirement under the official memorandum and in this regard, we have not come across any adverse entries recorded under the RTC Extracts issued for the years 2005-2006 to 2024-2025 and discussed at paragraphs 3.1 (f) hereinabove.

5. MORTGAGES AND CHARGES

- 5.1 We are provided with a mortgage deed dated May 23, 1957 and registered as document No. 771/1957-58, Book I, Volume 879, pages 126 to 128, in the office of the Sub-Registrar, Hosakote (**Document No. 73**). Upon review, we *inter alia* note that Muniyamma mortgaged Property I in favour of Town, Co-operative Society, Hosakote. We are not provided with discharge deed for the aforesaid mortgage. Considering that nearly 60 (sixty) years have elapsed since the date of creation of the aforesaid mortgage and such mortgage appears to be a crop loan which may be repaid by the erstwhile owners and the fact that subsequent transactions have taken place (*including Mortgage 1 and Mortgage 2 discussed hereinbelow*), we have no further comments.
- 5.2 We are provided with a mortgage deed dated June 7, 1962 and registered as document No. 891/1962-63, Book I, Volume 998, at pages 137 to 139, in office of the Sub-Registrar, Hosakote (**Document No. 74**). Upon review, we *inter alia* note that, Muniyamma mortgaged Property I in favour of Cooperative Society Limited, Hosakote. Subsequently, the aforesaid mortgage was discharged by way of a discharge deed dated August 12, 1977 and registered as document No. 1503/1977-78, Book I, Volume 1520, in office of the Sub-Registrar, Hosakote (**Document No. 75**).
- 5.3 Thereafter, we are provided with the (i) mortgage deed dated June 8, 1973 and registered as document No. 1112/1973-74, Book I, Volume 1372, at pages 216 to 222, in office of the Sub-Registrar, Hosakote, (ii) form of declaration dated April 23, 1982 and registered as document No. 363/1982-83 and (iii) mortgage deed dated May 18, 1983 and registered as document No. 418/1983-84, Book I, Volume 1657, in office of the Sub-Registrar, Hosakote (**Document Nos. 76 to 78**). Upon a combined review, we *inter alia* note that, H. Krishna, son of Hanumanthappa mortgaged Property III in favour of State Bank of India. We are not provided with discharge deed for the aforesaid mortgages. In response to our requisition, we are informed by the Landowner that, the same are not available. Considering that nearly 40 (forty) years have elapsed since the date of creation of the aforesaid mortgages and such mortgages appears to be crop loans which may be repaid by the erstwhile owners and the fact that subsequent transactions have taken place (*including Mortgage 1 and Mortgage 2 discussed hereinbelow*), we have no further comments.
- 5.4 Thereafter, we are provided with an agreement for deposit of title deeds dated July 6, 2007 and registered as document No. VRT-1-01806/2007-08, Book I, stored in C.D No. VRTD7, in office of the Sub-Registrar, Varthur (**Document No. 79**). Upon review, we *inter alia* note that, Vanshee Builders and Developers Private Limited, mortgaged Property II and Property III in favour of Pantaloon Retail India Limited. Subsequently, the aforesaid mortgage was discharged by way of a discharge receipt



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dated December 13, 2010 and registered as document No. VRT-1-05884-2010-11, Book I, stored in C.D No. VRTD89, in office of the Sub-Registrar, Varthur (**Document No. 80**).

- 5.5 Thereafter, we are provided with the memorandum of agreement relating to deposit of title deeds dated November 14, 2014 and registered as document No. INR-1-06664/2014-15, Book I, stored in C.D No. INRD127, in office of the Sub-Registrar, Indiranagar, Bangalore (**Document No. 81**). Upon review, we *inter alia* note that, Vanitha, wife of G. Prabhu acting for self and on behalf of Vanshee Builders and Developers Private Limited, mortgaged the Subject Property in favour of Karnataka Bank Limited, represented by its Chief Manager, Sooryanarayana Bairy. Subsequently, the aforesaid mortgage was discharged by way of a discharge receipt dated July 25, 2015 and registered as document No. INR-1-03387/2015-16, Book I, stored in C.D No. INRD148, in office of the Sub-Registrar, Indiranagar, Bangalore (**Document No. 82**).
- 5.6 Thereafter, we are provided with the instrument of constructive re-deposit of title deeds dated May 3, 2023 and registered as document No. INR-1-01414/2023-24, Book I, stored in C.D No. INRD1337, in office of the Sub-Registrar, Indiranagar (**Document No. 83**). Up on review, we *inter alia* note that Vanitha G, wife of Prabhu.G, acting for self and on behalf of Vanshee Builders and Developers Private Limited, re-deposited the title deeds, in relation to the Subject Property, in favour of Karnataka Bank Limited, represented by its Senior Branch Manager, Kiran K. S (**"Mortgage 1"**). We note that Mortgage 1 is subsisting as on date and it is recommended to have Mortgage 1 discharged by way of a registered discharge deed, as a condition precedent to the Proposed Transaction.
- 5.7 Thereafter, we are provided with the memorandum of agreement relating to deposit of title deeds dated September 4, 2015 and registered as document No. HSK-1-04487/2015-16, Book I, stored in C.D No. HSKD521, in office of the Sub-Registrar, Hosakote (**Document No. 84**). Upon review, we *inter alia* note that, Vanshee Builders and Developers Private Limited, represented by its Managing Director, Vanitha mortgaged Property I in favour of Karnataka Bank Limited, represented by its Senior Manager Ramachandran A.S. Subsequently, the aforesaid mortgage in relation to Property I was discharged by way of a discharge receipt dated December 12, 2022 and registered as document No. HSK-1-12983/2022-23, Book I, stored in C.D No. HSKD1712, in office of the Sub-Registrar, Hosakote (**Document No. 85**).
- 5.8 Thereafter, we are provided with the memorandum of agreement relating to deposit of title deeds and instrument of constructive re-deposit of title deeds dated January 24, 2019 and registered as document No. INR-1-09914-2018-19, Book I, stored in C.D No. INRD240, in office of the Sub-Registrar, Hosakote (**Document No. 86**). Upon review, we *inter alia* note that, Vanitha, acting for self and on behalf of Vanshee Builders and Developers Private Limited, mortgaged Property II and Property III in favour of Karnataka Bank Limited, represented by its Chief Manager Sudhakar (**"Mortgage 2"**). We note that Mortgage 2 is subsisting as on date and it



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is recommended to have Mortgage 2 discharged by way of a registered discharge deed, as a condition precedent to the Proposed Transaction.

6. ENCUMBRANCE CERTIFICATES:

6.1 We are provided with the following encumbrance certificates ("EC"), in relation to the Property I (**Document Nos.87 to 89**):

- (a) EC for the period April 1, 1920 to March 31, 1960 does not disclose any transactions other than those discussed hereinabove.
- (b) EC for the period April 1, 1960, to February 18, 2009, does not disclose any transactions other than those discussed hereinabove.
- (c) EC for the period April 1, 2004 to June 13, 2025, does not disclose any transactions other than those discussed hereinabove.

6.2 We note that, the EC covering the period from April 1, 1960 to February 18, 2009, in relation to Property I records (i) mortgage deed dated June 10, 1980 and registered as document No. 1416 and (ii) mortgage deed dated August 16, 1977 and registered as document No. 1514, in relation to Property I, which are not provided to us. In response to our requisition, we are provided with the (a) endorsement dated November 27, 2024 bearing No. PS/311/2024-25, issued by the Deputy Registration Officer, Hosakote and (b) endorsement dated November 27, 2024 and registered as document No. PS/308/2024-25, issued by the Deputy Registration Officer, Hosakote (**Document Nos. 90 and 91**), which records that the aforementioned mortgage deeds are not available.

6.3 We are provided with the following ECs, in relation to the Property II and Property III (**Document Nos. 92 to 95**):

- (a) EC for the period April 1, 1955 to March 31, 2004, in relation to Property II, does not disclose any transactions other than those discussed hereinabove.
- (b) EC for the period April 1, 1955 to March 31, 2004, in relation to Property II and Property III records mortgage deed dated September 21, 1977 and registered as document No. 3572 executed by H. Krishna, in favour of ABI, SBI, Hosakote. We had sought for and are not provided with such mortgage deed. In its absence, we are unable to comment on its contents. However, considering that, nearly 40 (forty) years have elapsed since the date of creation of the aforesaid mortgage and such mortgage appears to be crop loans which may be repaid by the erstwhile owners, a comfort may be drawn to that extent.
- (c) EC for the period April 1, 1995 to August 08, 2009, in relation to Property II and Property III does not disclose any transactions other than those



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discussed hereinabove.

- (d) EC for the period April 1, 2004 to January 23, 2025, in relation to Property II and Property III records a joint development agreement dated December 12, 2013 and registered as document No. 9856/2018-19. Upon review of such joint development agreement, we note that, the same is not pertaining to the Subject Property.
- 6.4 We are provided with the EC for the period January 22, 2025 to June 18, 2025, in relation to the Subject Property, which does not disclose any transactions other than those discussed hereinabove (**Document No. 96**).
- 6.5 We note that, the EC covering the period from April 1, 1955 to March 31, 2004, in relation to Property III records (i) mortgage deed dated March 21, 1984 and registered as document No. SI No 768 PIV, (ii) mortgage deed dated April 11, 1984 and registered as document No. SI No 18 PIV, (iii) mortgage deed dated March 09, 1977 and registered as document No. 5961 and (iv) mortgage deed dated August 14, 1978 and registered as document No. 2099, in relation to Property III, which are not provided to us. In response to our requisition, we are provided with the (a) endorsement dated November 27, 2024 bearing No. PS/310/2024-25, issued by the Deputy Registration Officer, Hosakote, (b) endorsement dated November 27, 2024, bearing No. PS/309/2024-25, issued by the Deputy Registration Officer, Hosakote, (c) endorsement dated November 27, 2024 bearing No. PS/311/2024-25, issued by the Deputy Registration Officer, Hosakote and (d) endorsement dated March 21, 2025 bearing No. PS/531/2024-25, issued by the Deputy Registration Officer, Hosakote, (**Document Nos. 97 to 100**), which records that the aforementioned mortgage deeds are not available.
- 6.6 We note that, the EC covering the period from April 1, 1995 to August 08, 2009 in relation to Property II and Property III records a mortgage deed dated June 9, 2008 executed by Vanshee Builders and Developers Private Limited in favour of Pantaloons. In response to our requisition, we are informed that, the mortgage deed bearing document bearing No. 1806/2007-08 and the subsequent discharge deed bearing No. 5884/2010-11 were registered in the office of the Sub-Registrar, Varthur as the concerned properties are situated within the jurisdictional limits of the Sub-Registrar of Varthur as well as Hosakote. In this connection, we are also provided with an EC recording memorandum bearing S. L. No. 2/2008-09 (*with regard to mortgage deed dated June 9, 2008*) and memorandum bearing No. 12/2010-11 (*with regard to discharge deed for the aforesaid mortgage*) (**Document No. 101**) to submit the aforementioned documents to the Sub-Registrar of Hosakote for the record of such transaction.

7. CORPORATE DOCUMENTS

- 7.1 We are provided with the Certificate of incorporation, issued by the Registrar of Companies (**Document No. 102**). Upon review, we *inter alia* note that, the date of incorporation of Vanshee Builders and Developers Private Limited i.e., the



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Landowner is June 15, 2001.

- 7.2 We are provided with the Memorandum of Association and Articles of Association of Vanshee Builders and Developers Private Limited (**Document Nos. 103 and 104**). Upon a combined review, we note that, the Landowner *inter alia* has the right to purchase, sell, hold, take on lease, or otherwise acquire any real property and they can raise or borrow money or debt to carry on the business as property developers, builders, masonry and general construction contractors.

8. ENDORSEMENTS AND ACQUISITIONS

- 8.1 We are provided with an endorsement dated June 20, 2009, bearing No. HOA/CR: 03/2009-10, issued by the Tahsildar, Hosakote Taluk, Hosakote (**Document No. 105**). Upon review, we *inter alia* note that, the Subject Property is not an *inam/ darkasth* lands.
- 8.2 We are provided with an endorsement dated April 09, 2025, bearing No. PTCL (HOSK) (END): C.R: 20/2025, issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura (**Document No. 106**). Upon review, we *inter alia* note that, there are no proceedings initiated/ pending under the Karnataka Scheduled Castes and Schedules Tribes (Prohibition of Transfer of Certain Lands) Act, 1978 (“**PTCL Act**”) in relation to the Subject Property.
- 8.3 We are provided with the (i) final notification dated November 14, 2007, passed by the Department of Road Transport and Highways and (ii) public notice dated November 14, 2007 (**Document Nos. 107 and 108**). Upon combined review we *inter alia* note that the portion of the Property III measuring 4,265 (four thousand two hundred and sixty-five) square meters (“**Acquired Portion**”) is acquired by the Ministry of Shipping Road Transport and Highways for the purpose of road widening of the Mulbagal- Kolar- Bangalore National Highway under Section 3A of National Highways Act, 1956¹. Pursuant to the acquisition, we are provided with an award notice dated August 07, 2008, issued by the Assistant Commissioner, Kolar Sub-division (**Document No. 109**). Upon review, we *inter alia* note that, upon acquisition of the portion of land measuring 4,265 (four thousand two hundred and sixty-five) square meters in Property III, INR. 43,21,172.00 (Rupees forty three lakhs twenty-one thousand one hundred and seventy-two) was awarded as compensation in favour of Vanshee Builders and Developers.
- 8.4 We are provided with an endorsement dated June 12, 2009, bearing No. Nil Tenancy/ Kasaba/ 83/2009-10, issued by the Tahsildar, Hosakote Taluk (**Document No. 110**), which records that, there are no tenancy applications filed in relation to Property II and Property III and the tenancy application filed in relation to Property I has been dismissed.

¹ Section 3A: Power to acquire land, etc: Where the Central Government is satisfied that for a public purpose, any land is required for the building, maintenance, management or operation of a national highway or part thereof, it may by notification in the Official Gazette, declare its intention to acquire such land.

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- 8.5 We had sought for and are not provided with the (ii) latest endorsement from the Karnataka Housing Board, Karnataka Industrial Areas Development Board and National Highway Authority of India confirming that the Subject Property or any portion thereof is not subject to any acquisition proceedings. The Landowner has confirmed that it has not received any notices from the aforesaid authorities in relation to acquisition proceedings till date.

9. FORM 9 AND 11/ PANCHAYAT KHATA

We had sought for and are not provided with the latest Form 9 and 11/ Panchayat *khata* in relation to the Subject Property.

10. TAX PAID RECEIPTS

- 10.1 We are provided with the (i) property tax paid receipt dated January 28, 2025 and (ii) property tax paid receipt bearing No. 17420HSKOC06062025 (**Document Nos. 111 and 112**). Upon a combined review, we *inter alia* note that, the Landowner has paid the property tax in relation to Property I for the assessment years 2024-25 and 2025-26.
- 10.2 We are provided with the (i) property tax paid receipt bearing No. 17410HSKOC06062025 and (ii) property tax paid receipt bearing No. 17417HSKOC06062025 (**Document Nos. 113 and 114**). Upon a combined review, we *inter alia* note that, the Landowner has paid the property tax in relation to Property II for the assessment years 2024 and 2025-26.
- 10.3 We are provided with a (i) property tax paid receipt bearing No. 17407HSKOC06062025 and (ii) property tax paid receipt bearing No. 17404HSKOC06062025 (**Document Nos. 115 and 116**). Upon a combined review, we *inter alia* note that, the Landowner has paid the property tax in relation to Property III for the assessment years 2024-25 and 2025-26.

11. PUBLIC NOTICE

Upon the instructions of the Client, public notices dated April 15, 2025 in the Times of India and Vijaya Karnataka newspapers calling for objections on title of the Landowner from the general public in relation to the Subject Property are issued. In response to the public notice, we have not received any objections.

12. VERIFICATION OF DOCUMENTS

We have not inspected any original documents of title relating to the Subject Property. It is recommended for the Client to undertake the inspection of original documents in relation to the Subject Property prior to the consummation of the Proposed Transaction. A list containing details of copy of documents which were



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provided to us as part of this due diligence exercise, is appended as **Annexure** to this Report.

13. CONCLUSION

Based on a review of the documents mentioned in the **Annexure**, relying on the responses to requisitions provided to us by the Landowner from time to time and subject to (i) our observations in paragraph 1.3, 9 and 12 (ii) rights of the mortgagee in Mortgage 1 and Mortgage 2 discussed in paragraphs 5.6 and 5.8 hereinabove, (iii) recommendations and qualifications in this Report, and (iv) reduction of the Acquired Portion, we are of the view that, the Landowner has rights, title and interest to:

- (i) 2 (two) acres 37 (thirty-seven) guntas including 1 (one) gunta of 'A' *kharab* land in Property I;
- (ii) 3 (three) acres 18 (eighteen) guntas, including 3 (three) guntas of 'Λ' *kharab* land in Property II; and
- (iii) 5 (five) acres 8.8 (eight point eight) guntas in Property III.



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ANNEXURE A

LIST OF DOCUMENTS REVIEWED

Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
1.	Village Map of Dandupalya, issued by the Superintendent, Department of Survey, Hosakote.	Photocopy
2.	<i>Moola tippani nakal</i> , in relation to Survey No. 142, issued by the Superintendent, Hosakote Taluk, Hosakote.	Photocopy
3.	<i>Moola tippani nakal</i> , in relation to Survey No. 143, issued by the Superintendent, Hosakote Taluk, Hosakote.	Photocopy
4.	<i>Moola tippani nakal</i> , in relation to Survey No. 145, issued by the Superintendent, Hosakote Taluk, Hosakote.	Photocopy
5.	Re-survey <i>tippani / karda nakal</i> , relation to Survey No. 142, issued by the Superintendent, Hosakote Taluk, Hosakote	Photocopy
6.	Re-survey <i>tippani / karda nakal</i> , in relation to Survey No. 143, issued by the Superintendent, Hosakote Taluk, Hosakote	Photocopy
7.	Re-survey <i>tippani/ karda nakal</i> , in relation to Survey No. 145, issued by the Superintendent, Hosakote Taluk, Hosakote.	Photocopy
8.	Karnataka revision settlement <i>akarband</i> , issued by the Superintendent, Hosakote Taluk, in relation to Survey Nos. 142, 143 and 145.	Photocopy
9.	<i>Hudbust</i> sketch, issued by the Land Surveyor, Hosakote, in relation to Survey Nos. 142, 143 and 145.	Photocopy
10.	Partition deed dated December 10, 1934 and registered as document No. 652/34-35, Book I, Volume 437, pages 280 to 289, in the office of Sub-Registrar, Hosakote.	Photocopy
11.	Index of land, in relation to Survey No. 142.	Photocopy
12.	Record of rights bearing No. 206, in relation to Survey No. 142.	Photocopy

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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
13.	Endorsement dated February 7, 2009 bearing No. LRF/CR/938/08-09, issued by the Tahsildar, Hosakote Taluk.	Photocopy
14.	Will dated August 6, 1984 and registered as document No. 34/84-85, Book III, Volume 28; at pages 167-170, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 142.	Photocopy
15.	Sale deed dated November 17, 1992 and registered as document No. 1700/92-93, Book I, Volume 1942, at pages 41-43, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 142.	Photocopy
16.	Mutation register extract bearing MR No. 31/92-93, in relation to Survey No. 142.	Photocopy
17.	Mutation register extract bearing MR No. 3/2003-04, in relation to Survey No. 142.	Photocopy
18.	Agreement of sale dated June 10, 2005 and registered as document No. HSK-1-01084/2005-06, Book I, stored in C.D. No. HSKD43, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 142.	Photocopy
19.	Cancellation deed dated August 3, 2005 and registered as document No. HSK-1-01936/2005-06, Book I, stored in C. D No. HSKD46, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 142.	Photocopy
20.	Sale deed dated July 26, 2005 and registered as document No. HSK-1-102377/2005-06, Book I, stored in C.D No. HSKD47, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 142.	Photocopy
21.	Index of lands, in relation to Survey No. 143.	Photocopy
22.	Record of rights bearing No. 207, in relation to Survey No. 143.	Photocopy
23.	Record of rights bearing RR No. 489, in relation to Survey No. 143.	Photocopy

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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
24.	Gift deed dated April 24, 1963 and registered as document No. 490/63-64, Book I, Volume 1054, at pages 221-225, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 143.	Photocopy
25.	Sale deed dated July 7, 1979 and registered as document No. 570/79-80, Book I, Volume 1567, at pages 156-158, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 143.	Photocopy
26.	Release deed dated February 9, 1981 and registered as document No. 3841, Book I, Volume 1631, at pages 60-62, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 143.	Photocopy
27.	Sale deed dated July 6, 1985 and registered as document No. 523/85-86, Book I, Volume 1711, at pages 178-182, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 143.	Photocopy
28.	Mutation register extract bearing No. MR No. 19/1985-86, in relation to Survey No. 143.	Photocopy
29.	Sale deed dated December 30, 1994 and registered as document No. 2749/94-95, Book I, Volume 2015, at pages 108-113, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 143.	Photocopy
30.	Special power of attorney dated November 4, 1994, in relation to Survey No. 143.	Photocopy
31.	Index of lands, in relation to Survey No. 145.	Photocopy
32.	Record of rights bearing No. 209, in relation to Survey No. 145.	Photocopy
33.	Sale deed dated January 6, 1949 and registered as document No. 1500/ 49-50, Book I, Volume 675, at pages 76-78, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 145.	Photocopy
34.	Rectification deed dated June 22, 1949 and registered as document No. 3212/49-50, Book I, Volume 687, at pages 190-192, in office of the Sub-Registrar, Hosakote, in	Photocopy

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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
	relation to Survey No. 145.	
35.	Partition deed dated January 12, 1976 and registered as document No. 3647/76-77, Book I, Volume 1470, at pages 244-249, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 145.	Photocopy
36.	Rectification deed dated June 22, 1985 and registered as document No. 517/85-86, Book I, Volume 1711, at pages 170-173, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 145.	Photocopy
37.	Sale deed dated June 6, 1985 and registered as document No. 522/85-85, Book I, Volume 1702, at pages 85-91, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 145.	Photocopy
38.	Mutation register extract bearing MR No. 18/1985-86, in relation to Survey No. 145.	Photocopy
39.	General power of attorney dated August, 12, 1992, in relation to Survey No. 145.	Photocopy
40.	Sale deed dated December 2, 1994 and registered as document No. 2386/94-95, Book I, Volume 2009, at pages 13-20, in the office of the Sub-Registrar, Hosakote, in relation to Survey Nos. 143 and 145.	Photocopy
41.	Sale deed dated November 03, 2004 and registered as document No. HSK-1-03784/2004-05, Book I, stored in C.D No. HSKD27, in office of the Sub-Registrar, Hosakote, in relation to Survey Nos. 143 and 145.	Photocopy
42.	Sale deed dated May 19, 2005 and registered as document No. HSK-1-00864/2005-06, Book I, stored in C.D No. HSKD42, in office of the Sub-Registrar, Hosakote, in relation to Survey Nos. 143 and 145.	Photocopy
43.	Deed of Declaration for rectification dated June 10, 2025 and registered as document No. NMG-1-02650-2025-26, Book I, in office of the Senior Sub-Registrar, Nelamangala.	Photocopy



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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
44.	Order dated May 30, 2013 bearing No. HOSKPLA/LAO/17: 2011-12, issued by the Hosakote Planning Authority.	Photocopy
45.	Relinquishment deed dated May 20, 2013 and registered as document No. HSK-1-01383/2013-14, Book I, stored in C. D. No. HSKD386, in the office of the Sub-Registrar, Hosakote.	Photocopy
46.	Cancellation deed dated April 21, 2025 and registered as document No. HSK-1-01028/2025-26, Book I, in the office of Sub-Registrar, Hosakote.	Photocopy
47.	Order dated April 28, 2025 HOSKPLA/LAO/17: 2011-12/183, issued by the HPA.	Photocopy
48.	Endorsement dated December 5, 2024, bearing No. Nagarasabhe/ C.R/ 142/ 2024-25, issued by the Municipal Commissioner, Nagarasabhe, Hosakote.	Photocopy
49.	Cancellation letter dated April 28, 2025, bearing No. HPA/L.A.Q/17/2011-12/183, issued by the Joint Director, Hosakote Planning Authority, Hosakote.	Photocopy
50.	RTC Extracts issued for the period 1968-69 to 1972-73, in relation to Survey No. 142.	Photocopy
51.	RTC Extracts issued for the period 1973-74 to 1983-84, in relation to Survey No. 142.	Photocopy
52.	RTC Extracts issued for the period 1984-85 to 1988-89, in relation to Survey No. 142.	Photocopy
53.	RTC Extracts issued for the period 1989-90 to 1993-94, in relation to Survey No. 142.	Photocopy
54.	RTC Extracts issued for the period 1997-98 to 2002-03, in relation to Survey No. 142.	Photocopy
55.	RTC Extracts issued for the period 2003-04 to 2024-25, in relation to Survey No. 142.	Photocopy
56.	Endorsement dated November 29, 2024, bearing No. R.K/ C.R/ 4/2024-25, issued by the Tahsildar (Grade-2),	Photocopy



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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
	Hosakote Taluk, in relation to Survey No. 142.	
57.	RTC Extracts issued for the period 1968-69 to 1972-73, in relation to Survey No. 143.	Photocopy
58.	RTC Extracts issued for the period 1973-74 to 1978-79, in relation to Survey No. 143.	Photocopy
59.	RTC Extracts issued for the period 1979-80 to 1983-84, in relation to Survey No. 143.	Photocopy
60.	RTC Extracts issued for the period 1984-85 to 1988-89, in relation to Survey No. 143.	Photocopy
61.	RTC Extracts issued for the period 1989-90 to 2001-02, in relation to Survey No. 143.	Photocopy
62.	RTC Extracts issued for the period 2003-04 to 2024-25, in relation to Survey No. 143.	Photocopy
63.	RTC Extracts issued for the period 1968-69 to 1972-73, in relation to Survey No. 145.	Photocopy
64.	RTC Extracts issued for the period 1973-74 to 1983-84, in relation to Survey No. 145.	Photocopy
65.	RTC Extracts issued for the period 1984-85 to 1993-94, in relation to Survey No. 145.	Photocopy
66.	RTC Extracts issued for the period 1994-95 to 1995-96 and 1997-98 to 1998-99, in relation to Survey No. 145.	Photocopy
67.	RTC Extracts issued for the period 1999-2000 to 2008-09, in relation to Survey No. 145.	Photocopy
68.	RTC Extract issued for the period 2009-10 to 2024-25, in relation to Survey No. 145.	Photocopy
69.	Official memorandum dated August 18, 1993, bearing No. BDS/ALN/SR (AJ) 2: 963-94, issued by the Deputy Commissioner, Bengaluru Rural District, in relation to Survey Nos. 143 and 145.	Photocopy
70.	Official memorandum dated May 27, 2005 bearing No.	Photocopy



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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
	ALN/HB/SR:63/2005-06 issued by the Deputy Commissioner, Bangalore Rural District, in relation to Survey No. 142.	
71.	Conversion sketch, issued by the Taluk Surveyor, Hosakote Taluk, in relation to Survey No. 142.	Photocopy
72.	Mutation register extract bearing No. MR 30/2008-09.	Photocopy
73.	Mortgage deed dated May 23, 1957 and registered as document No. 771/1957-58, Book I, Volume 879, pages 126 to 128, in the office of the Sub-Registrar, Hosakote.	Photocopy
74.	Mortgage deed dated June 7, 1962 and registered as document No. 891/1962-63, Book I, Volume 998, at pages 137 to 139, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 142.	Photocopy
75.	Discharge deed dated August 12, 1977 and registered as document No. 1503/1977-78, Book I, Volume 1520, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 142.	Photocopy
76.	Mortgage deed dated June 8, 1973 and registered as document No. 1112/1973-74, Book I, Volume 1372, at pages 216 to 222, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 145.	Photocopy
77.	Form of declaration dated April 23, 1982 and registered as document No. 363/1982-83, in relation to Survey No. 145.	Photocopy
78.	Mortgage deed dated May 18, 1983 and registered as document No. 418/1983-84, Book I, Volume 1657, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 145.	Photocopy
79.	Agreement for deposit of title deeds dated July 6, 2007 and registered as document No. VRT-1-01806/2007-08, Book I, stored in C.D No. VRTD7, in office of the Sub-Registrar, Varthur, in relation to Survey Nos. 143 and 145.	Photocopy



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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
80.	Discharge receipt dated December 13, 2010 and registered as document No. VRT-1-05884-2010-11, Book I, stored in C.D No. VRTD89, in office of the Sub-Registrar, Varthur, in relation to Survey Nos. 143 and 145.	Photocopy
81.	Memorandum of agreement relating to deposit of title deeds dated November 14, 2014 and registered as document No. INR-1-06664/2014-15, Book I, stored in C.D No. INRD127, in office of the Sub-Registrar, Indiranagar, Bangalore, in relation to Survey Nos. 142, 143 and 145.	Photocopy
82.	Discharge receipt dated July 25, 2015 and registered as document No. INR-1-03387/2015-16, Book I, stored in C.D No. INRD148, in office of the Sub-Registrar, Indiranagar, Bangalore, in relation to Survey Nos. 142, 143 and 145.	Photocopy
83.	Instrument of constructive re-deposit of title deeds dated May 3, 2023 and registered as document No. INR-1-01414/2023-24, Book I, stored in C.D No. INRD1337, in office of the Sub-Registrar, Indiranagar, in relation to Survey Nos. 142, 143 and 145.	Photocopy
84.	Memorandum of agreement relating to deposit of title deeds dated September 4, 2015 and registered as document No. HSK-1-04487/2015-16, Book I, stored in C.D No. HSKD521, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 142.	Photocopy
85.	Discharge receipt dated December 12, 2022 and registered as document No. HSK-1-12983/2022-23, Book I, stored in C.D No. HSKD1712, in office of the Sub-Registrar, Hosakote, in relation to Survey No. 142.	Photocopy
86.	Memorandum of agreement relating to deposit of title deeds and instrument of constructive re-deposit of title deeds dated January 24, 2019 and registered as document No. INR-1-09914-2018-19, Book I, stored in C.D No. INRD240, in office of the Sub-Registrar, Hosakote, in relation to Survey Nos. 143 and 145.	Photocopy



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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
87.	EC for the period April 1, 1920 to March 31, 1960 in relation to Survey No. 142.	Photocopy
88.	EC for the period April 1, 1960, to February 18, 2009, in relation to Survey No. 142.	Photocopy
89.	EC for the period April 1, 2004 to June 13, 2025, in relation to Survey No. 142.	Photocopy
90.	Endorsement dated November 27, 2024 bearing No. PS/311/2024-25, issued by the Deputy Registration Officer, Hosakote.	Photocopy
91.	Endorsement dated November 27, 2024 and registered as document No. PS/308/2024-25, issued by the Deputy Registration Officer, Hosakote.	Photocopy
92.	EC for the period April 1, 1955 to March 31, 2004, in relation to Survey Nos. 143.	Photocopy
93.	EC for the period April 1, 1955 to March 31, 2004, in relation to Survey No. 143 and 145.	Photocopy
94.	EC for the period April 1, 1995 to August 08, 2009, in relation to Survey Nos. 143 and 145.	Photocopy
95.	EC for the period April 1, 2004 to January 23, 2025, in relation to Survey Nos. 143 and 145.	Photocopy
96.	EC for the period January 22, 2025 to June 18, 2025, in relation to the Subject Property.	Photocopy
97.	Endorsement dated November 27, 2024 bearing No. PS/310/2024-25, issued by the Deputy Registration Officer, Hosakote.	Photocopy
98.	Endorsement dated November 27, 2024, bearing No. PS/309/2024-25, issued by the Deputy Registration Officer, Hosakote.	Photocopy
99.	Endorsement dated November 27, 2024 bearing No. PS/311/2024-25, issued by the Deputy Registration Officer, Hosakote.	Photocopy



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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
100.	Endorsement dated March 21, 2025 bearing No. PS/531/2024-25, issued by the Deputy Registration Officer, Hosakote.	Photocopy
101.	Memorandum issued to the office of the Sub-Registrar, Hosakote.	Photocopy
102.	Certificate of incorporation, issued by the Registrar of Companies.	Photocopy
103.	Memorandum of Association of Vanshee Builders and Developers Private Limited.	Photocopy
104.	Articles of Association of Vanshee Builders and Developers Private Limited.	Photocopy
105.	Endorsement dated June 20, 2009, bearing No. HOA/CR: 03/2009-10, issued by the Tahsildar, Hosakote Taluk, Hosakote.	Photocopy
106.	Endorsement dated April 09, 2025, bearing No. PTCL (HOSK) (END): C.R: 20/2025, issued by the Assistant Commissioner, Doddaballapura, Sub-Division, Doddaballapura.	Photocopy
107.	Final notification dated November 14, 2007, passed by the Department of Road Transport and Highways.	Photocopy
108.	Public notice dated November 14, 2007.	Photocopy
109.	Award Notice dated August 07, 2008 issued by the Assistant Commissioner, Kolar Sub-division.	Photocopy
110.	Endorsement dated June 12, 2009, issued by the Tahsildar, Hosakote Taluk.	Photocopy
111.	Property tax paid receipt dated January 28, 2025, in relation to Survey No. 142.	Photocopy
112.	Property tax paid receipt bearing No. 17420HSKOC06062025, in relation to Survey No. 142.	Photocopy
113.	Property tax paid receipt bearing No.	Photocopy

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Sl. No.	Particulars of Documents	Original/ Certified/ Photocopy
	17410HSKOC06062025, in relation to Survey No. 143.	
114.	Property tax paid receipt bearing No. 17417HSKOC06062025, in relation to Survey No. 143.	Photocopy
115.	Property tax paid receipt bearing No. 17407HSKOC06062025, in relation to Survey No. 145.	Photocopy
116.	Property tax paid receipt bearing No. 17404HSKOC06062025, in relation to Survey No. 145.	Photocopy

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